



INDUSTRIAL PROPERTY // FOR SALE

17,852 SF INDUSTRIAL PROPERTY NEAR INKSTER RD EXCELLENT DEAL AT \$32.77 P/SF!

26811 FULLERTON

REDFORD, MI 48239



- 17,852 SF Warehouse/Manufacturing Building
- Located on a 1-acre lot near Inkster Rd w/ excellent access to I-96
- Three (3) Grade-level doors, One (1) Truckwell, 14' Clear Height
- Built in 1971 with steel truss construction
- M-2 General Industrial Zoning
- Immediate occupancy
- Offered at only \$32.77 p/SF
- Ideal for owner/user looking for a great deal in a great location
- Survey & Environmental Available Upon Request



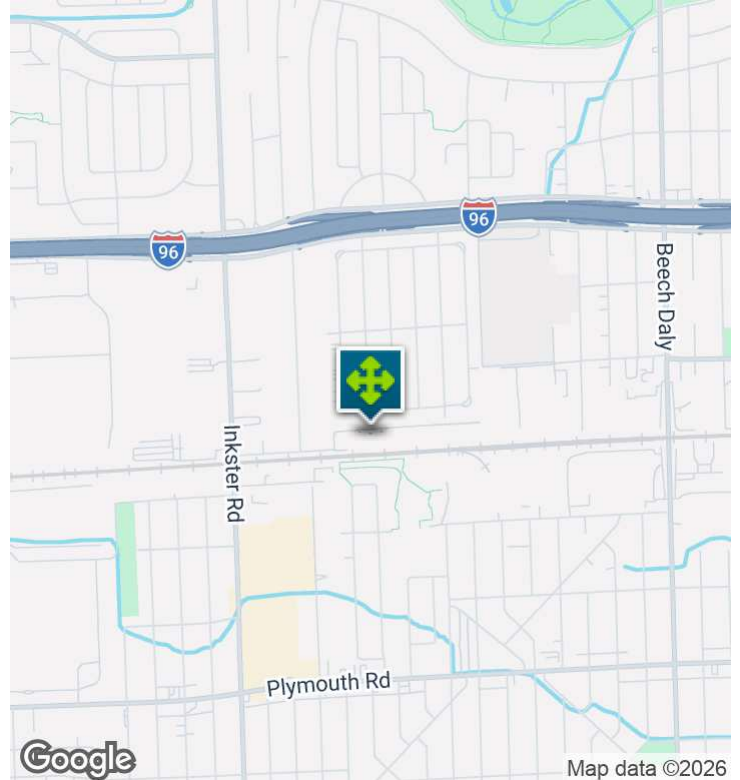
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price

\$585,000

OFFERING SUMMARY

Building Size:	17,852 SF
Lot Size:	1 Acres
Number of Units:	1
Price / SF:	\$32.77
Year Built:	1971
Zoning:	M-2
Market:	Detroit
Submarket:	Dearborn

PROPERTY OVERVIEW

This 17,852 SF industrial building offers an attractive acquisition opportunity for an owner-user or investor seeking a well-located asset at a compelling basis. Situated within an established industrial district with convenient access to I-96, the property features approximately 16,362 SF of shop space and 1,500 SF of office, providing a highly functional layout for manufacturing, warehousing, distribution, or related industrial uses. The facility includes three grade-level doors, one truckwell, and approximately 20 surface parking spaces, with access along the south side of the building providing additional circulation to the rear overhead doors.

The property is 100% vacant and immediately available, giving a purchaser the flexibility to occupy, renovate or reposition the facility to meet their specific operational requirements. M-2 General Industrial zoning further supports a broad range of potential industrial uses. Offered at \$585,000, or approximately \$32.77 per square foot, 26811 Fullerton presents an opportunity to acquire a substantial industrial facility at an attractive cost basis in the Metro Detroit market.

LOCATION OVERVIEW

Situated within an established industrial district in Redford Township, near Inkster Road and with convenient access to I-96. The location provides efficient connectivity throughout Metro Detroit, making it well-suited for manufacturing, warehousing, distribution, and other industrial operations.



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INDUSTRIAL DETAILS

Property Type:	Manufacturing or Warehouse/Distribution
Building Size:	17,852 SF
Shop SF:	16,362 SF
Office SF:	1,500 SF
Mezzanine SF:	No Mezzanine
Occupancy:	Immediate
Zoning:	M-2
Lot Size:	1 Acres
Parking Spaces:	20 +/-
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1971
Construction Type:	Steel Truss
Clear Height:	14'
Overhead Doors:	Three (3)
Truckwells/Docks:	One (1)
Cranes:	None
Column Spacing:	35 x 50'
Power:	N/A
Air Conditioning:	N/A
Heat Type:	N/A
Lighting:	N/A
Sprinklers:	N/A
Floor Drains:	N/A
Taxes:	\$32,625



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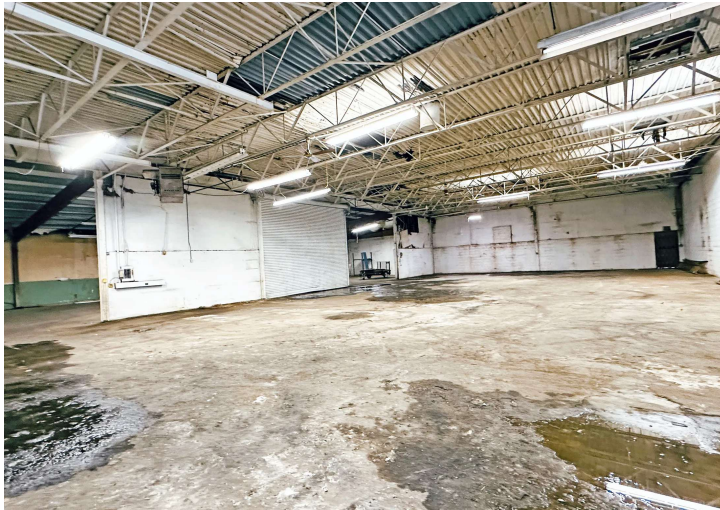
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ADDITIONAL PHOTOS



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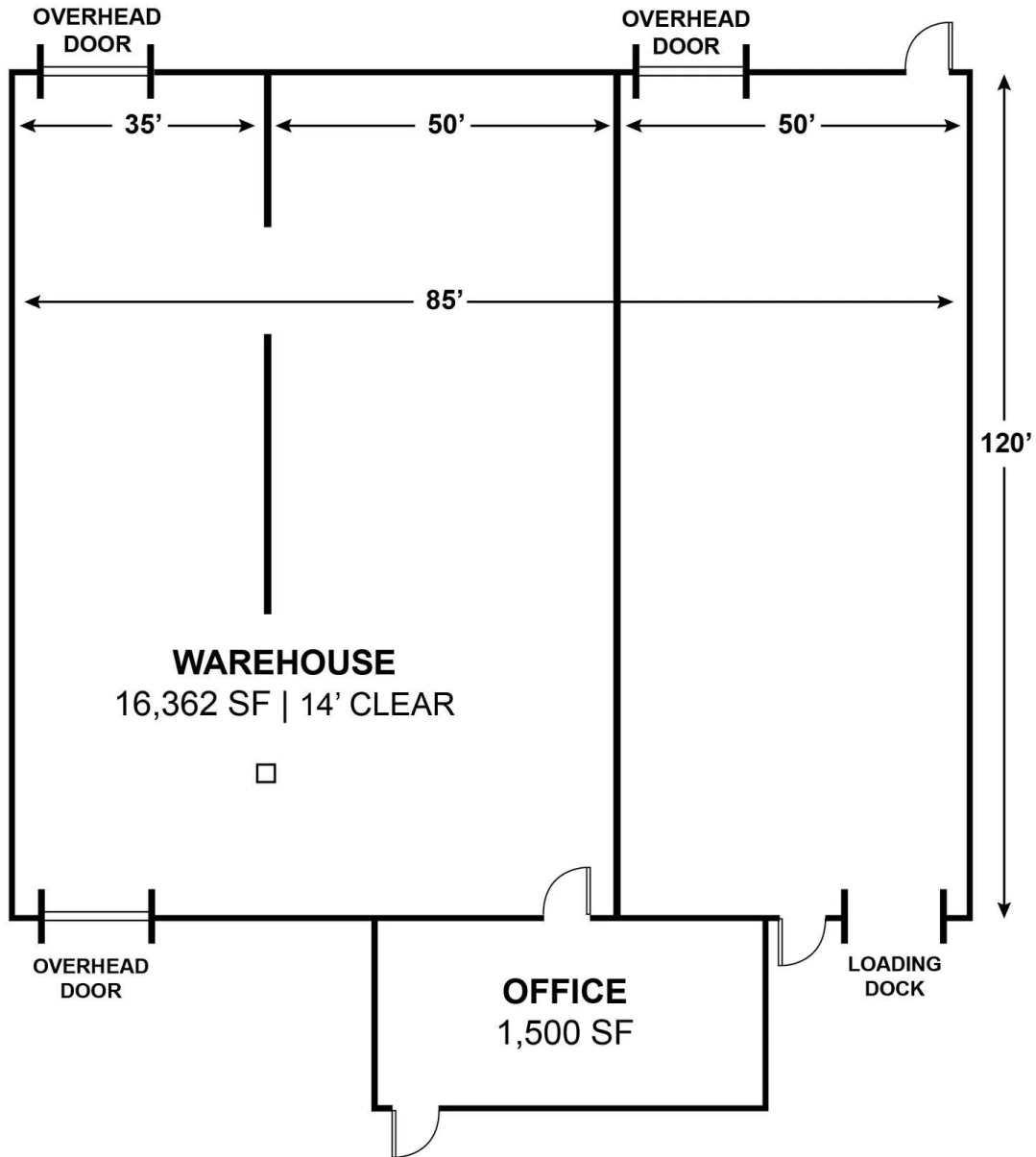
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FLOOR PLANS



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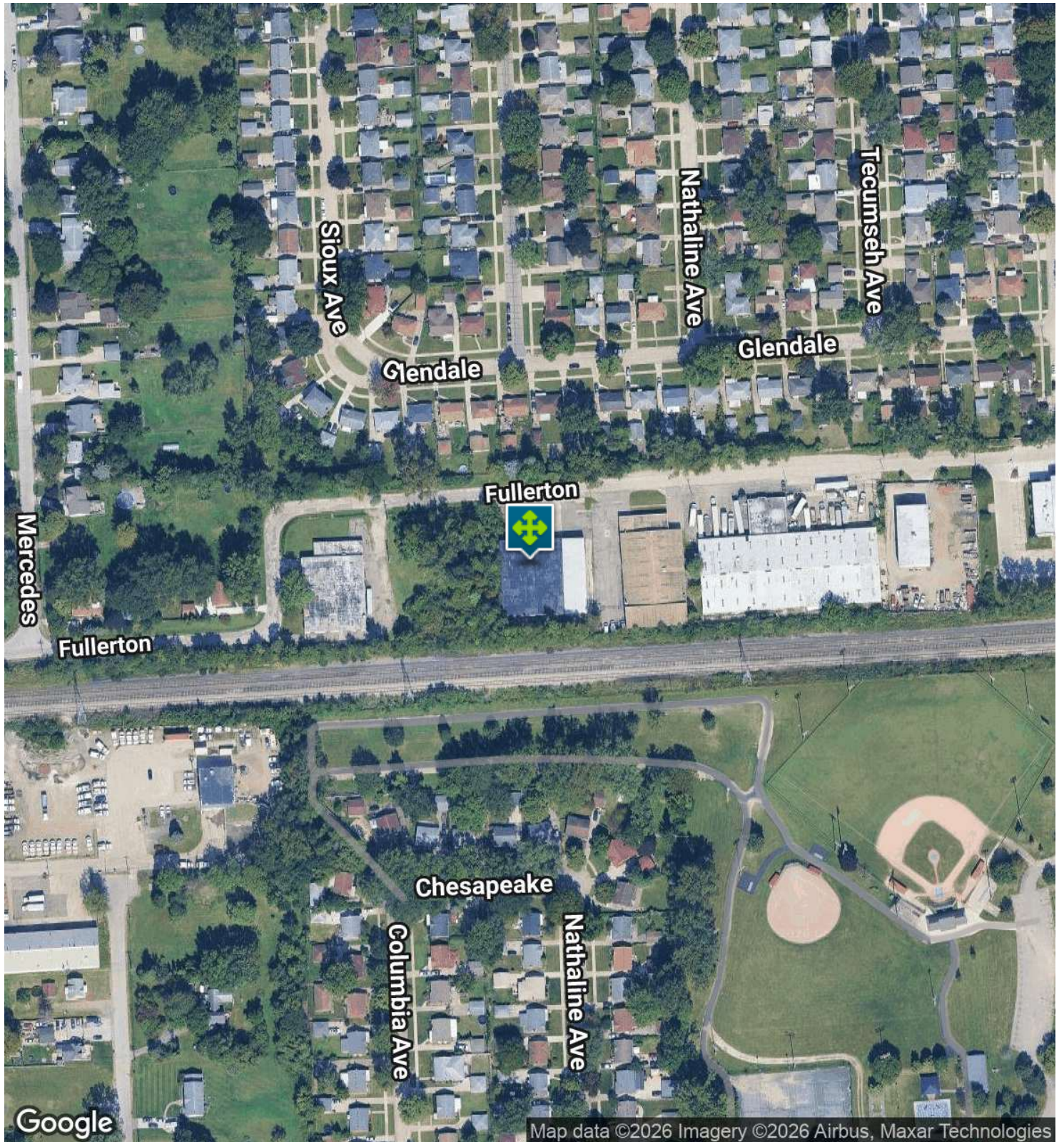
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AERIAL MAP



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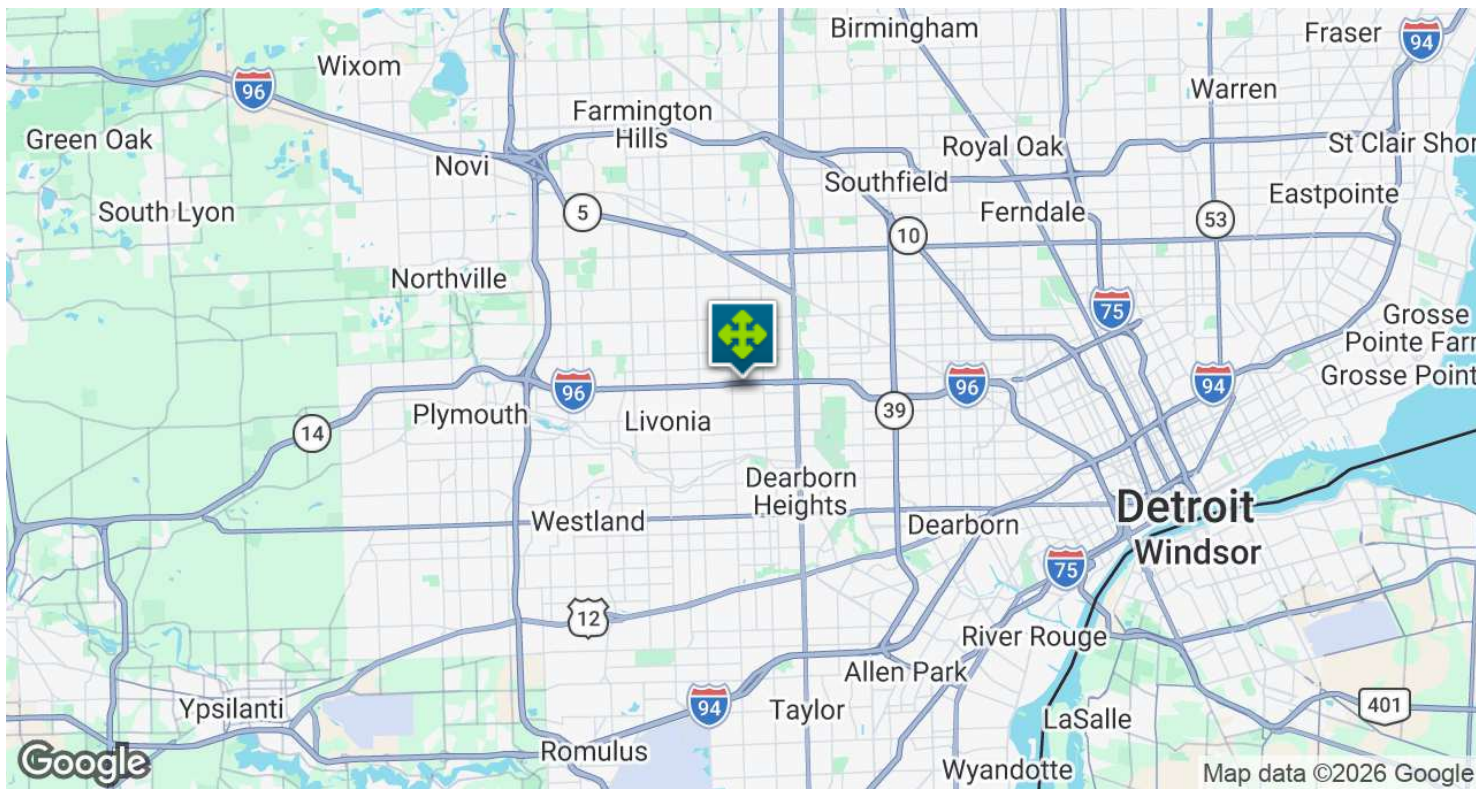
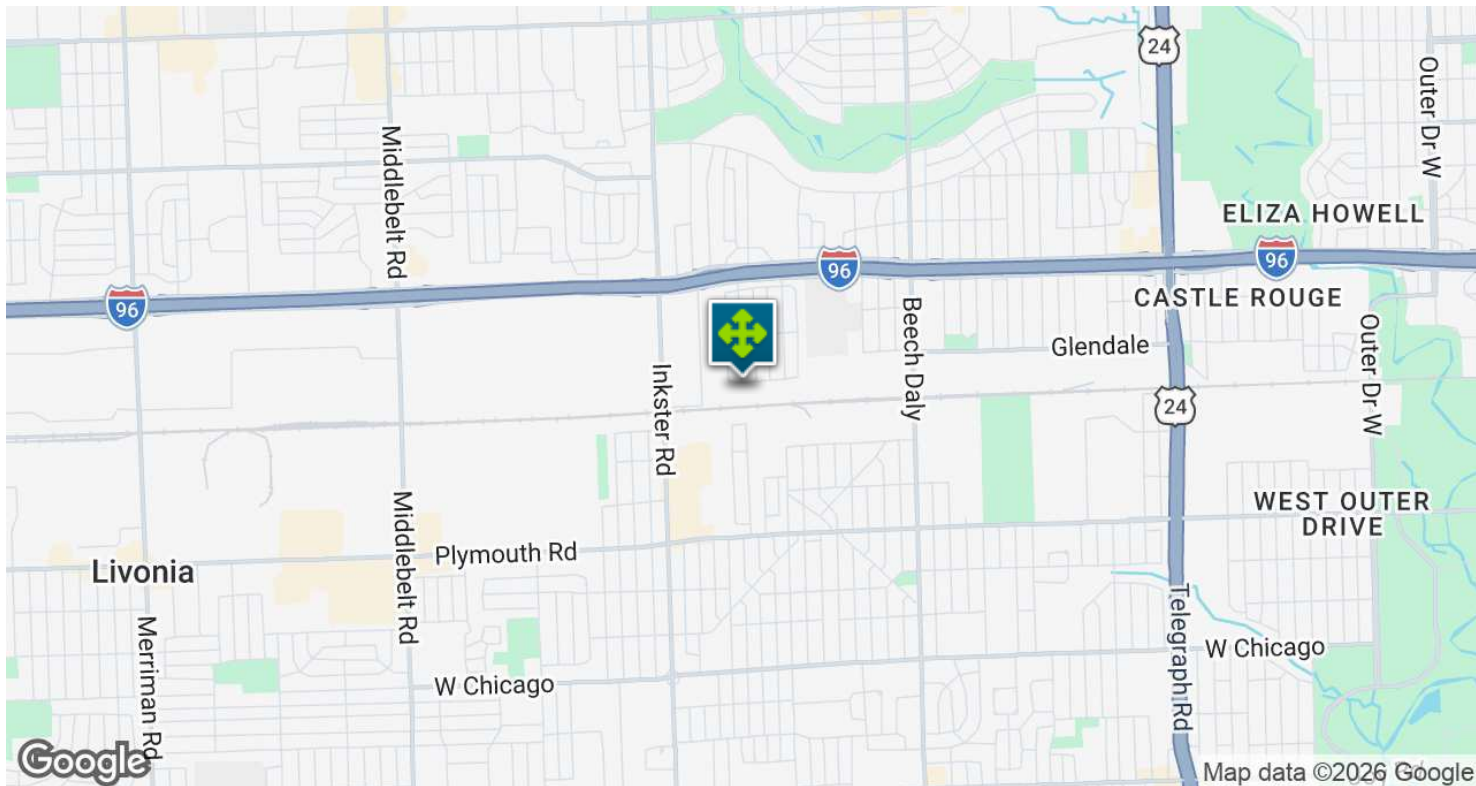
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LOCATION MAP



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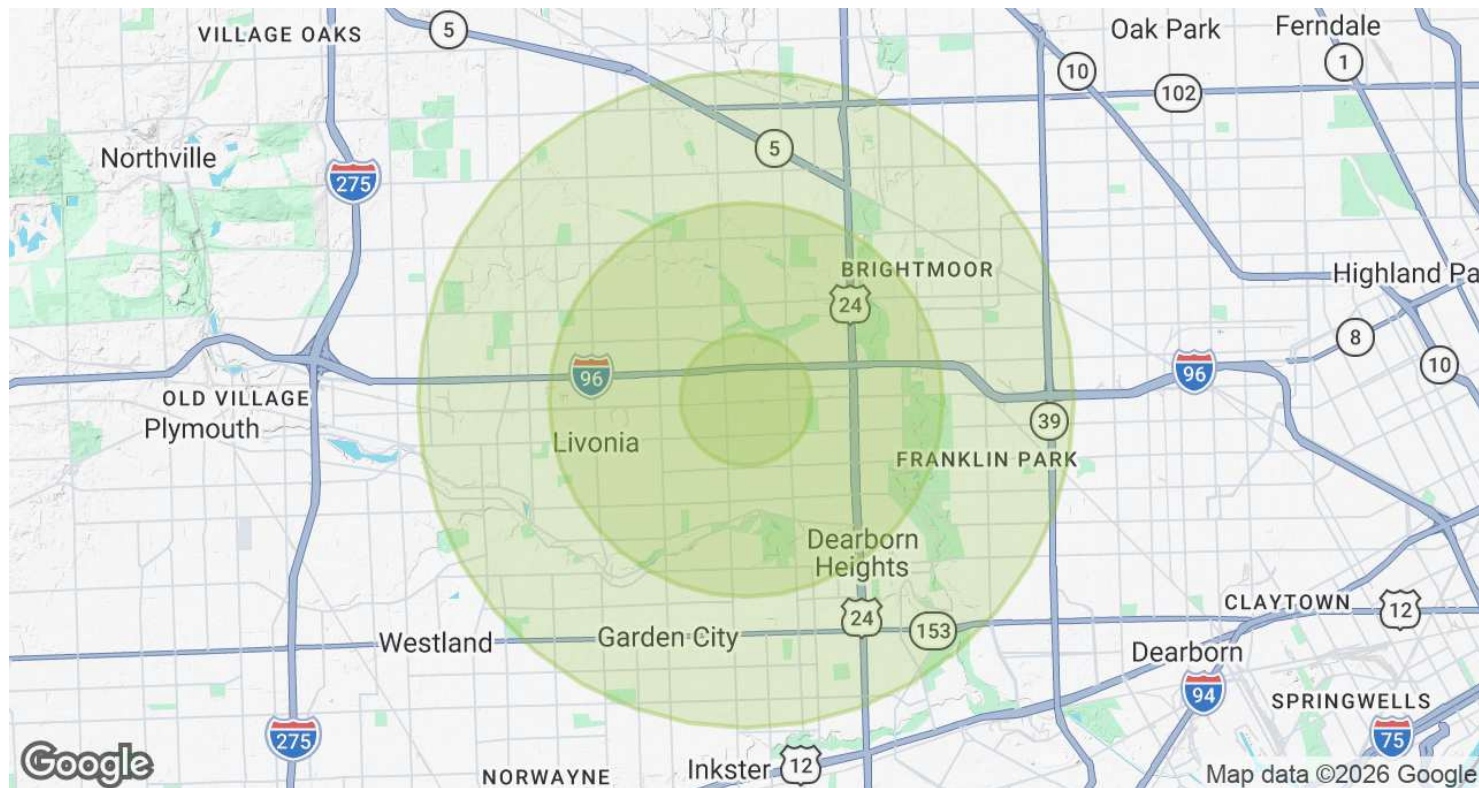
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,810	105,155	317,426
Average Age	37.4	38.7	38.9
Average Age (Male)	32.9	36.2	37.5
Average Age (Female)	40.0	41.1	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,480	40,328	123,321
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$96,806	\$85,432	\$80,257
Average House Value	\$181,353	\$187,809	\$190,667

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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