

2967 E GRAND BLVD

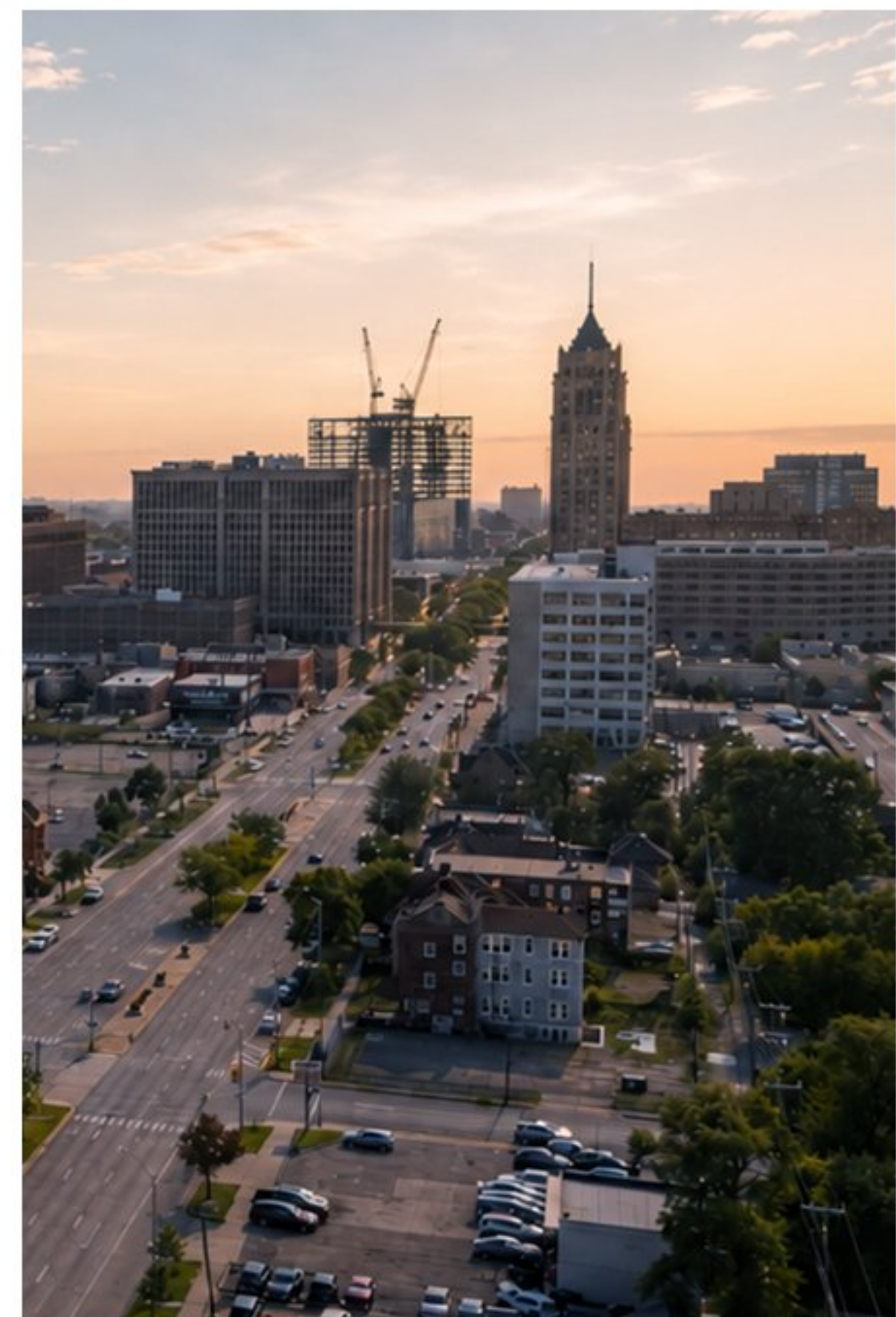
MILWAUKEE JUNCTION





BUILT TO SUIT

A rare large-format opportunity offering the scale, ceiling height, and open-span configuration largely unavailable within Detroit's core urban neighborhoods. The development is part of the Chroma mixed-use campus, creating a direct connection to an established destination with office, dining, and creative uses in the heart of Milwaukee Junction.



Asking Rate

Contact Broker

Address

**2967 E Grand Blvd,
Detroit, MI 48202**

Neighbors

Oak & Reel, Freya, Kiesling, Milwaukee Cafe, CityYear, Vault of Midnight, Someday Gallery, Tangent Gallery, The Gathering Coffee Co., Full Lotus Yoga, Lake Trust Credit, Tech Town, Time Will Tell, BasBlue, Baobab Fare, Huntington Bank, The Fisher Building, Wayne State University, The Ten, Supino Pizza, Shinola Headquarters, CCS, Yum Village, Bucharest Grill, Z's Villa Grill

Space Size

Up to +/-22,000 SF

Location

**SE Corner of E Grand Blvd
and Brush**

Neighborhood

Milwaukee Junction

Clear Height

Up to 30'

Parking

On-site

2967 E. Grand Boulevard offers a rare build-to-suit opportunity in Milwaukee Junction. The approximately 27,000 SF site can accommodate up to 22,000 SF with a column-free layout and ceilings up to 30 feet. Directly adjacent to Chroma, the site benefits from shared parking, building services, and a new food and beverage operator serving breakfast, lunch, and dinner.

CONCEPTUAL SITE PLAN

SITE AREA
+/-27,000 SF

CONFIGURATION
Single-story

STRUCTURE
Column-free / clear span

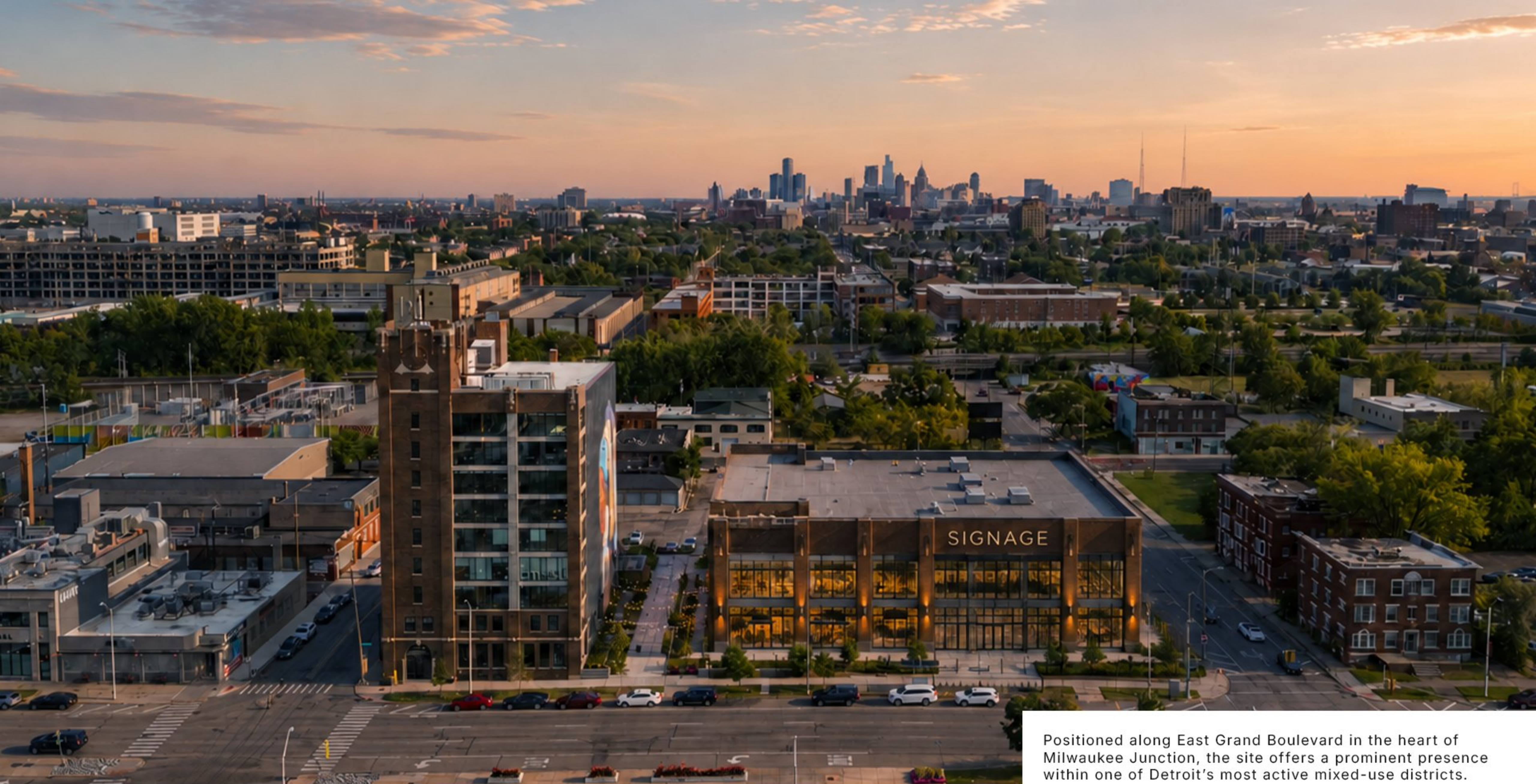
LOADING
Configurable to tenant requirements

PROPOSED BUILDING
Up to +/-22,000 SF

CLEAR HEIGHT
Up to 30'

STOREFRONT
Customizable

SIGNAGE
Building + storefront opportunities



Positioned along East Grand Boulevard in the heart of Milwaukee Junction, the site offers a prominent presence within one of Detroit's most active mixed-use districts.

Milwaukee JUNCTION

is one of Detroit's most historically significant industrial neighborhoods, emerging in the late 19th century around the rail lines that made the district a major center for manufacturing. The neighborhood played a defining role in the birth of the American automobile industry, most notably as the home of

Today, Milwaukee Junction is building on that legacy as historic industrial properties are reimagined alongside new residential, commercial, and institutional development. The neighborhood's distinctive architecture, central location, and continued investment are creating a dynamic district that connects Detroit's industrial past with its next generation of growth.





MILWAUKEE
CAFFE

KIESLING

OAK & REEL

FREYA

CHROMA

WSU

MSU / HFH
RESEARCH
BUILDING

TIME WILL
TELL

HUNTINGTON
BANK

2967
E GRAND BLVD
BUILT TO SUIT
+/-22,000 SF

CSS

SUPINO PIZZA

BAOBAB FARE

YUMVILLAGE

JOE LOUIS
SOUTHERN
KITCHEN

SITE OF NEW
HENRY FORD
HOSPITAL
DEVELOPMENT

FISHER
BUILDING

New Henry Ford Hospital

Henry Ford Health is driving a \$2.2 billion investment in New Center, anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will span more than one million square feet and rise nearly as high as the 489-foot Fisher Building. Construction commenced in September 2024 and is expected to be completed in 2029.



Michigan State University Research Center

The 30-year partnership between Henry Ford Health and Michigan State University includes a new 300,000- to 400,000-square-foot medical research facility on the Henry Ford Health campus near the Detroit Pistons Performance Center. The \$335 million development broke ground in June 2024 and is expected to open in 2027.



One Ford Place Lofts

Detroit Pistons owner Tom Gores plans to redevelop Henry Ford Health's 610,000-square-foot former headquarters, located across from the Pistons Performance Center, into residential housing. The broader project also calls for new mixed-use residential and retail development, structured parking and green space on the adjacent surface parking lot.



Fisher Body Plant No. 21

The redevelopment of the long-vacant Fisher Body Plant No. 21 represents one of Detroit's most significant adaptive reuse projects. The 600,000-square-foot former automotive plant is being transformed into 435 apartments and commercial space, with the first phase of construction beginning in 2024.

Piquette Flats

A 108,000-square-foot historic industrial building in Milwaukee Junction has been converted into 161 apartments, representing a significant new housing development in the neighborhood. The approximately \$40 million project includes units serving a range of income levels, with rents targeted to households earning between 60% and 120% of area median income.



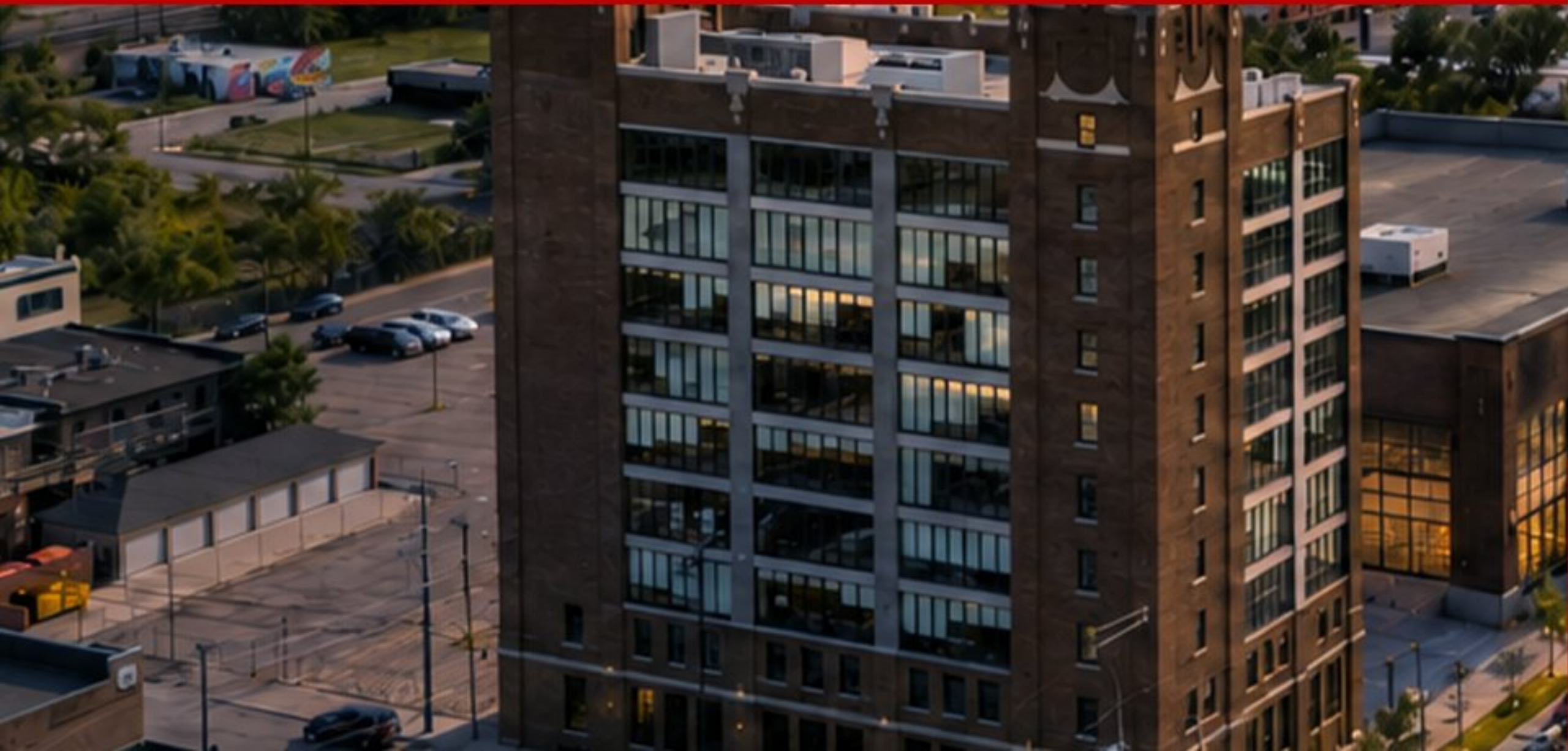
Detroit PBS – Fred and Barbara Erb Public Media Campus

Detroit PBS is preparing to redevelop a century-old former General Motors engineering facility at 234 Piquette Avenue into its new headquarters and the Fred and Barbara Erb Public Media Campus. The approximately \$40 million project will bring Detroit PBS and classical and jazz station 90.9 WRCJ together in Milwaukee Junction, creating a new center for media production, education and community programming. Groundbreaking is anticipated in 2026.

O'CONNOR

A trusted and respected member of the community, O'Connor real estate brings 20 years of experience and expertise to the commercial market

For more information about our properties, please contact O'Connor Real Estate



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