

Industrial | For Sale & Lease



20530 Hoover Road, Detroit, MI 48205



Broker Contact
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— Property Overview —

Prime Industrial Building For Sale in Detroit, MI

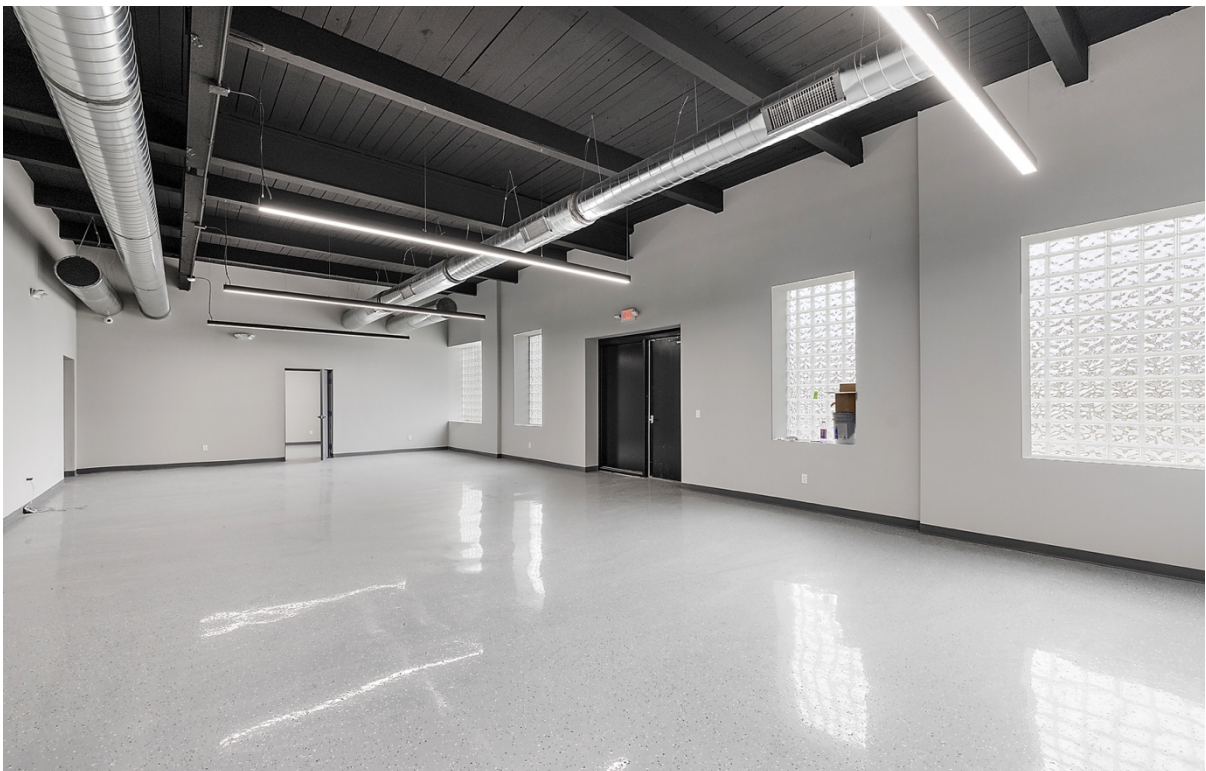
- **Location:** Prime Industrial Area in Detroit, MI
- **Lot Size:** 1.50 Acres
- **Building Size:** 40,300 Square Feet
- **Electrical:** 480 V, 3,000 AMPS, 2,100 KVA
- **Price:** \$3,150,000.00
- Available on Land Contract
- **Lease Options:** Available on an Absolute Net Lease at \$17,500/month
- Roof is **Brand New** (2023) with a 20 Year Warranty



— Key Features —



- **Heavy Power Supply:** Ideal for high-demand industrial operations
- **Brand New Infrastructure:** Recently installed plumbing and electrical systems ensure reliability and efficiency
- **Modern Office Space:** Stylish and functional front office areas designed to support administrative needs
- **High Ceilings:** Provides ample vertical space for storage, equipment, and machinery
- **Bonus Courtyard:** An additional outdoor area suitable for various uses
- **Commercial Bay Doors:** Drive-in access for easy loading and unloading of goods



— Warehouse —

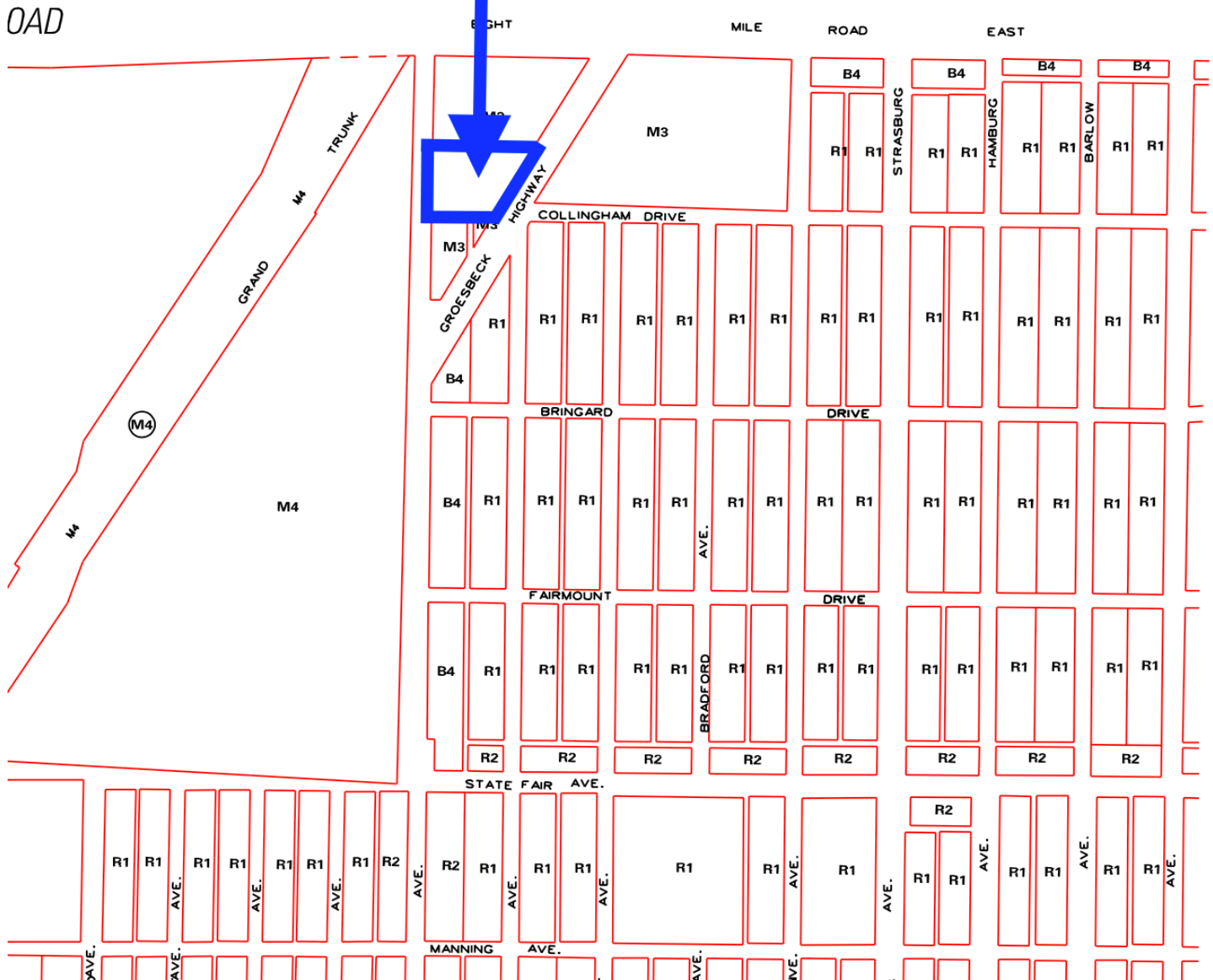


20530 Hoover Road, Detroit, MI 48205 – For Sale & Lease

— Zoning —

20530 Hoover St, Detroit, MI
Zoning: M-3 General Industrial

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| XXX | XXX | XXX |
| 19 | 20 | 37 |
| 21 | 22 | 37 |



For More Information Including Tax Information, Click the Link Below:

<https://matrix.realcomponline.com/matrix/shared/fsB3NkJwGZHd/20530HOOVERStreet>

<https://matrix.realcomponline.com/matrix/shared/QdjSDZMxGZHd/20530HOOVERStreet>