

# INDUSTRIAL FOR LEASE

## 1.15-Acre Build-to-Suit Light Industrial Parcel

ERB DRIVE & 21 MILE RD  
CHESTERFIELD TOWNSHIP, MI 48042



1.15 Acres - Zoned Light Industrial

Build to Suit Opportunity - Up to 15,000 SF

High Visibility Location at 21 Mile Rd

Close to I-94



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



### OFFERING SUMMARY

Available SF:	10,000 - 15,000 SF
Lease Rate:	TBD
Zoning:	Lt Industrial
Lot Size:	1.15 Acres
Market:	Detroit
Traffic Count:	40,500

### PROPERTY OVERVIEW

Build-to-Suit 1.15-acre industrial parcel. This opportunity can support an industrial building from 10,000 - 15,000 SF. Property Dimensions are 295' x 173'.

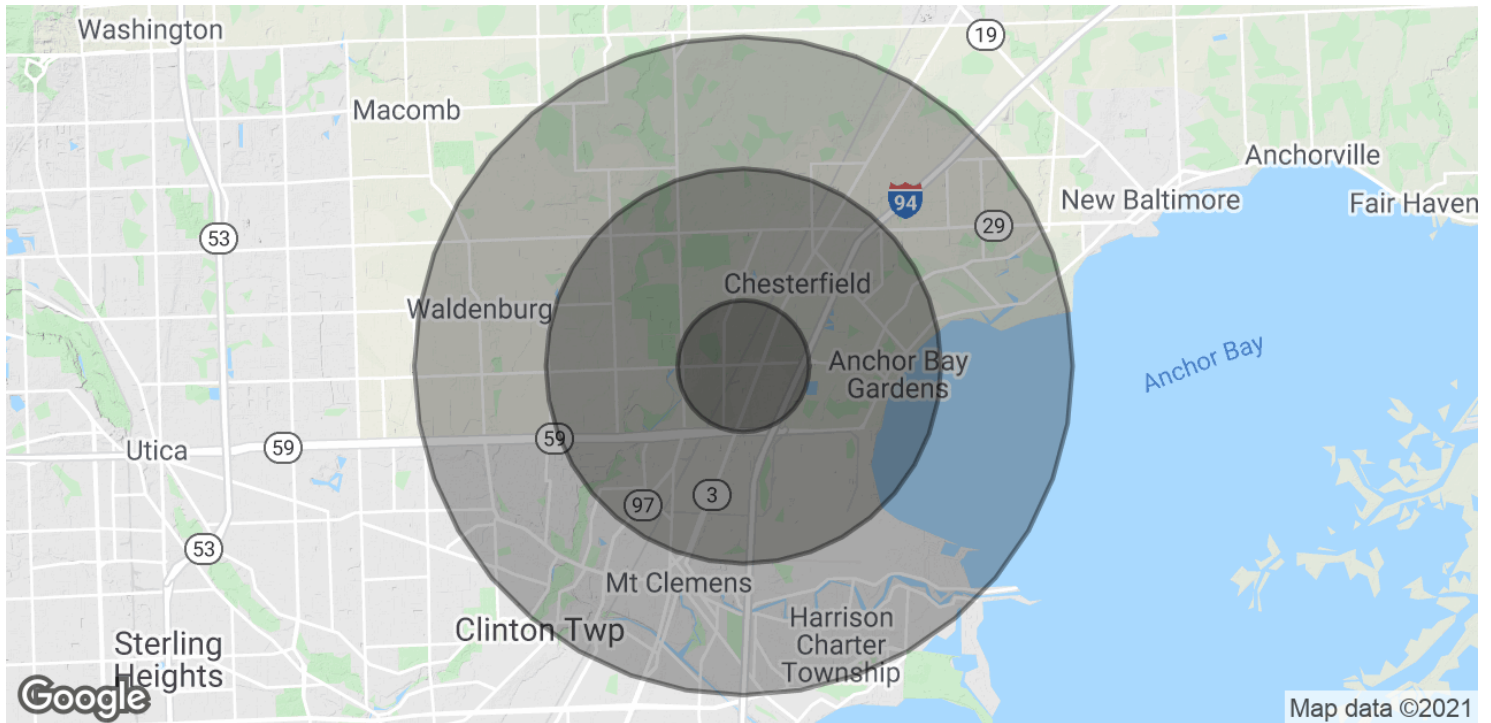
### LOCATION OVERVIEW

This parcel is located on the west side of Erb Drive, just south of 21 Mile Rd in Chesterfield Township. This is a high-visibility location just west of Gratiot Avenue and 0.25 miles from I-94. 40,500 vehicles per day on Gratiot and 21 Mile.

### PROPERTY HIGHLIGHTS

- 1.15 Acres - Zoned Light Industrial
- Build to Suit Opportunity - Up to 15,000 SF
- High Visibility Location at 21 Mile Rd
- Close to I-94



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,013	41,403	126,646
Average age	36.8	37.2	37.5
Average age (Male)	35.6	36.4	36.7
Average age (Female)	38.0	37.9	38.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,777	15,857	48,604
# of persons per HH	2.8	2.6	2.6
Average HH income	\$81,782	\$68,468	\$70,367
Average house value	\$213,948	\$174,712	\$175,518

\* Demographic data derived from 2010 US Census