

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



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

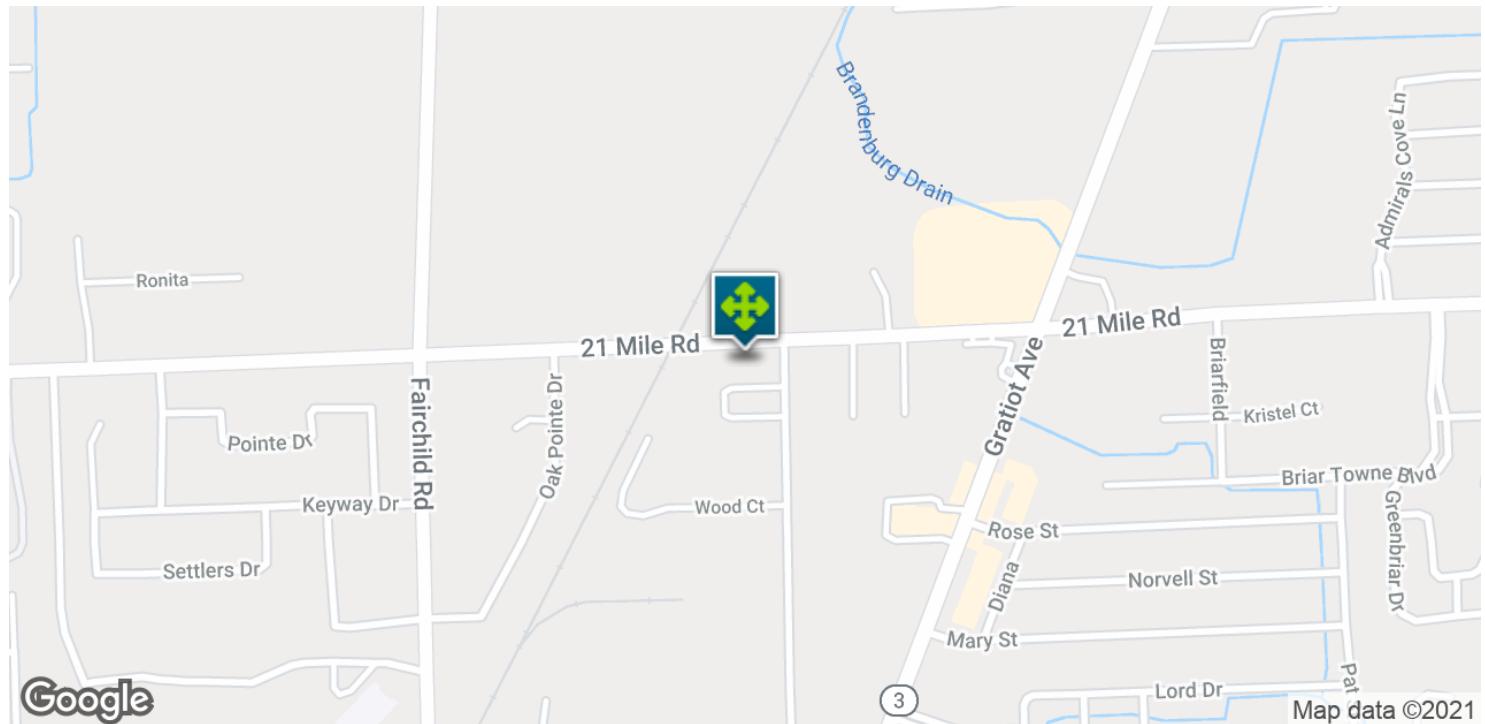
This parcel is located on the west side of Erb Drive, just south of 21 Mile Rd in Chesterfield Township. This is a high-visibility location just west of Gratiot Avenue and 0.25 miles from I-94. 40,500 vehicles per day on Gratiot and 21 Mile.

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

ERB DRIVE & 21 MILE RD, CHESTERFIELD TOWNSHIP, MI

// LOCATION MAP



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

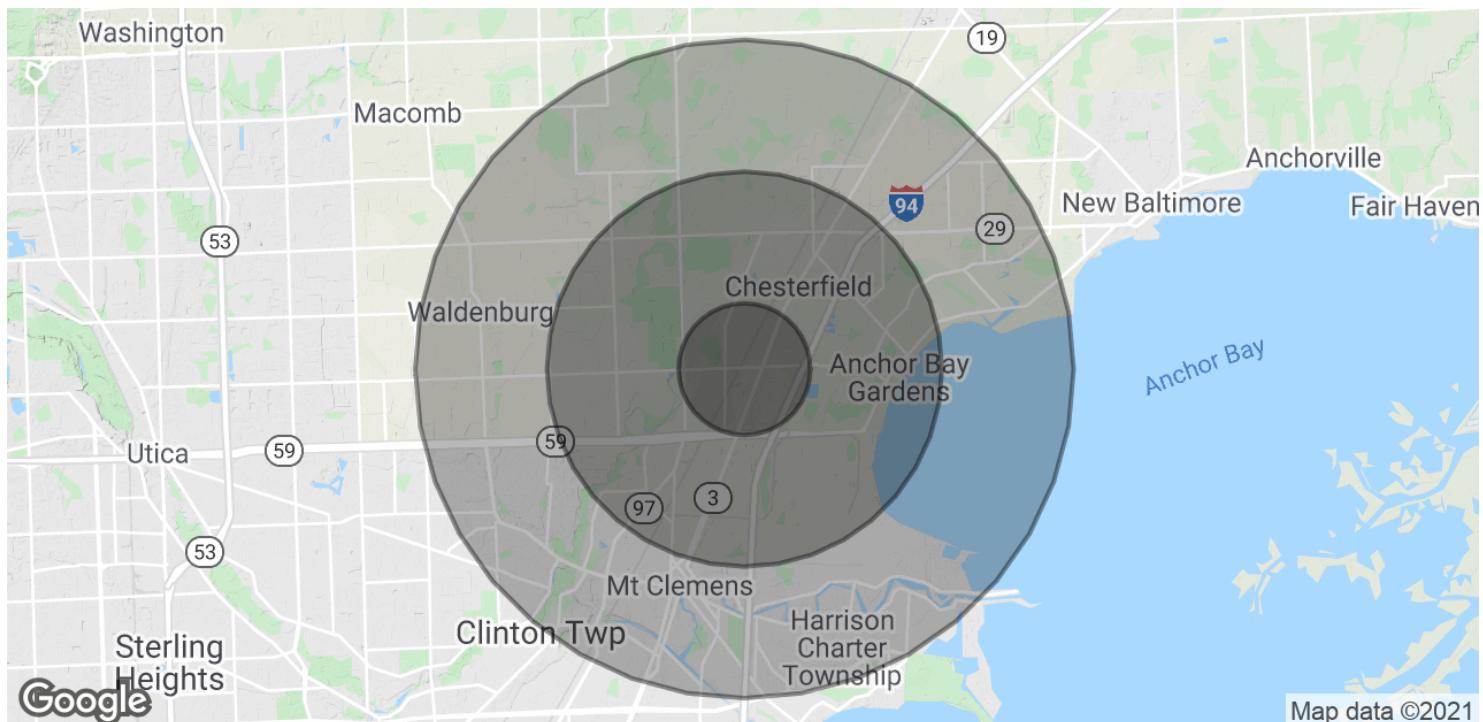
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ERB DRIVE & 21 MILE RD, CHESTERFIELD TOWNSHIP, MI

// DEMOGRAPHICS MAP & REPORT

**POPULATION**

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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

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