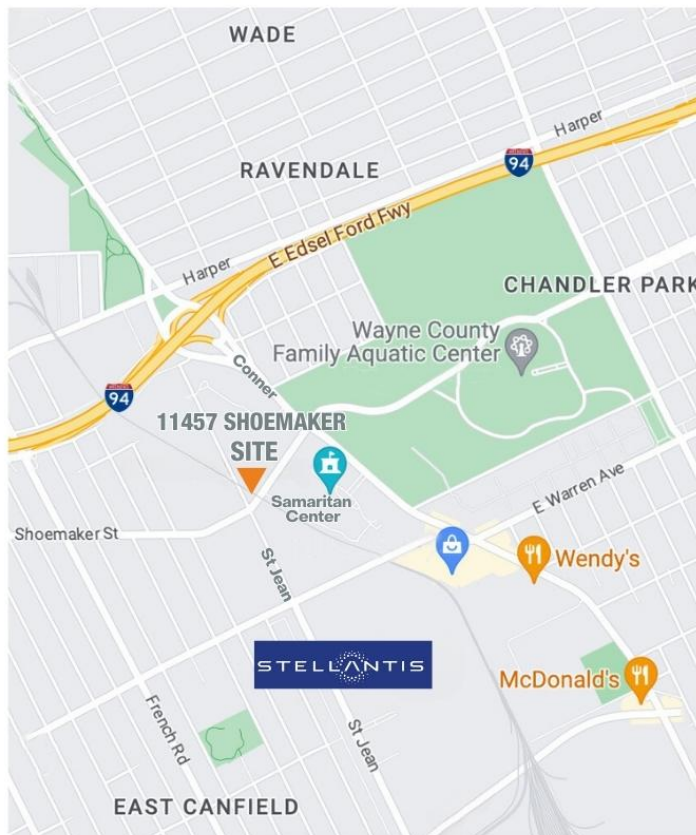




For Sale

11457 Shoemaker St., Detroit, MI
82,851 SF Industrial/Flex Building

Price Upon Request



Exceptional investment opportunity in Detroit, MI, just south of the I-94 Expressway near the intersection of Conner and Shoemaker. This strategic location is just minutes from the Stellantis Assembly Complex, Samaritan Center, Detroit's Central Business District and the Grosse Pointes.

The 2-story, mixed-use building offers 64,451SF of office and 18,400SF of warehouse space with dock-high truck wells and 28-foot ceiling height.

The 4.02-acre site, with 142 surface parking spaces, is gated including a guard booth to offer a potentially secured, staffed entrance.

Contact:

Fred Klugman, Associate Broker
313-363-0500
FredKlugman@BeanstalkRES.com

Krystol L. Rappuhn, Principal
313-319-0743
KrystolRappuhn@BeanstalkRES.com



For Sale 11457 Shoemaker St., Detroit, MI
82,851 SF Industrial/Flex Building



Property Specifications

Gross SF:	82,851
Office SF:	48,264 (1st Fl)
Office SF:	15,318 (2nd Fl)
Warehouse SF:	20,128
Year Built:	1983 (Renovated)
Construction:	Steel Beam/Masonry
Floors:	VCT, Carpet, Epoxy
Roof:	2005/2009/2011
Ceiling Height:	16'(Office), 28'(Warehouse)
Entry Doors:	3 Office), 1(Warehouse)
Docks:	3 Bays/1 Drive-In
Power:	480V
Heating:	Rooftops / Boiler
Railroad:	No
Parking:	104 Spaces
Parcel ID:	21003315-6
Site:	4.02-Acres
Zoning:	M-4
Crossroads:	Shoemaker/Conner



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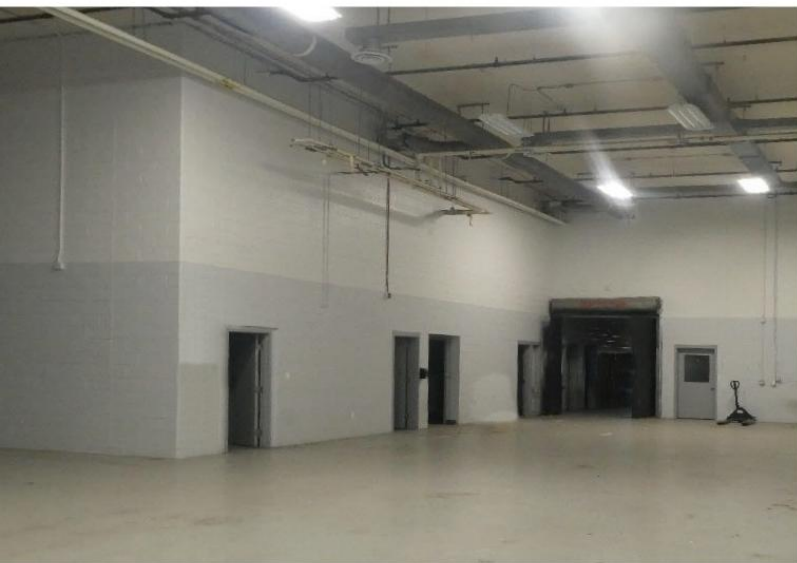
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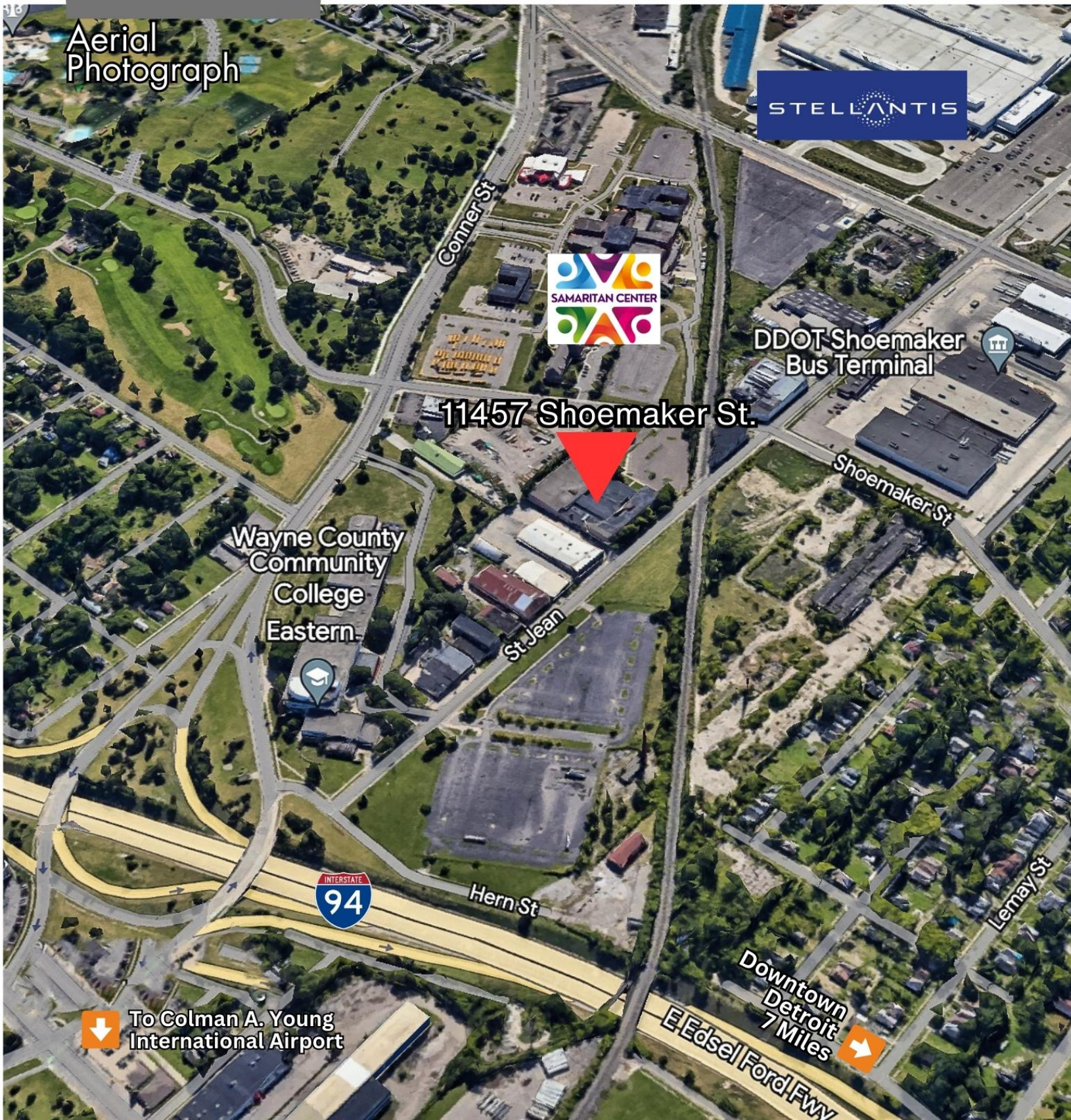
Property
Photographs



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Aerial
Photograph



STELLANTIS



DDOT Shoemaker
Bus Terminal

11457 Shoemaker St.

Wayne County
Community
College
Eastern

St. Jean

Hern St



To Colman A. Young
International Airport

Downtown
Detroit
7 Miles



E Edsel Ford Fwy

Lemay St

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For Sale 11457 Shoemaker St., Detroit, MI
82,851 SF Industrial/Flex Building

Exceptional Opportunity for Investor or Owner/Occupier Including Immediate Occupancy of the Entire Property



11457 Shoemaker St., Detroit, MI
82,85 SF Industrial/Flex Building
Price Available Upon Request

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