

CANNABIS CULTIVATION PROPERTY // FOR SALE

5,560 SF CANNABIS CULTIVATION FACILITY

23364 AMBER AVE

WARREN, MI 48089



- 5,560 SF Cannabis Cultivation Facility
- Fully Renovated in 2022
- 4-Flower Rooms, Veg Room, and Drying Room
- Fully-Automated Controls
- 85 LED Lights & Security Camera System
- 480 Volt/ 1000 Amp Power
- 14'-16' Clear Height
- Situated in the Heart of Warren's Premier Industrial Corridor



P.A. COMMERCIAL
Corporate & Investment Real Estate

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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EXECUTIVE SUMMARY



Sale Price	\$1,000,000
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OFFERING SUMMARY

Building Size:	5,560 SF
Available SF:	5,560 SF
Lot Size:	0.38 Acres
Price / SF:	\$179.86
Year Built:	1975
Renovated:	2022
Zoning:	M-2
Market:	Detroit
Submarket:	Groesbeck South

PROPERTY OVERVIEW

Currently operating as a caregiver cultivation facility with 480V / 1,000-amp electrical service. The facility features four flowering rooms, each supported by a 450-amp panel and cooled by an 11-ton HVAC unit. The vegetative room is equipped with a 5-ton HVAC system. The drying room includes a 2-ton mini-split system, while two additional 5-ton mini-split units provide climate control for the offices and hallway. The facility also includes three Sub-Low dehumidifiers, a reverse osmosis (RO) water system with 11,000 gallons of storage capacity, and a Dosatron 60-site dosing system. Environmental controls are fully automated throughout the operation. Additional features include a 5-year-old roof and a 13-camera security system.

LOCATION OVERVIEW

Situated in the heart of Warren's premier industrial corridor, 23364 Amber Ave offers a prime, highly accessible location. This site connects businesses seamlessly to Metro Detroit's major logistics arteries, providing exceptional value for companies looking to expand their manufacturing, warehousing, or alternative commercial operations.

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INDUSTRIAL DETAILS

Property Type:	Cannabis Cultivation
Building Size:	5,560 SF
Space Available:	5,560 SF
Shop SF:	5,560 SF
Office SF:	0 SF
Occupancy:	Immediately
Zoning:	M-2
Lot Size:	0.38 Acres
Parking Spaces:	15
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1963-1975, Renovated in 2023
Construction Type:	Block/Brick
Clear Height:	14'-16'
Power:	480 volt/ 1000 amp
Air Conditioning:	100%
Lighting:	LED
Sprinklers:	No
Floor Drains:	Yes
Taxes:	\$17,197.85



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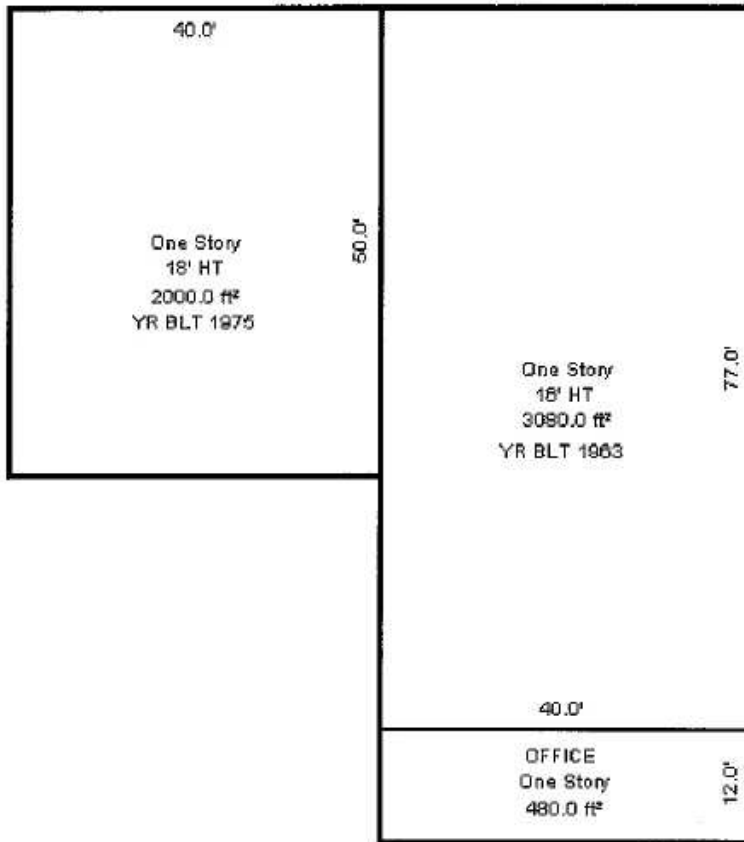
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ADDITIONAL PHOTOS



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FLOOR PLANS



Sketch by Apex IV™



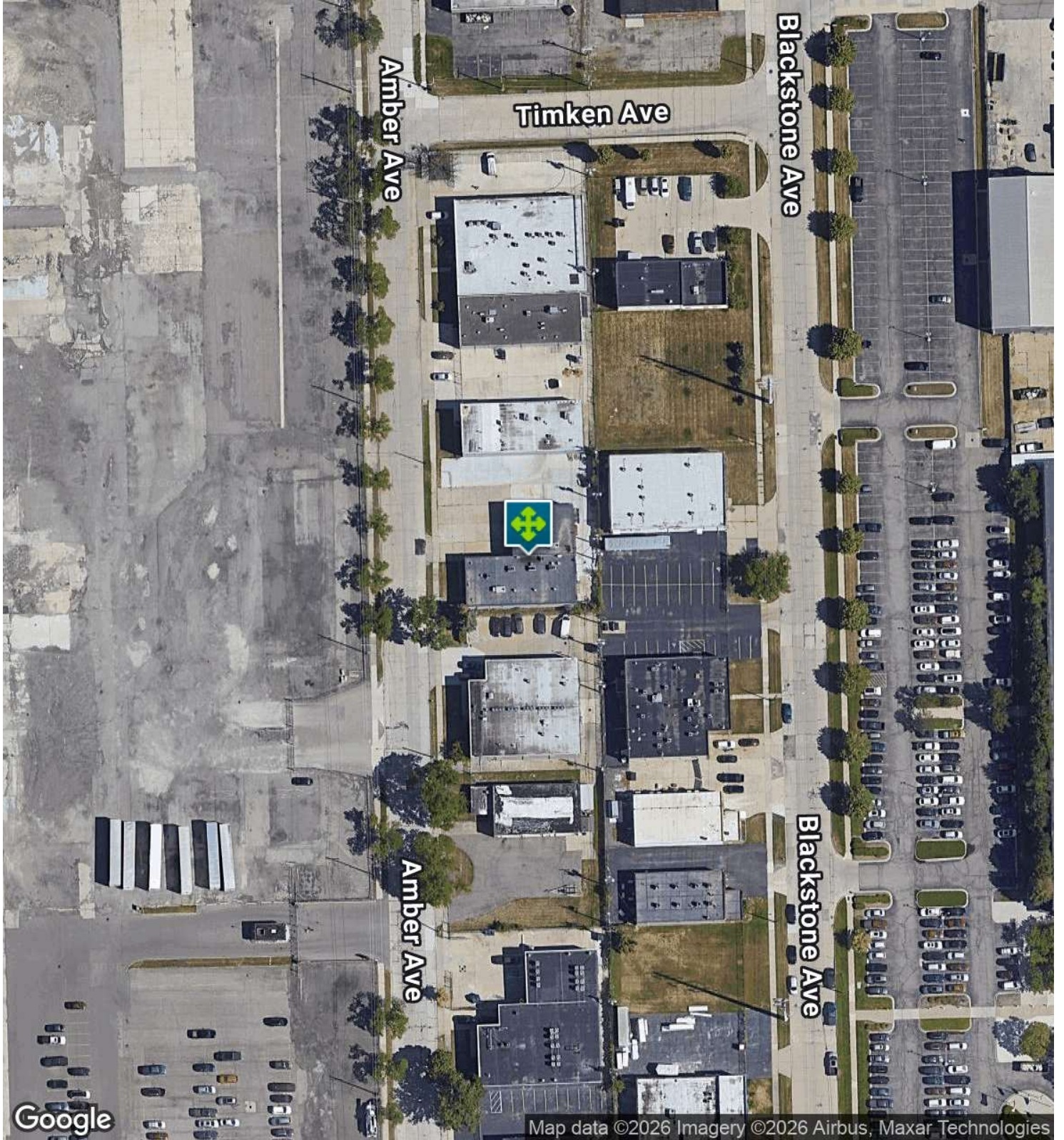
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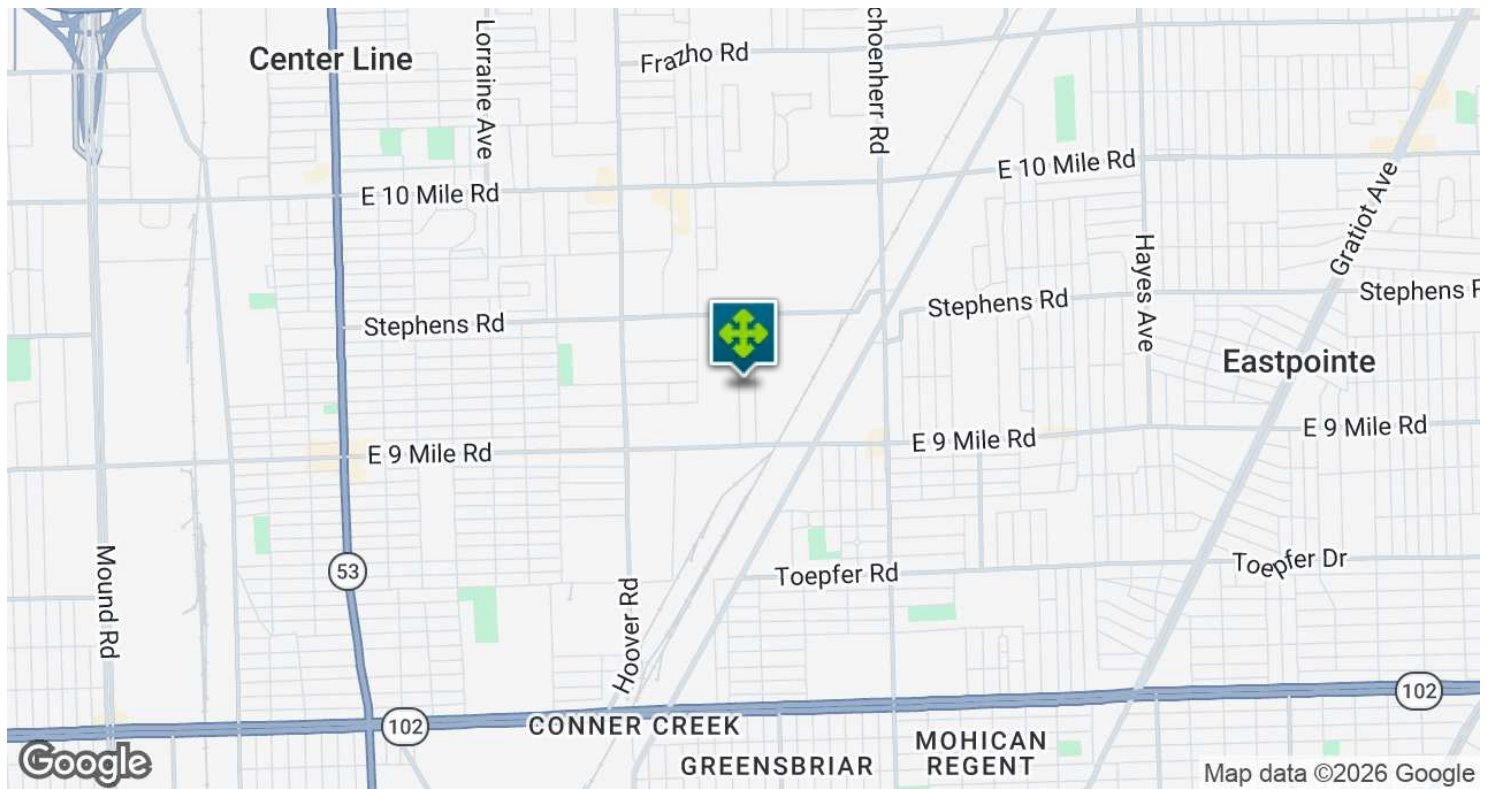
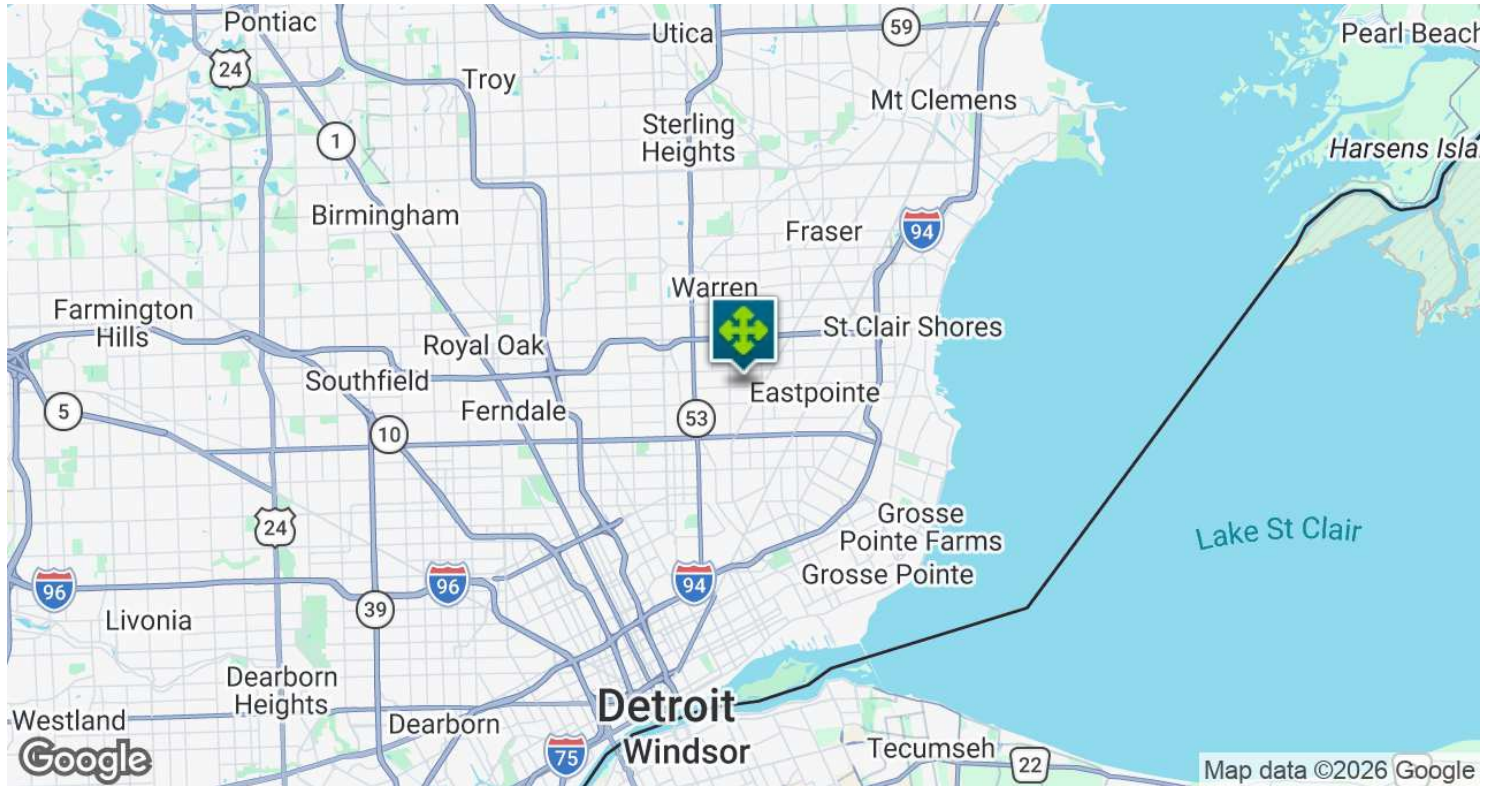
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AERIAL MAP



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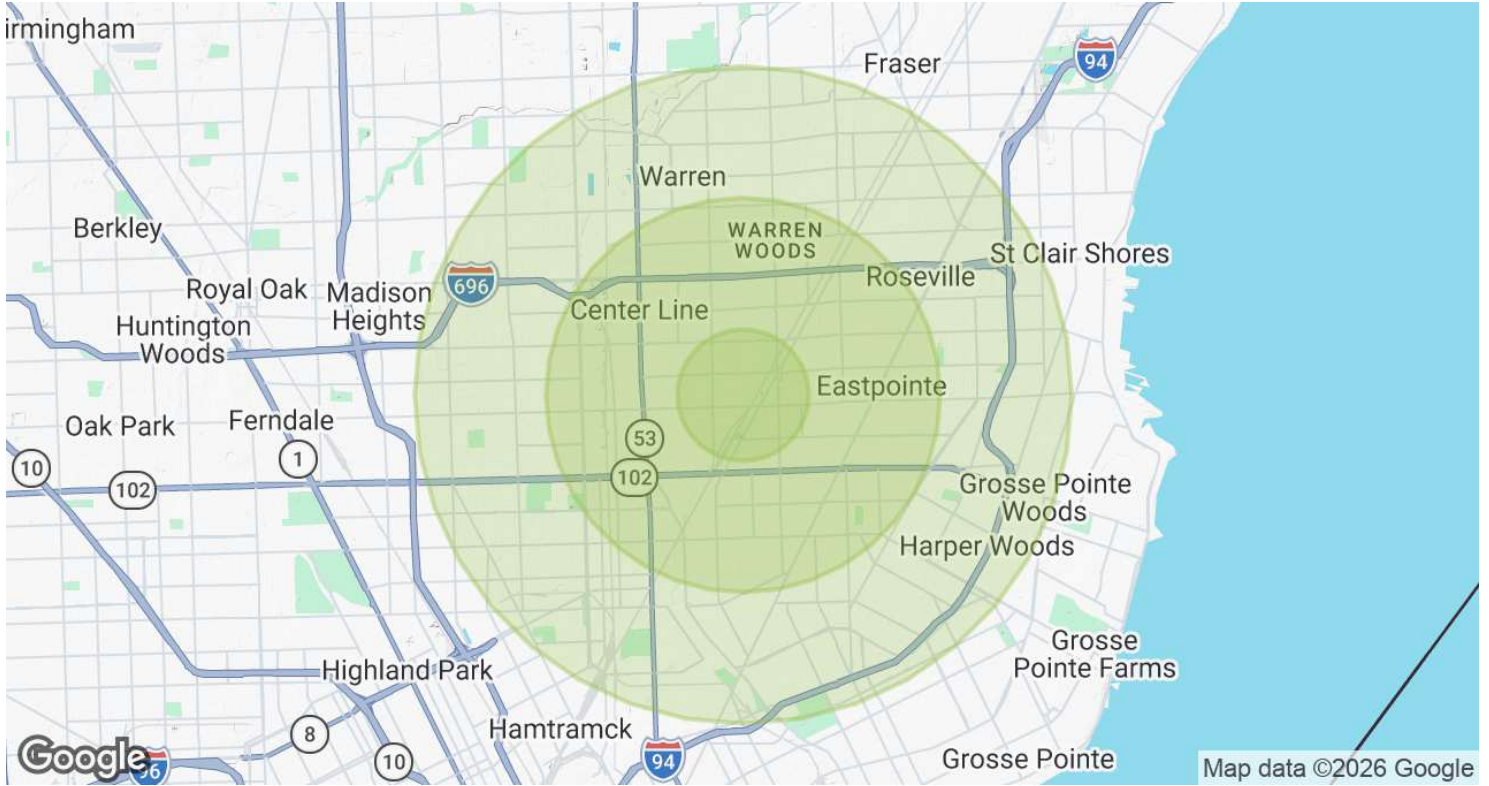
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,542	132,290	364,424
Average Age	34.6	36.1	37.5
Average Age (Male)	34.9	35.1	35.8
Average Age (Female)	34.9	37.1	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,997	52,281	144,206
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$68,484	\$67,674	\$70,125
Average House Value	\$108,617	\$125,941	\$144,065

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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