

**INDUSTRIAL PROPERTY // FOR SALE**

# **37,670 SF INDUSTRIAL BUILDING 100% LEASED | 10.02% CAP RATE WITH BUMPS**

21630 W 7 MILE RD

DETROIT, MI 48219

**PRICE REDUCED | MOTIVATED SELLER!**



- 37,670 SF distribution building with 2,670 SF office area
- 5-yr tenant expiring 10/31/2027
- Three (3) truckwells for efficient loading and unloading
- Fully fenced yard for added security and privacy
- Prime location in the Detroit area for convenient access
- Ample space for warehousing, distribution, and industrial activities



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

26555 Evergreen Road, Suite 1500

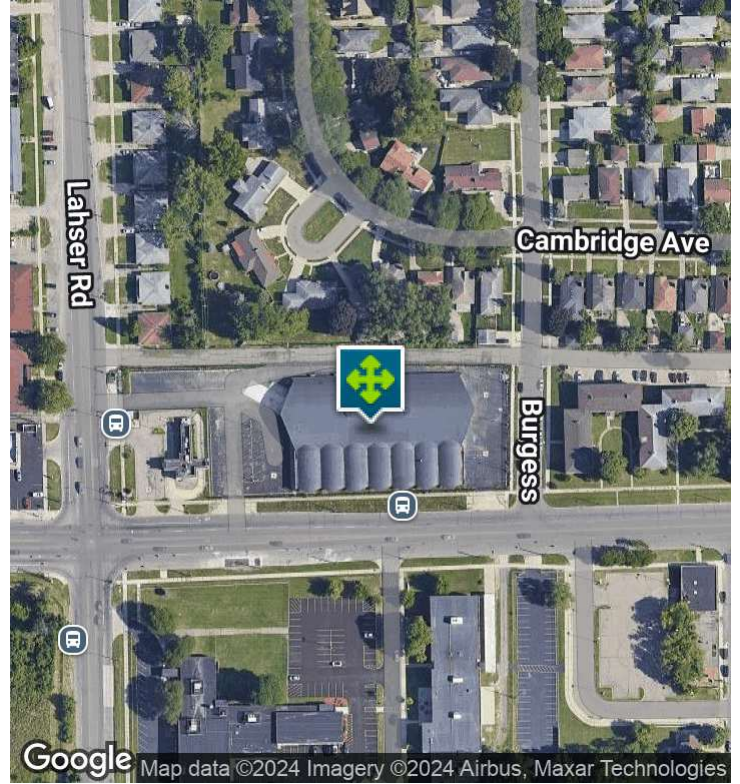
Southfield, MI 48076

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[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$2,299,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	37,670 SF
<b>Lot Size:</b>	2.05 Acres
<b>Price / SF:</b>	\$61.02
<b>Cap Rate:</b>	10.02 %
<b>Year Built:</b>	1990
<b>Renovated:</b>	2021
<b>Zoning:</b>	B-4 Warehouse Use
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit West
<b>Traffic Count:</b>	18,000

## PROPERTY OVERVIEW

Investment Opportunity with 5-Year Tenant. This 37,670 SF Industrial/Distribution Building features a 35,000 +/- shop area with a 2,770 SF office area. The building features 20' clear height, three truckwells, a clear-span bay, LED lighting, 220 Volt/600 Amp power, and is very clean throughout. The building has 100% fire suppression. The depth of the truckwells were recently renovated to accommodate typical semi-trailers. The building is situated on a fully-fenced and gated 2.05-acre site with 60-car parking.

## LOCATION OVERVIEW

This property is located on 7 Mile Rd, at the corner of Lahser Rd. The area surrounding the property offers access to major transportation routes and logistical infrastructure, making it an ideal hub for industrial, warehouse, and distribution operations. Situated close to major highways and transportation hubs, the location provides convenient access for shipping and receiving. Nearby points of interest include Detroit Metropolitan Wayne County Airport, the Port of Detroit, and key industrial parks. As a renowned center for automotive and manufacturing industries, the region offers a skilled workforce and business-friendly environment, making it an attractive destination for industrial investors seeking strategic positioning and growth opportunities.

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	37,670 SF
<b>Shop SF:</b>	35,000 +/- SF
<b>Office SF:</b>	2,670 SF
<b>Occupancy:</b>	100%
<b>Zoning:</b>	B-4 Warehouse Use
<b>Lot Size:</b>	2.05 Acres
<b>Parking Spaces:</b>	100
<b>Fenced Yard:</b>	Entire building is fenced and gated
<b>Trailer Parking:</b>	Yes
<b>Year Built / Renovated:</b>	1990 / 2021
<b>Construction Type:</b>	Block & Steel
<b>Clear Height:</b>	9 - 20'
<b>Overhead Doors:</b>	0
<b>Truckwells/Docks:</b>	Three (3)
<b>Cranes:</b>	0
<b>Column Spacing:</b>	Clear Span
<b>Power:</b>	220 Volt, 600 Amp
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	Offices & Part of Shop
<b>Heat Type:</b>	HVAC
<b>Lighting:</b>	LED & Fluorescent
<b>Sprinklers:</b>	Yes, Full Fire Suppressant
<b>Floor Drains:</b>	N/A
<b>Taxes:</b>	\$34,299.41



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# LEASE TERMS

## 5yr Lease Terms

21630 W 7 Mile Rd

Investment sale 100% leased to Bond Manufacturing LLC, with personal guarantee, who is a local marketing and training company. 5-year lease as follows:

Per Month:		NOI:	Cap Rate:
\$18,835.00	NNN: Nov 1, 2022 - Oct 31, 2024	\$226,020.00	9.83%
\$19,211.70	NNN: Nov 1, 2024 - Oct 31, 2025	\$230,540.40	10.02%
\$19,595.83	NNN: Nov 1, 2025 - Oct 31, 2026	\$235,151.16	10.22%
\$19,987.85	NNN: Nov 1, 2026 - Oct 31, 2027	\$239,854.20	10.40%

NNN= Tenant pays the real estate taxes, building insurance, landscaping, and grass cutting, snow removal, repairs to the mechanicals. The landlord maintains the roof and (4) outer walls.

The seller has made many improvements to the building in the last year; including adding (3) walls to the warehouse and removing the interior separation wall to create a climate-controlled warehouse, which prior to it was a port area. New 6' concrete reinforced floors were also added.

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# ADDITIONAL PHOTOS



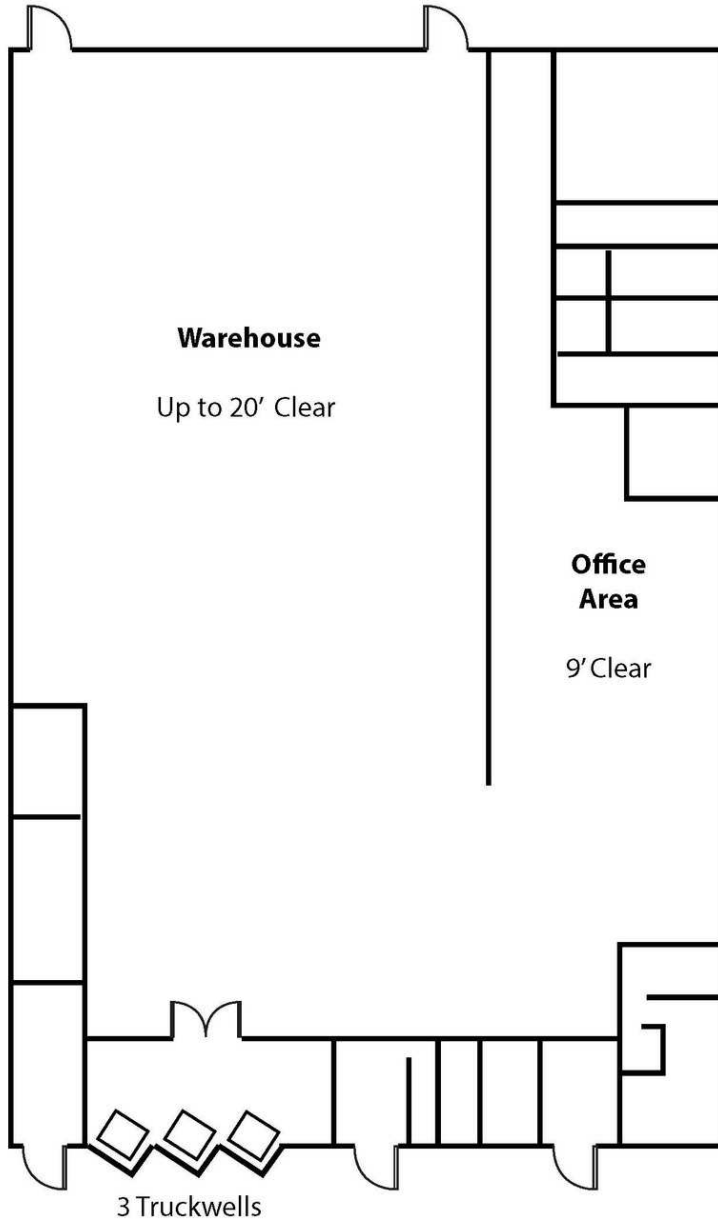
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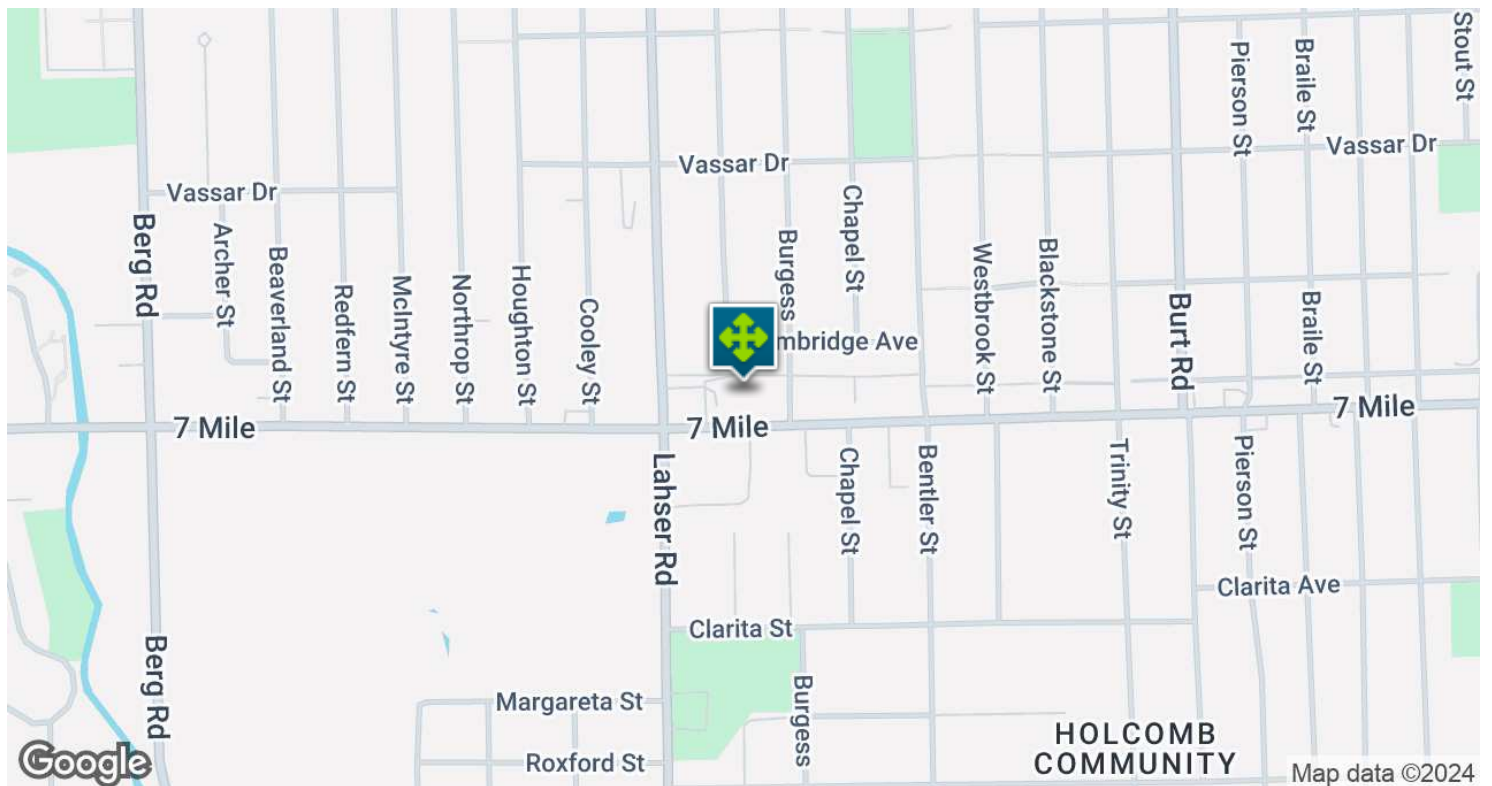
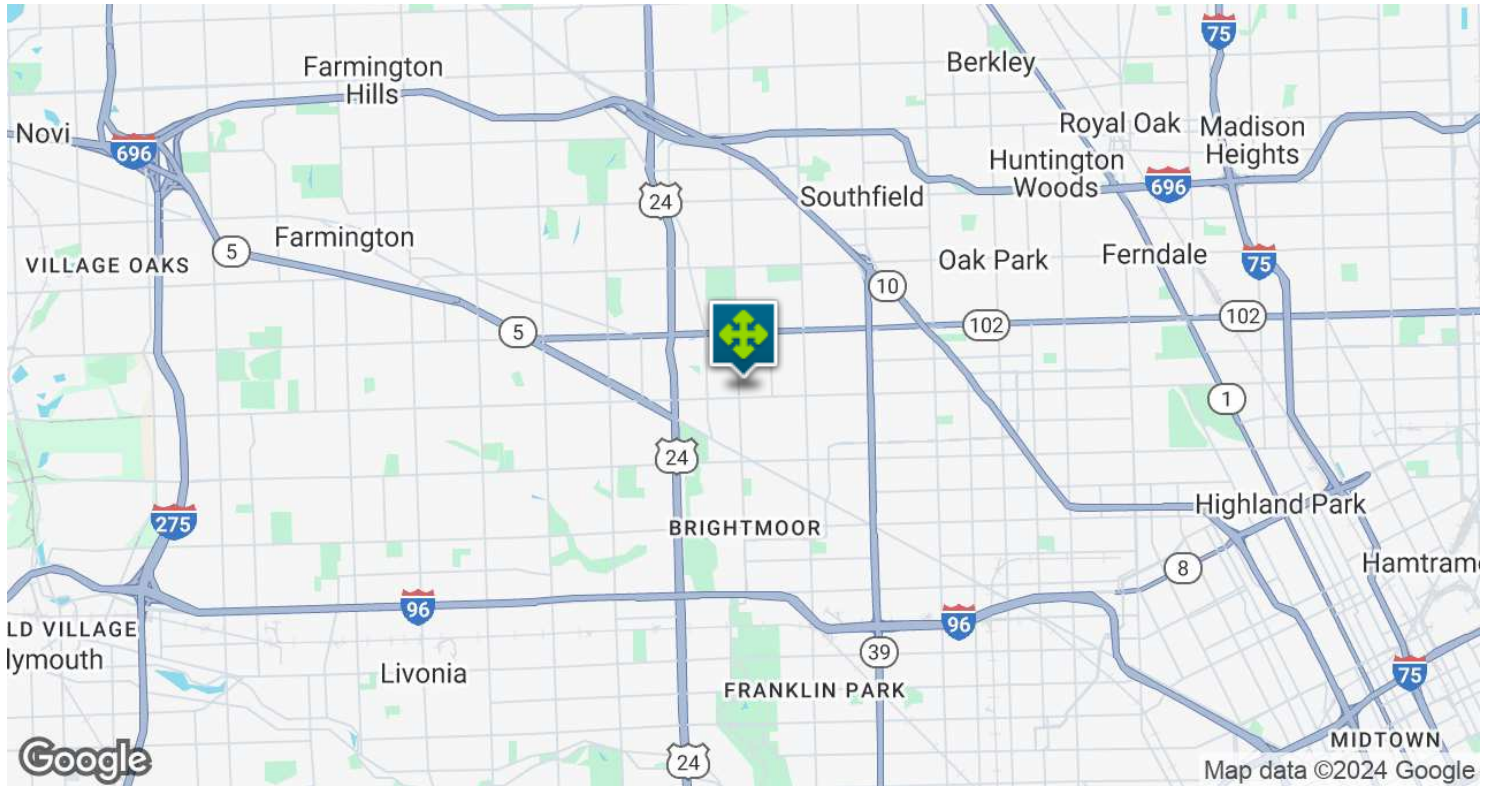
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# FLOOR PLANS

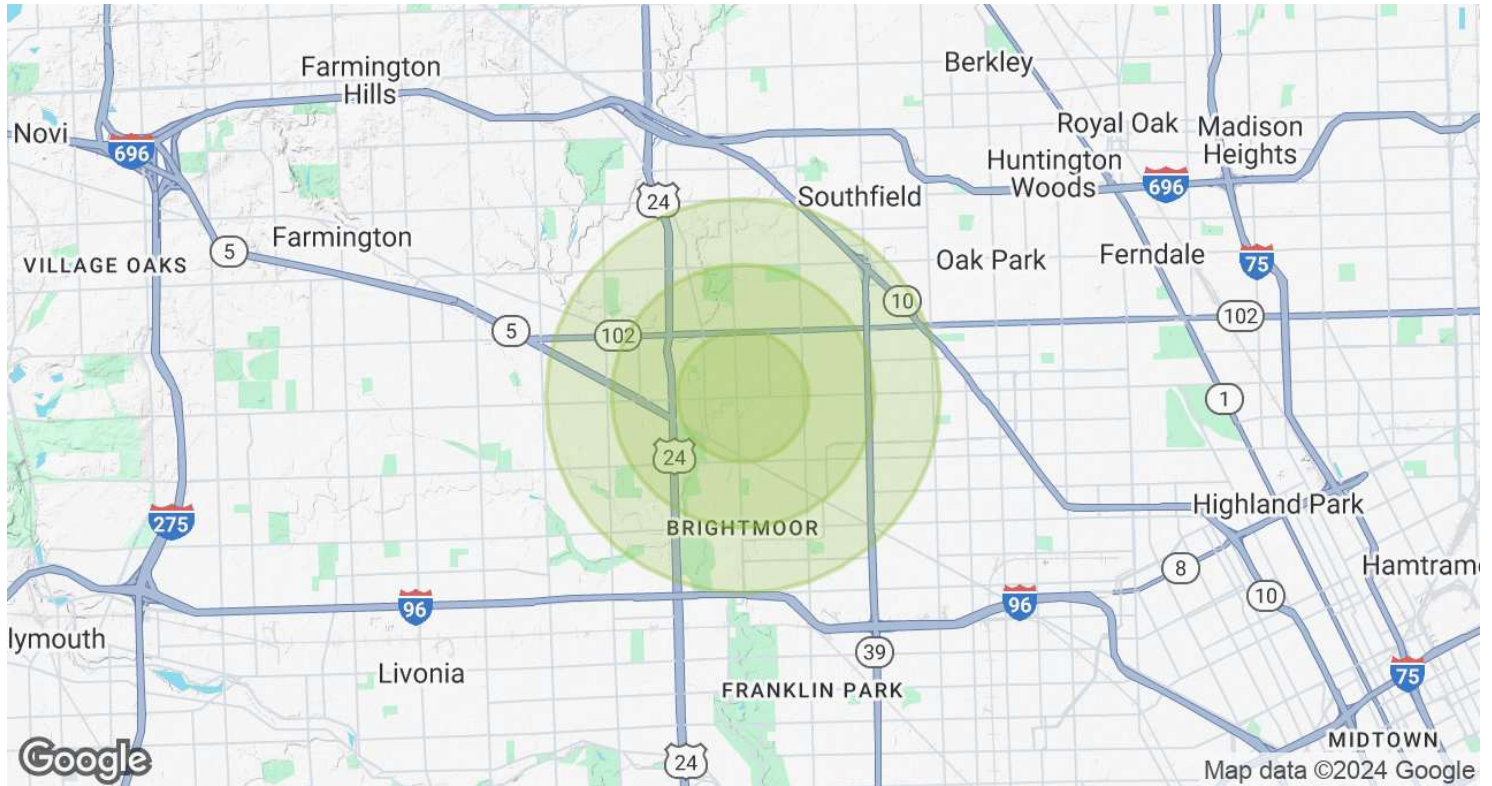


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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
<b>Total Population</b>	20,976	66,406	129,538
<b>Average Age</b>	33.8	34.3	35.7
<b>Average Age (Male)</b>	32.9	32.6	33.1
<b>Average Age (Female)</b>	34.6	35.7	37.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
<b>Total Households</b>	7,284	23,401	47,054
<b># of Persons per HH</b>	2.9	2.8	2.8
<b>Average HH Income</b>	\$41,965	\$45,044	\$49,171
<b>Average House Value</b>	\$117,684	\$111,200	\$118,040

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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