



**SALE / LEASE**  
**7156 Sulier Dr**

**7156 SULIER DR**  
Temperance, MI 48182

**PRESENTED BY:**

**DAN STEWART, CCIM**  
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MI #6502361450

**MATTHIAS RHEIN**  
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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,650,000 (\$81.80 per square foot)
<b>SALE TYPE:</b>	Owner-User
<b>LEASE RATE:</b>	\$6.50 SF/yr (NNN)
<b>AVAILABLE SF:</b>	20,170 SF
<b>LOT SIZE:</b>	1.64 Acres
<b>BUILDING SIZE:</b>	20,170 SF
<b>YEAR BUILT</b>	1997
<b>CONDITION</b>	Excellent

### PROPERTY DESCRIPTION

Introducing an exceptional owner-user opportunity zoned I-1, suitable for a variety of manufacturing and warehousing uses: 7156 Sulier Dr, Temperance, MI.

The property has a highly functional layout with 16,500 square feet of shop space and 3,760 SF of office space. An additional 1,175 SF of high-quality mezzanine office space provides even greater flexibility for operations. Includes a 24 ft. wide power ventilated paint booth and lawn irrigation.

Built in 1997, the building has been meticulously maintained by previous ownership, retaining an attractive facade and professional appearance.

Situated in the highly popular Bedford Park Industrial Center. Easy, straight-line access to either I-75 to the East, or US-23 to the West. Property has tremendous versatility to accommodate a variety of business needs. Strategically located near the Michigan-Ohio border, this facility offers a prime location for businesses servicing the Toledo-Detroit markets.

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## PROPERTY DETAILS

SALE PRICE	\$1,650,000 (\$81.80 PSF)
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LEASE RATE	\$6.50 SF/YR
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## LOCATION INFORMATION

STREET ADDRESS	7156 Sulier Dr
CITY, STATE, ZIP	Temperance, MI 48182
COUNTY	Monroe
MARKET	Detroit, MI

## BUILDING INFORMATION

BUILDING SIZE	20,026 SF
WAREHOUSE SPACE	16,500± SF
OFFICE SPACE	3,670 SF
MEZZANINE SPACE	1,175 SF
TENANCY	Single
CONSTRUCTION	Block/Metal
CEILING HEIGHT	27 ft to deck (20-23 ft clear)
FLOORS	6" concrete
NUMBER OF FLOORS	1
YEAR BUILT	1997
POWER	480v 3p
HEATING	Forced Air
AIR CONDITIONING	Warehouse: Fan Office: Central All AC units replaced in the last 5 years
OVERHEAD DOORS	2 total. 16' w x 16' h

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## PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
ZONING	I-1
LOT SIZE	1.64 Acres
APN #	02 142 010 00
CURRENT OCCUPANT	Accuworx
OCCUPANCY DATE	Negotiable
SIGN ON PROPERTY	Yes

## AMENITIES

RESTROOMS	3
PARKING SPACES	34 (1.69 / 1000 SF)

## TAXES

PARCEL NUMBER:	02-142-010-00
2024 TAXES	\$14,618.31
ASSESSED VALUE	\$377,700
TAXABLE VALUE	\$341,405
LAND VALUE	\$66,800
LAND IMPROVEMENTS	\$61,605

## EXTERIOR PHOTOS



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## EXTERIOR PHOTOS



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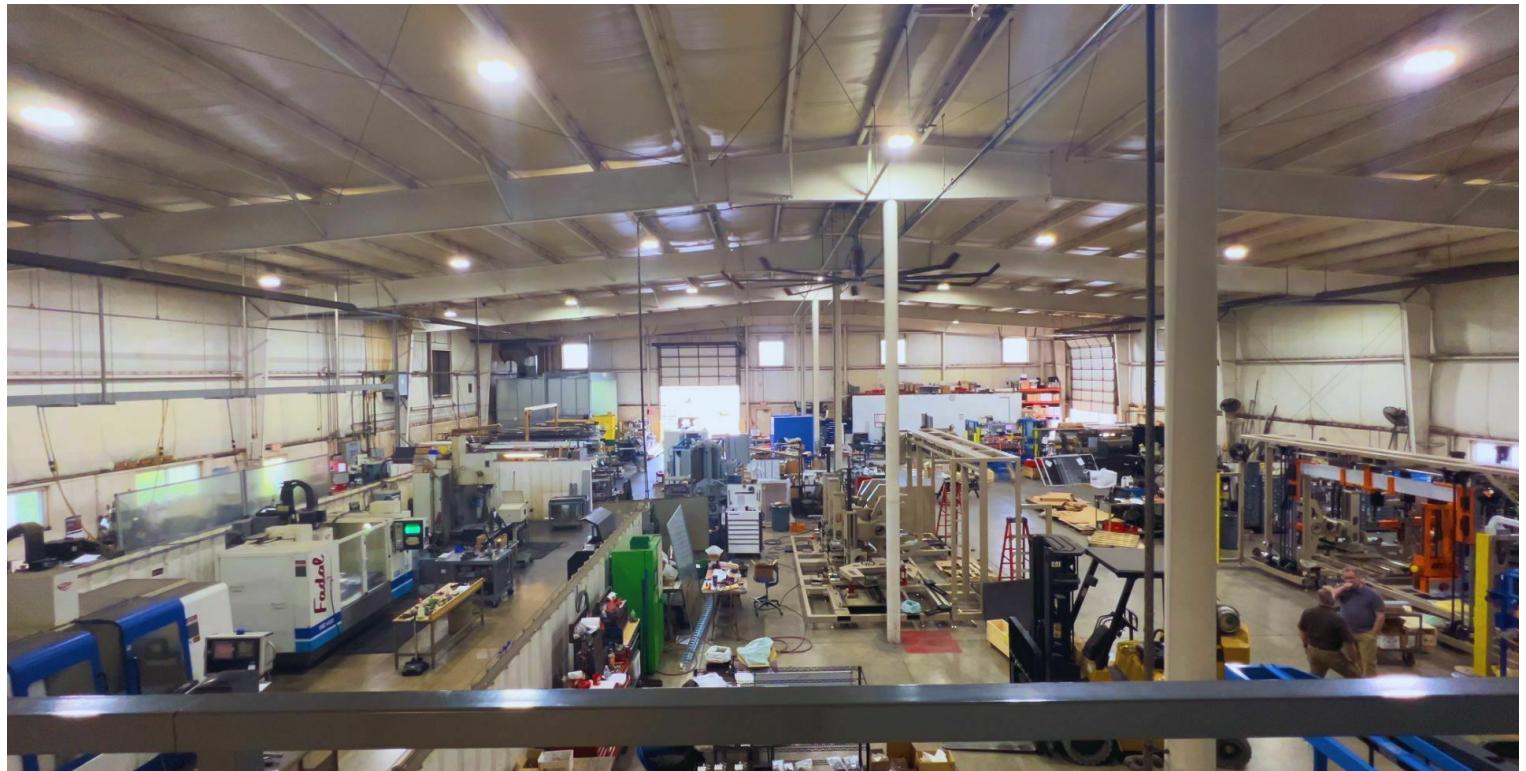
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## WAREHOUSE PHOTOS



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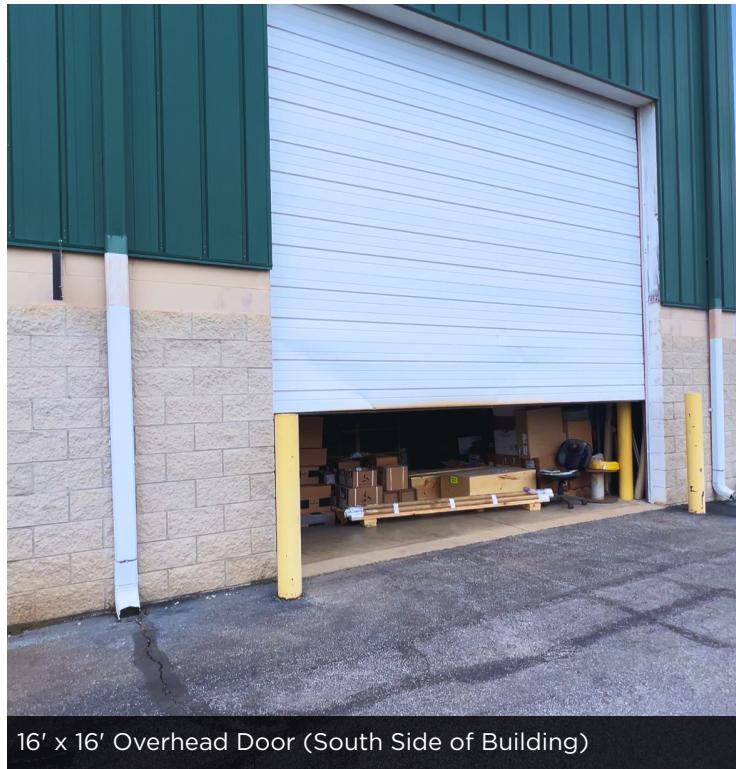
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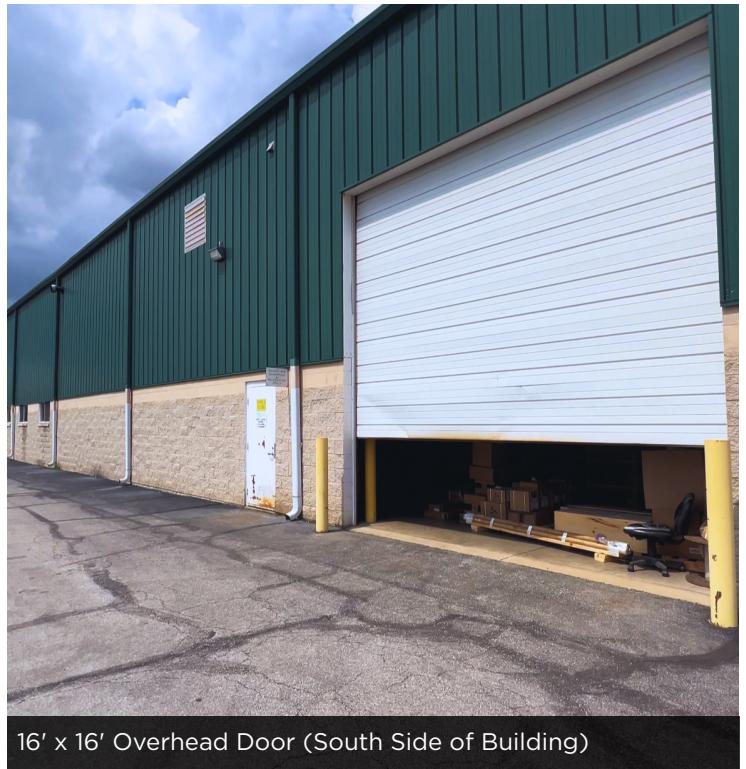
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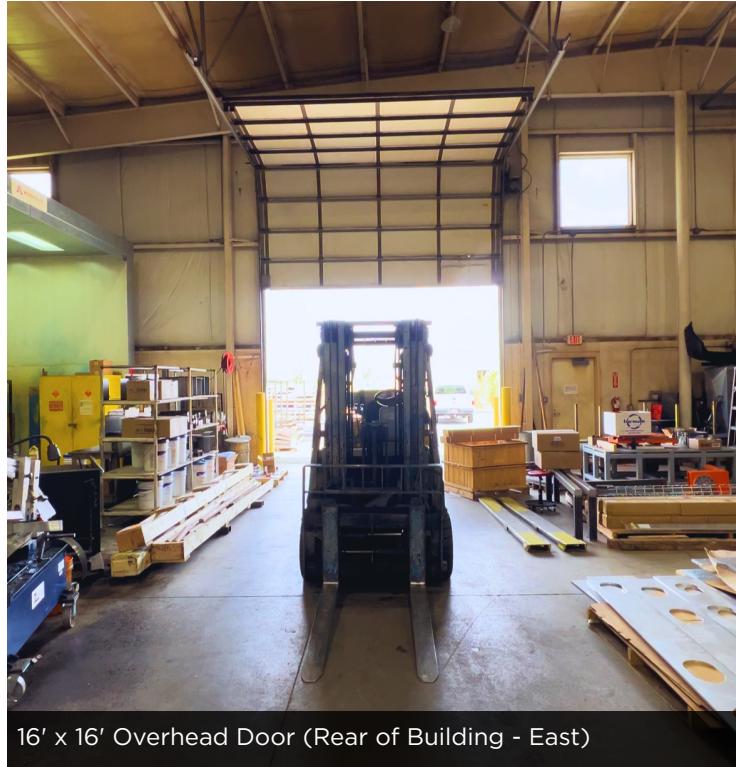
## WAREHOUSE PHOTOS



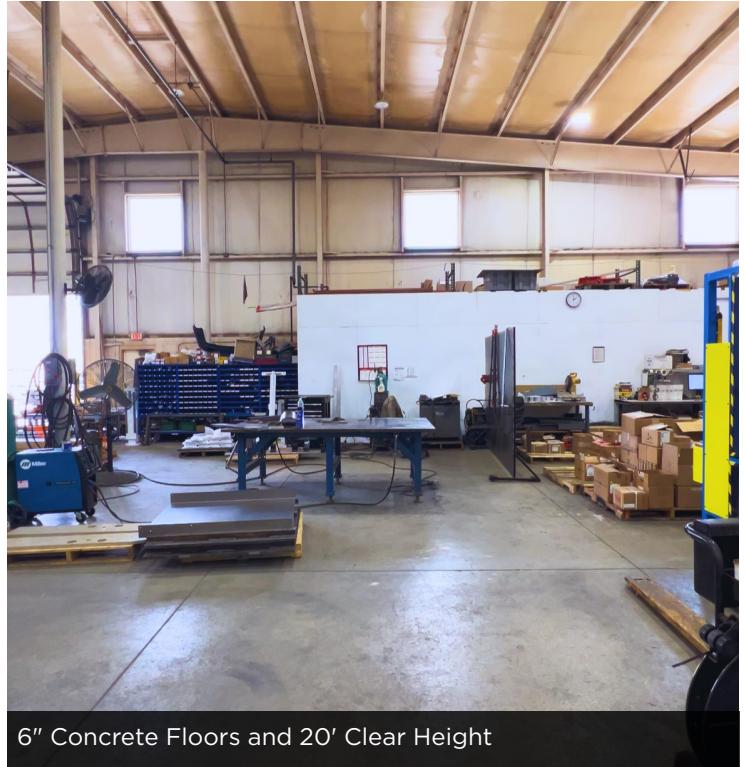
16' x 16' Overhead Door (South Side of Building)



16' x 16' Overhead Door (South Side of Building)



16' x 16' Overhead Door (Rear of Building - East)



6" Concrete Floors and 20' Clear Height

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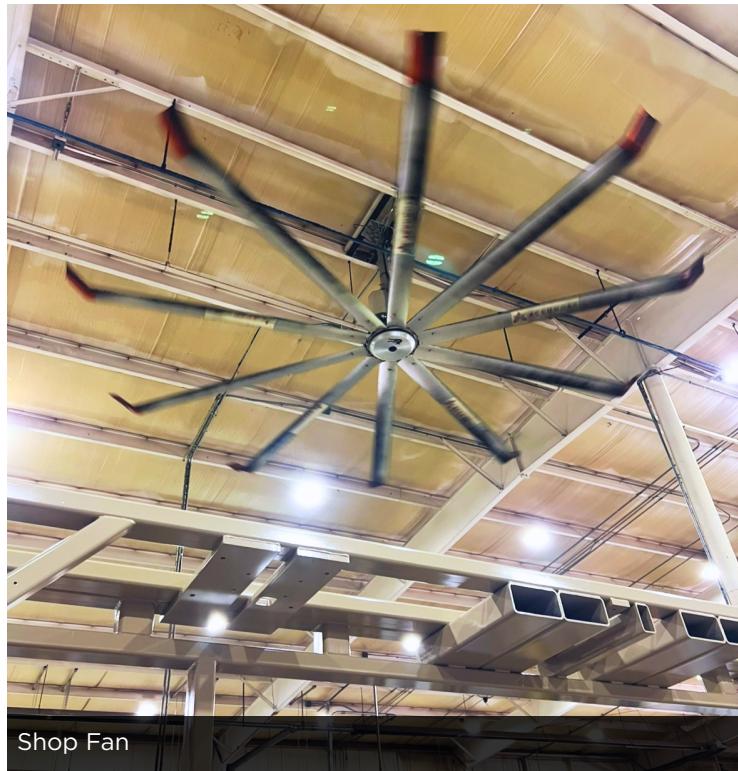
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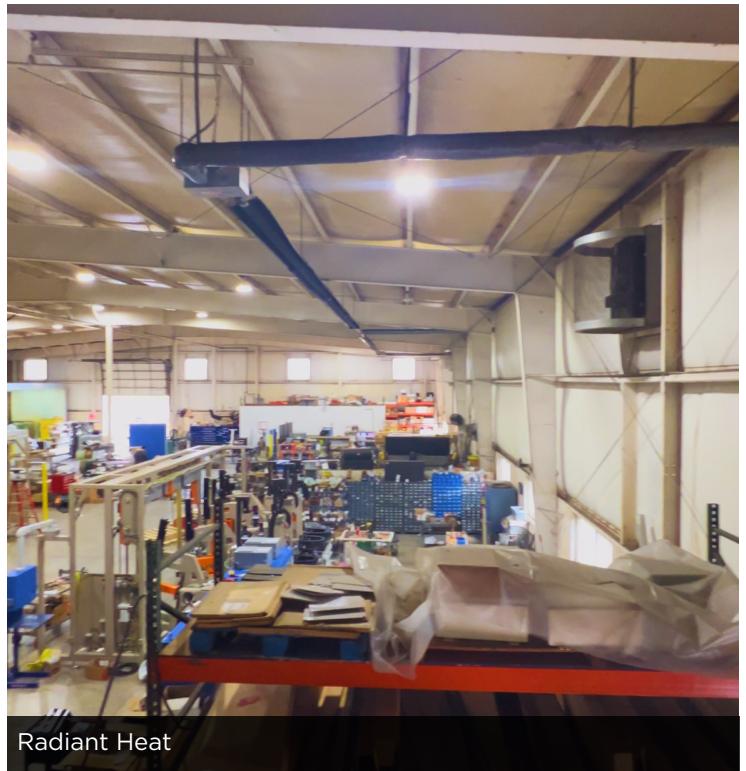
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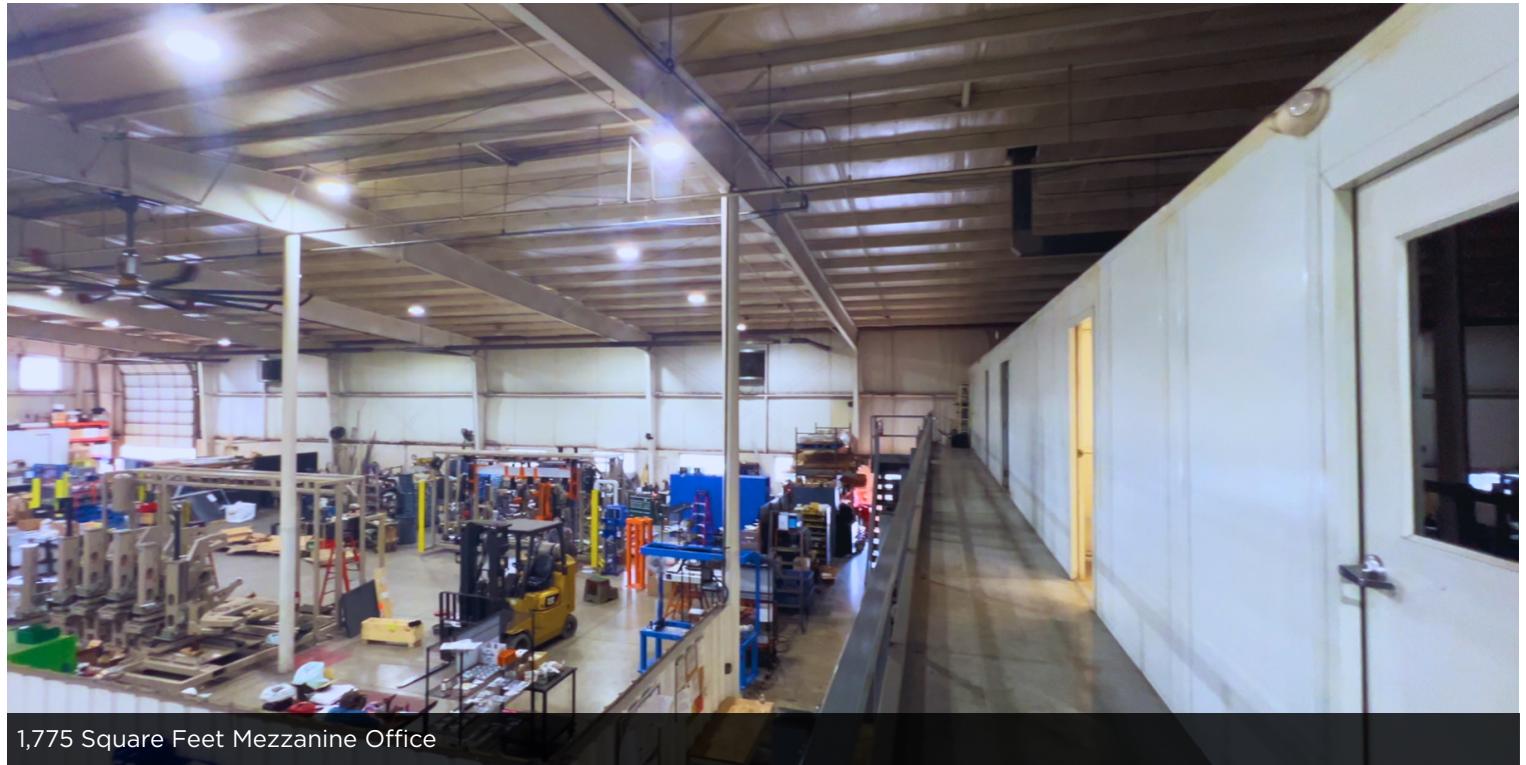
## WAREHOUSE PHOTOS



Shop Fan



Radiant Heat



1,775 Square Feet Mezzanine Office

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## OFFICE PHOTOS



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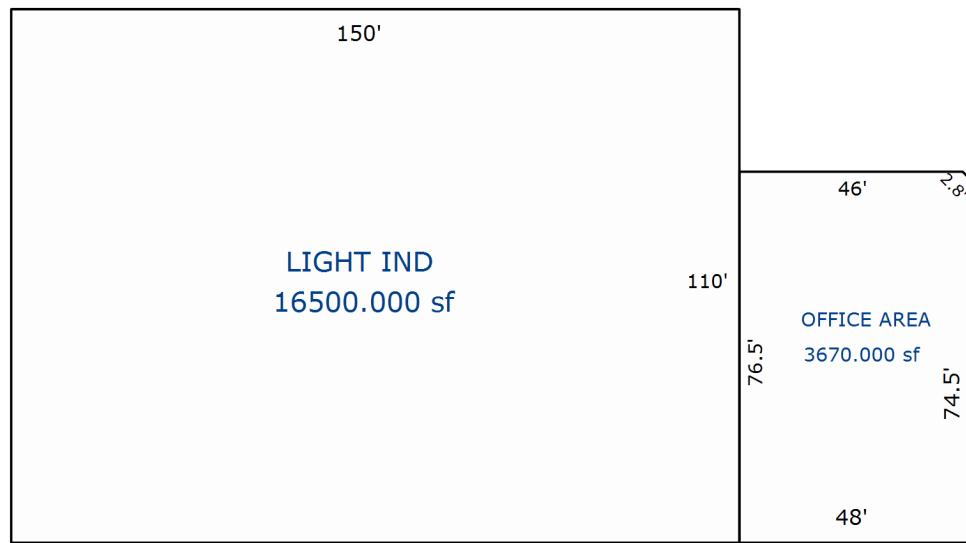
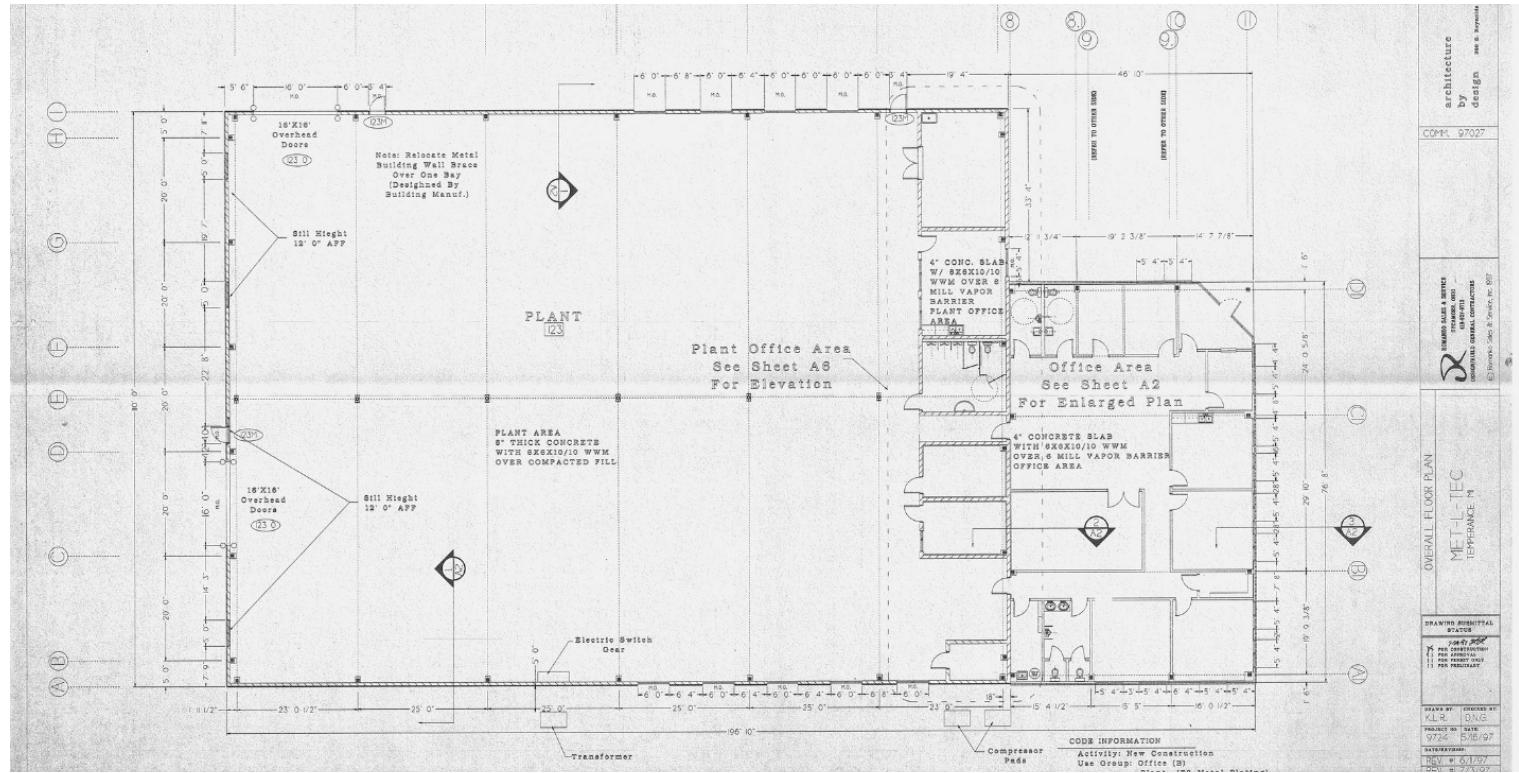
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## FLOOR PLAN



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## SITE PLAN



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## AERIAL PHOTOS



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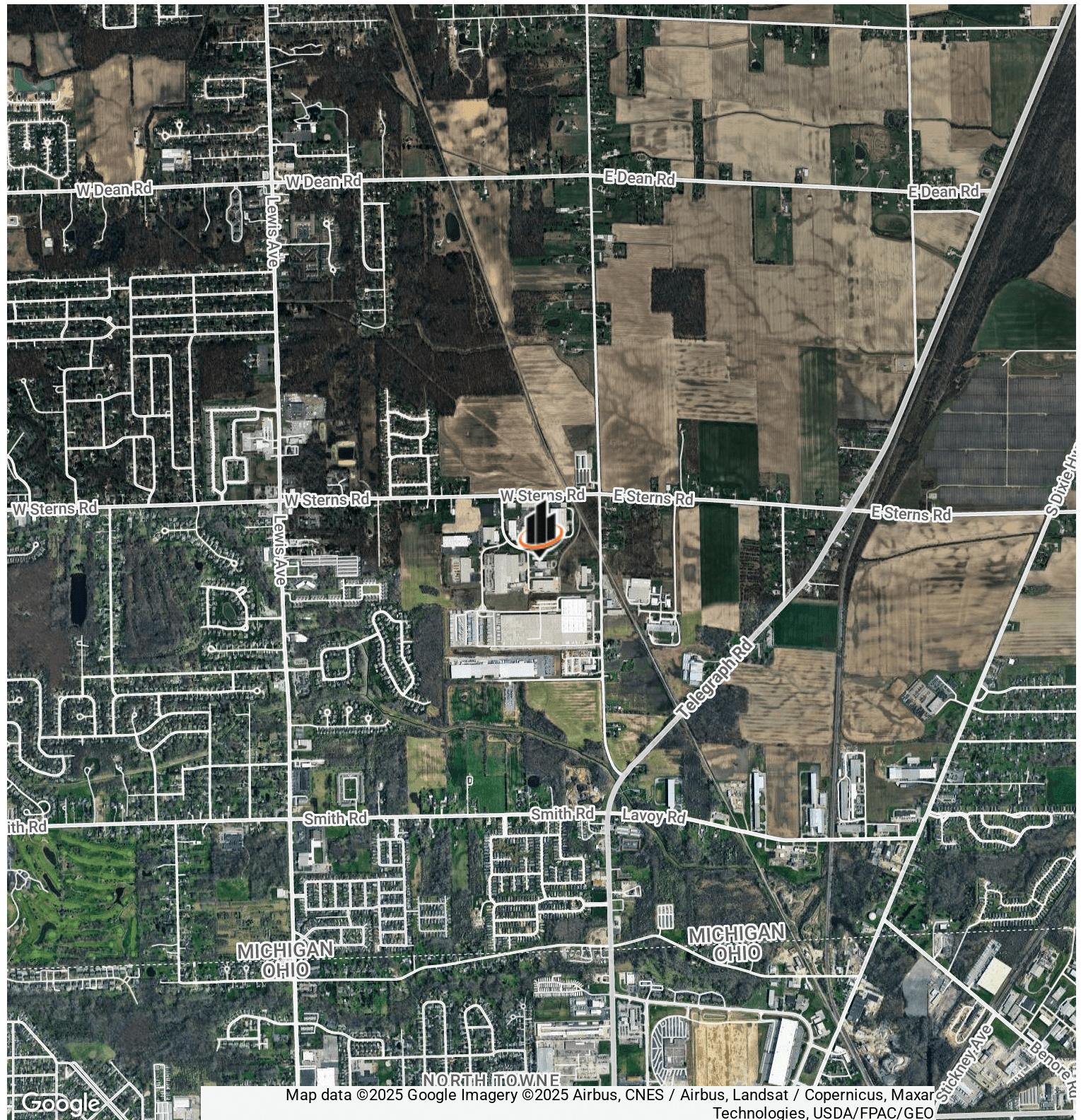
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## LOCATION MAP



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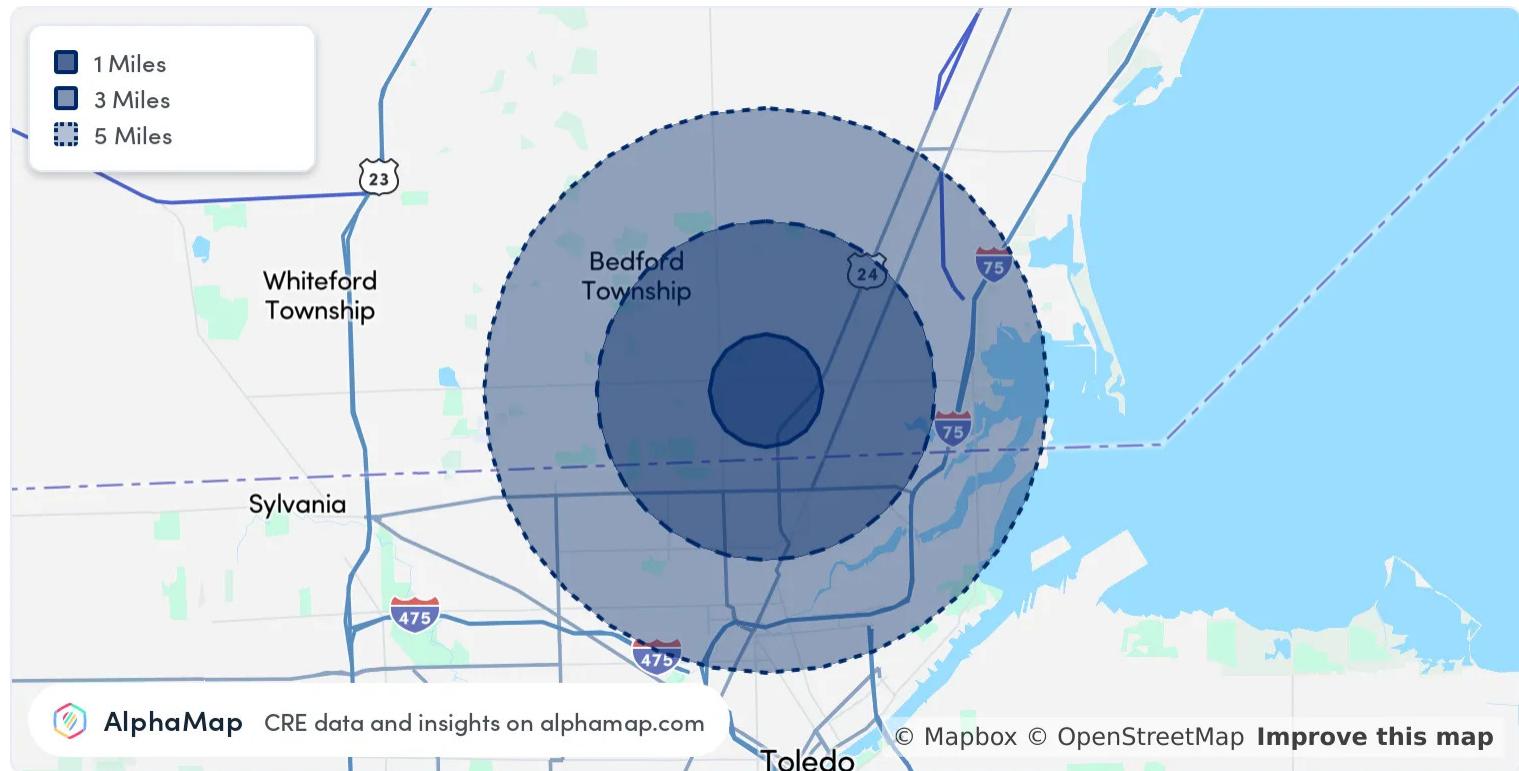
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## AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,532	34,087	128,338
<b>AVERAGE AGE</b>	45	42	40
<b>AVERAGE AGE (MALE)</b>	43	40	39
<b>AVERAGE AGE (FEMALE)</b>	47	43	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,103	14,721	54,634
<b>PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$80,066	\$76,551	\$73,355
<b>AVERAGE HOUSE VALUE</b>	\$232,809	\$184,118	\$164,074
<b>PER CAPITA INCOME</b>	\$34,811	\$33,283	\$31,893

Map and demographics data derived from AlphaMap

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# About **SVN**<sup>®</sup>

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

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## ADVISOR BIO 1



### DAN STEWART, CCIM

Managing Director

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### PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN | Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 20 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

### EDUCATION

Bachelor of Arts degree in Marketing from Michigan State University's Broad College of Business.

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## ADVISOR BIO 2



### MATTHIAS RHEIN

Associate Advisor

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### PROFESSIONAL BACKGROUND

Matthias Rhein is an associate advisor at SVN | Stewart Commercial Group in Ann Arbor. Prior to joining the team, Rhein was an associate at a vertically-integrated \$2B AUM real estate investment and management firm in Austin, Texas, where he was involved in the acquisition of over \$75M of real estate. He was eventually promoted to a director level, spearheading business development, marketing, and capital raising for the company. He also served in a fractional capacity for a blockchain-powered real estate investment platform and a cybersecurity compliance company. At SVN, he specializes in small-bay industrial (sub 100,000 square foot) investment properties in the greater Southeast Michigan area.

Rhein graduated from Hillsdale College in 2023 with a Bachelor of Arts degree in English. He currently resides in Ypsilanti, MI.

### EDUCATION

B.A. English, Magna Cum Laude | Hillsdale College

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