

**INDUSTRIAL PROPERTY // FOR LEASE**

# 63,000 SF INDUSTRIAL WAREHOUSE/MANUFACTURING FACILITY

6500 EAST DAVISON STREET  
HAMTRAMCK, MI 48212



- 63,000 SF Available for Lease
- 1/2 Acre of Gated Fenced Parking
- 6-Extension Docks and One (1) 14'x14" Overhead Door
- 440 Volt/ 1,200 AMP power and LED Lights
- 14'1" - 16'14" Clear Height
- 100% Fire Suppressant
- Outside Storage
- Close to I-75 and Van Dyke



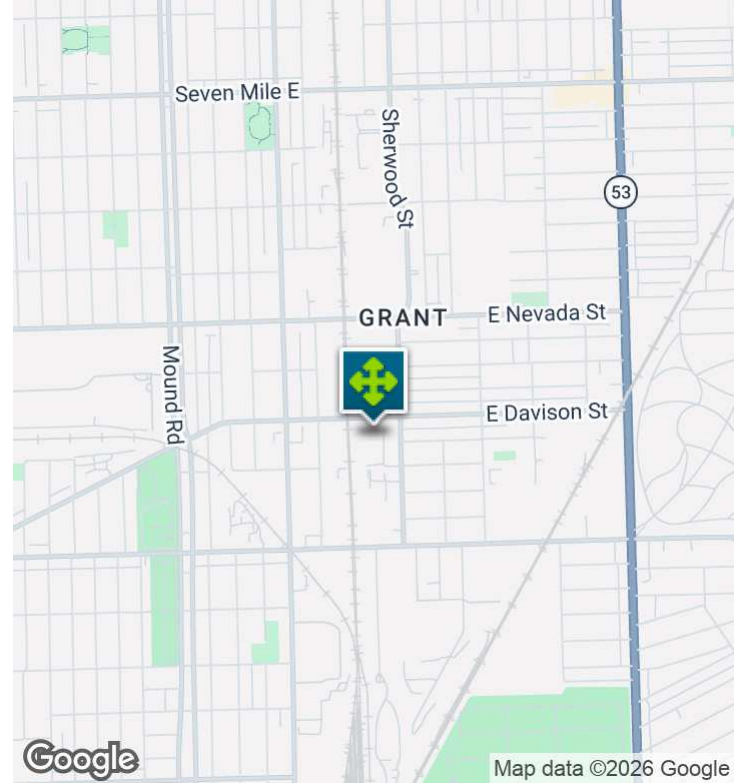
**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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## EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$5.50 SF/YR (GROSS)</b>
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### OFFERING SUMMARY

<b>Building Size:</b>	135,000 SF
<b>Available SF:</b>	63,000 SF
<b>Lot Size:</b>	4,164 Acres
<b>Year Built:</b>	1964
<b>Zoning:</b>	M-4
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit East
<b>Traffic Count:</b>	8,656

### PROPERTY OVERVIEW

Approximately 63,000 square feet of clean, move-in-ready industrial warehouse/manufacturing space. This well-maintained facility features (6) six exterior loading docks, 440-volt/1,200-amp electrical service, clear ceiling heights ranging from 14'1" to 16'4", LED lighting throughout, 100% fire suppression system, bathrooms, and a small office area. The property also offers a gated and fenced parking area with ample outdoor storage, making it ideal for warehousing, manufacturing, distribution, or other industrial uses. The gross lease rate includes real estate taxes and building insurance. Utilities are billed separately to the tenant based on a prorated share of actual usage.

### LOCATION OVERVIEW

Situated in the highly coveted industrial corridor, this massive 135,000 SF manufacturing and distribution hub offers a prime Metro Detroit location. With convenient access to major thoroughfares, M-4 zoning, robust infrastructure, and secure gated parking, it provides the perfect strategic footprint for scaling your logistics or manufacturing operations.

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	135,000 SF
<b>Space Available:</b>	63,000 SF
<b>Shop SF:</b>	62,000 SF
<b>Office SF:</b>	1000 SF
<b>Occupancy:</b>	Immediate
<b>Zoning:</b>	M-4
<b>Lot Size:</b>	4,164 Acres
<b>Parking Spaces:</b>	1/2 Acre Fenced Lot
<b>Fenced Yard:</b>	Yes
<b>Trailer Parking:</b>	Yes
<b>Year Built / Renovated:</b>	1964
<b>Construction Type:</b>	Brick Block
<b>Clear Height:</b>	14'.6"-16'.4"
<b>Docks:</b>	6-Extension
<b>Cranes:</b>	No
<b>Power:</b>	1200 AMP/440 Volt
<b>Air Conditioning:</b>	No
<b>Heat Type:</b>	Gas Unit
<b>Lighting:</b>	LED, Sensor Control
<b>Sprinklers:</b>	Yes
<b>Taxes:</b>	Yes and Insurance Costs Approximately \$1.23 SF



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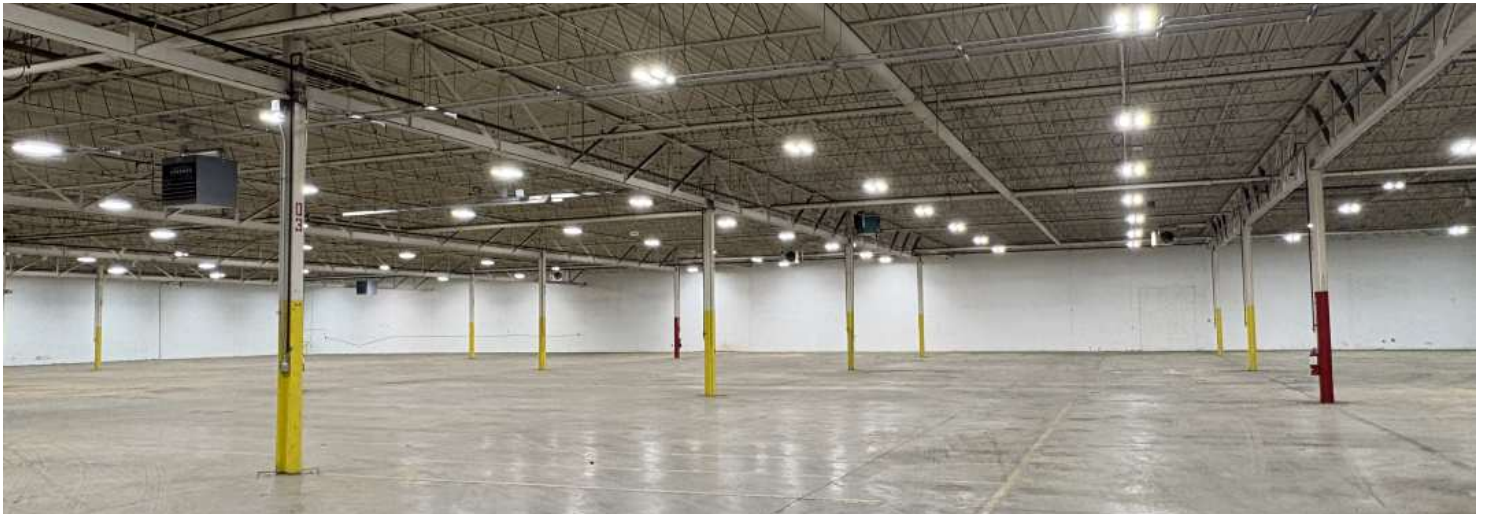
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ADDITIONAL PHOTOS

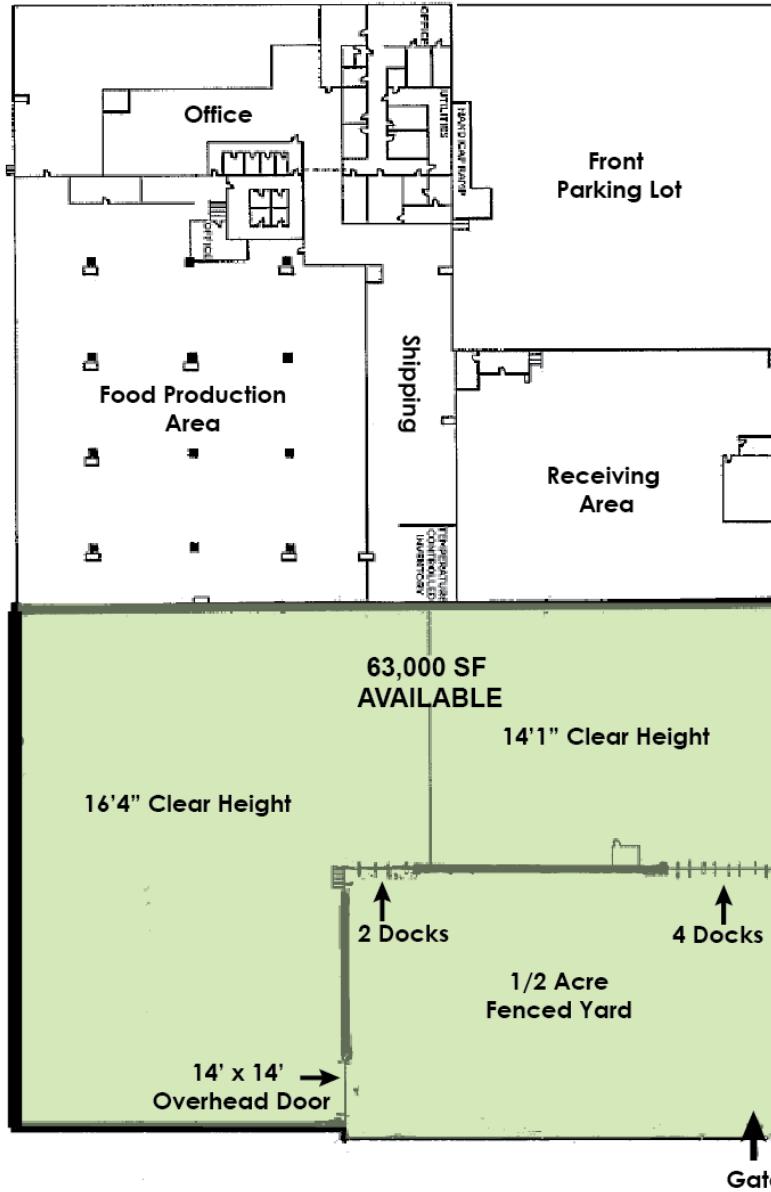


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ADDITIONAL PHOTOS



6500 EAST DAVISON STREET, HAMTRAMCK, MI 48212 // FOR LEASE  
FLOOR PLANS

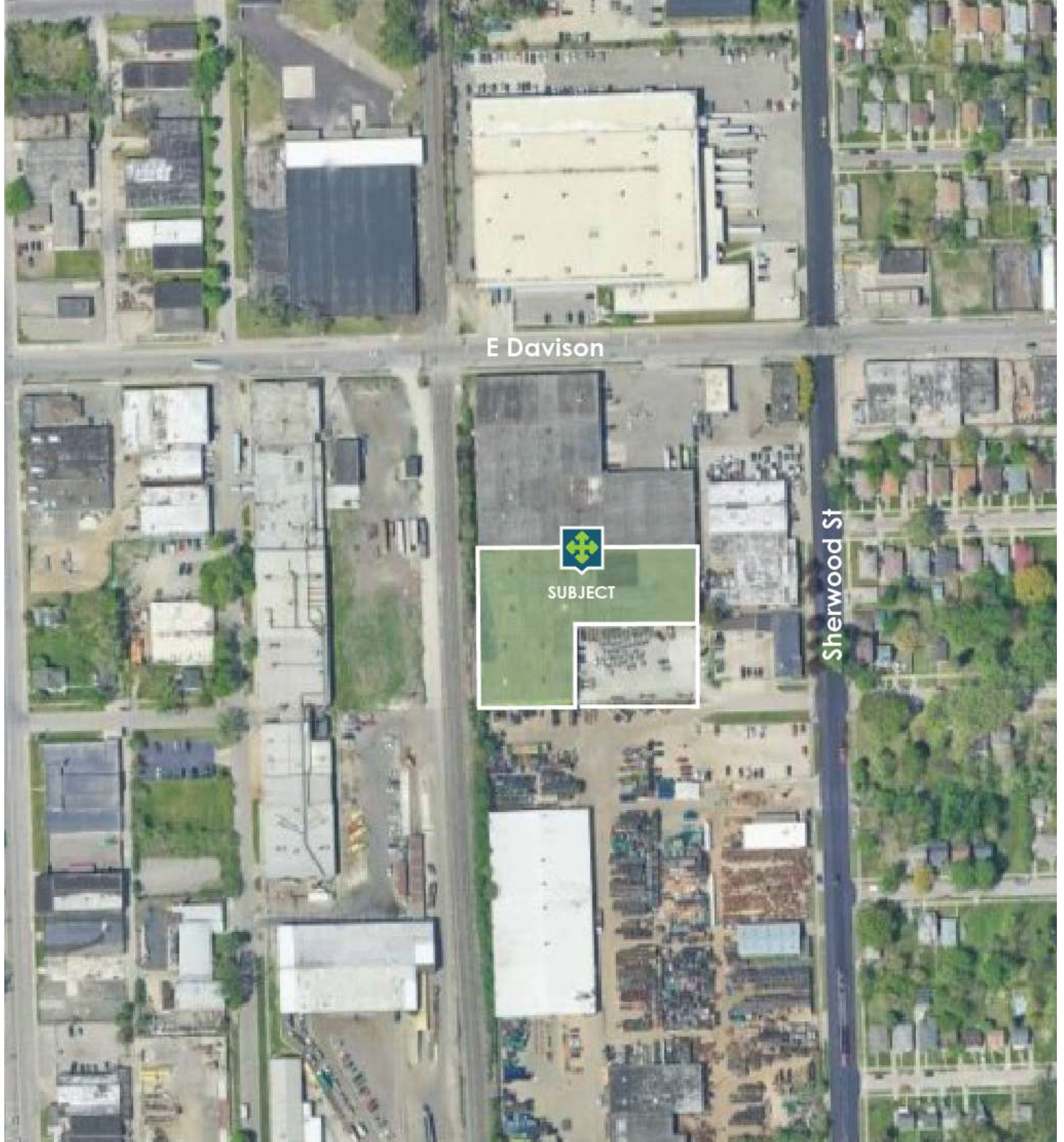
E Davison St



6500 E Davison St  
Hamtramck, MI  
SUITE B

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# SITE PLANS

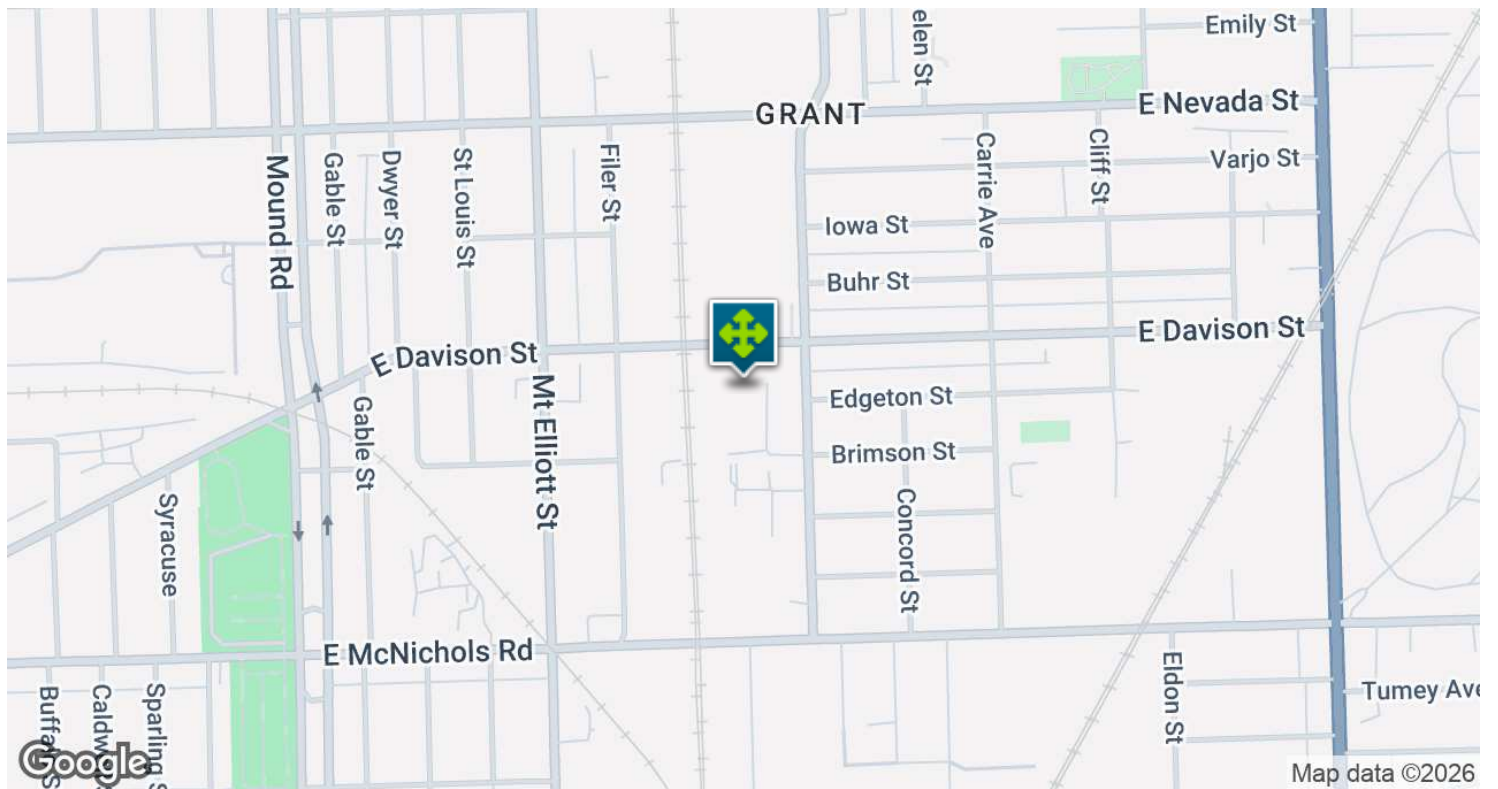
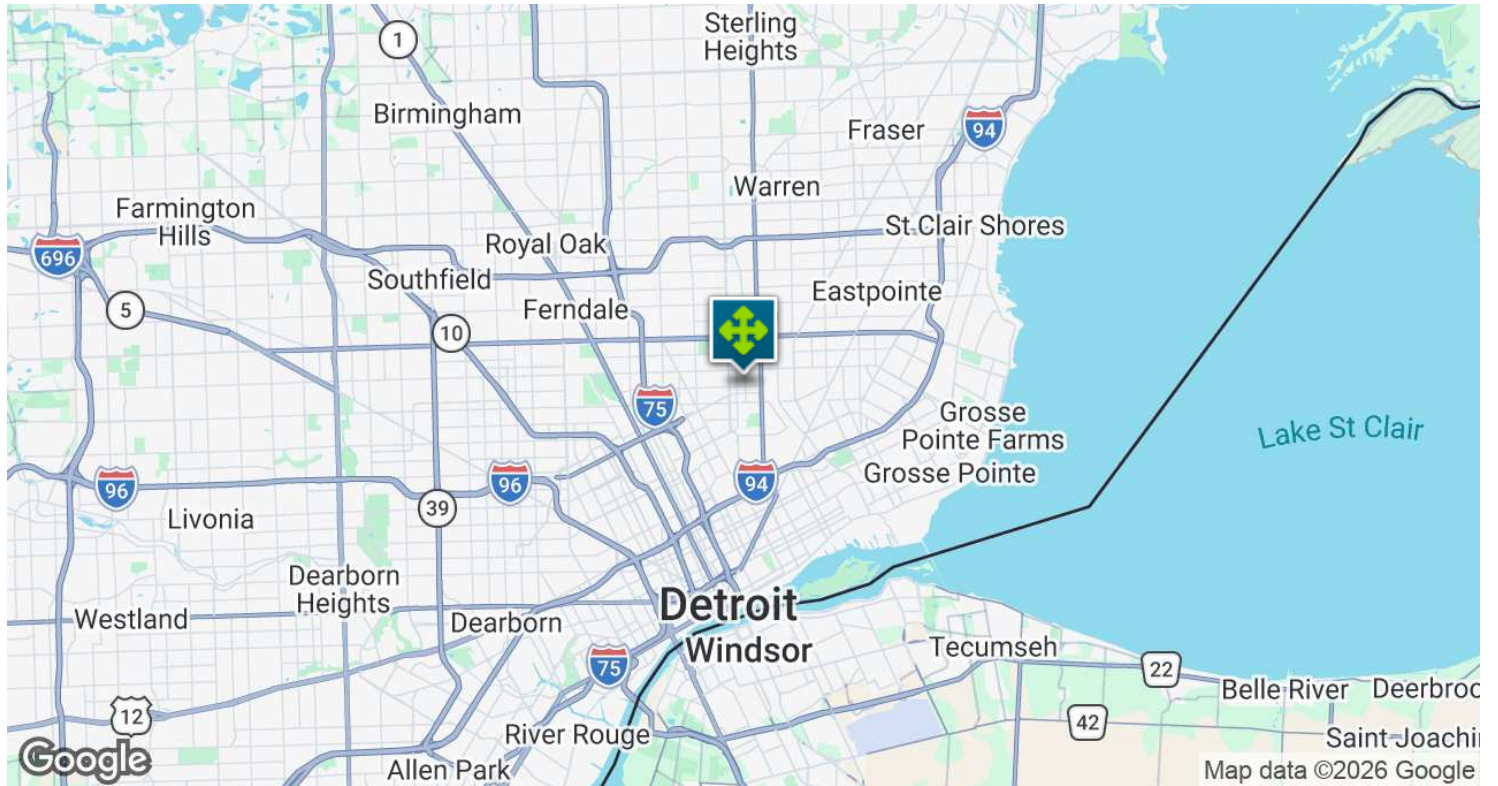


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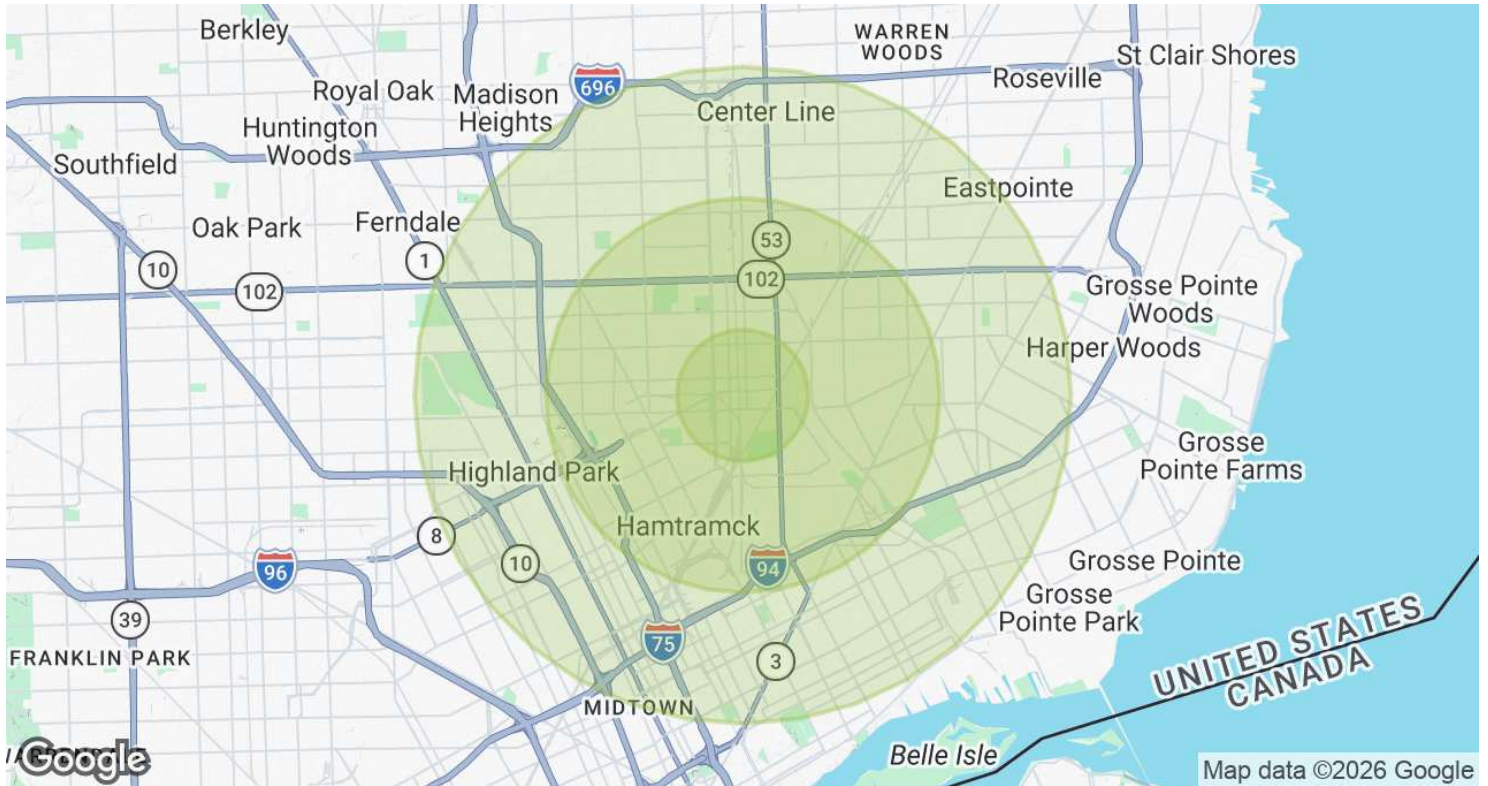
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,577	125,782	327,960
Average Age	34.5	32.7	35.8
Average Age (Male)	30.9	31.1	34.2
Average Age (Female)	38.5	34.5	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,051	42,372	125,824
# of Persons per HH	2.8	3.0	2.6
Average HH Income	\$42,487	\$51,779	\$59,081
Average House Value	\$58,846	\$80,743	\$113,566

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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