



## 13920 E 9 Mile Rd

13920 E 9 Mile Rd, Warren, MI 48089



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## 13920 E 9 Mile Rd

\$11.00 /SF/YR

4,915 Total SF includes 480 SF of office Prime Warren Location, versatile, multi-functional commercial industrial facility in the heart of Warren,. Free standing building 0.3-acre 110X 120 Lot Class A road frontage, making it ideal for manufacturing, warehousing, office space, or mixed-use operations.

### Key Features for Diverse Operations

Zoned M-1 industrial, this facility offers incredible flexibility for a wide range of businesses. Having been remodeled in 2022, you'll benefit from a clean, upgraded, and durable space that's ready for immediate use.

\* Heavy-Duty Infrastructure: The property comes equipped with 3-phase power, existing cranes, and 15-foot high ceilings, making it ideal for even the heaviest industrial applications. 2 office Mens/Womans Baths 1 full Shop Bath with shower

\* Easy Access & Security: You'll find two large overhead doors , a fully 6 ft high fenced perimeter for added security..

\* Comfortable Office Space: The facility includes 480 sq. ft. of dedicated office space, an employee lounge, and central air with forced air heating throughout both the...



Rental Rate: \$11.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 4,915 SF

Year Built: 1952

Taxes: \$0.09 USD/SF/MO

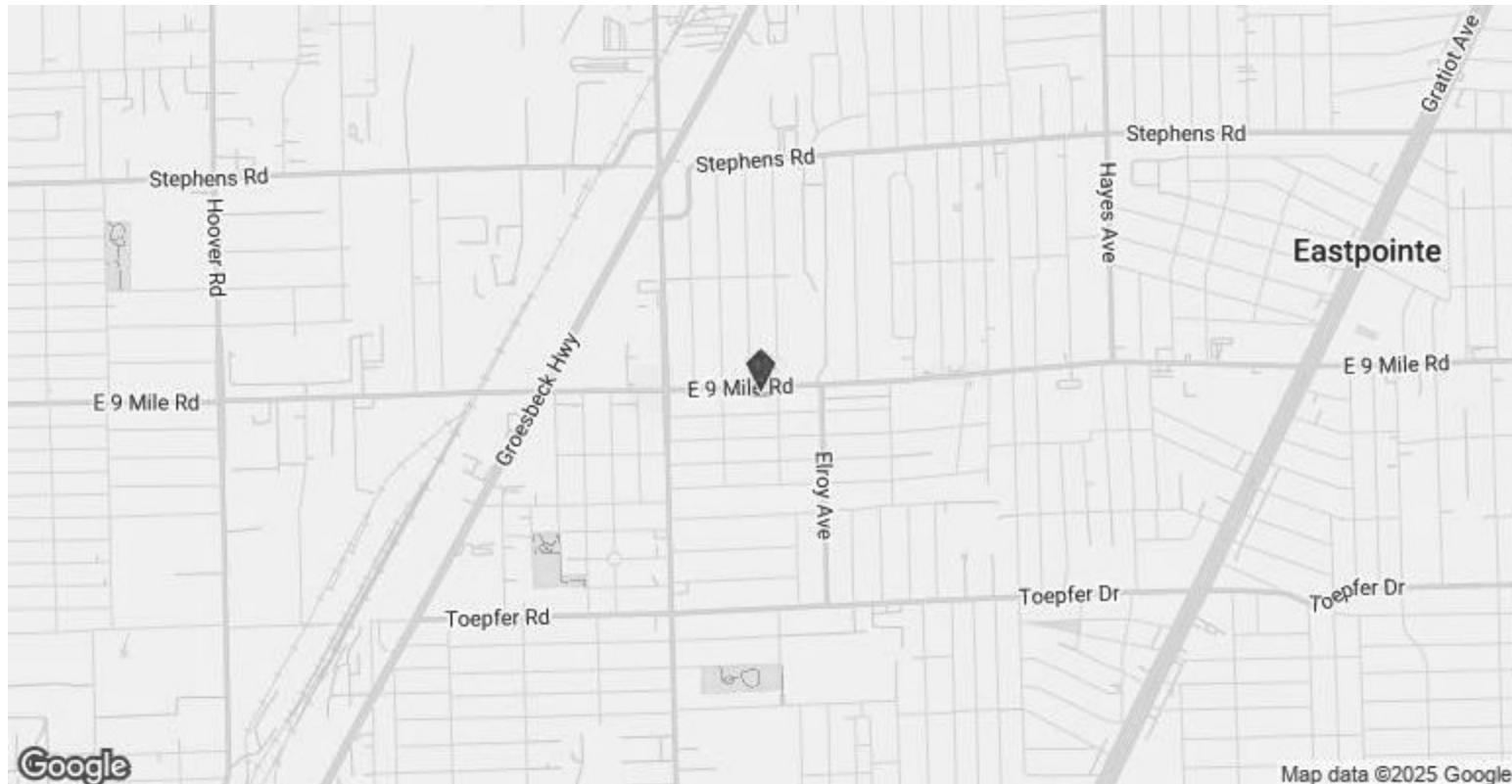
Operating Expenses: \$0.04 USD/SF/MO

Rental Rate Mo: \$0.92 /SF/MO

## 1st Floor

Space Available	4,915 SF	3 Phase 2 Crains
Rental Rate	\$11.00 /SF/YR	
Date Available	Now	
Service Type	Triple Net (NNN)	
Office Size	480 SF	
Space Type	Relet	
Space Use	Industrial	
Lease Term	Negotiable	

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High-Visibility Location only 2 miles from I-696 and in the middle of I-94 and I-75

This move-in ready property is an excellent fit for wholesale, mini-storage, (Possible Cannabis Delivery Service Location) And various other service-based industries. Its high-visibility location offers easy access to major highways, simplifying logistics and client reach.

Ready to see how this prime location can benefit your business? Possible Lease with Option to buy!

## Property Photos



Building Photo



Building Photo

## Property Photos



Building Photo



Building Photo

## Property Photos



Aerial



Aerial

## Property Photos



Aerial



Aerial

## Property Photos



Aerial



Aerial

## Property Photos



Aerial



Office Photo

## Property Photos



Office Space



Office Photo

## Property Photos



## Property Photos



Industrial Space



Industrial Space

## Property Photos



## Property Photos



Industrial Space



Industrial Space

# Property Photos



## Property Photos



## Property Photos



Industrial Space



Bathroom

## Property Photos



## Property Photos



Building Photo



Bathroom

## Property Photos



Aerial



Aerial

## Property Photos



Aerial



Aerial

## Property Photos



Aerial



Aerial