



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...

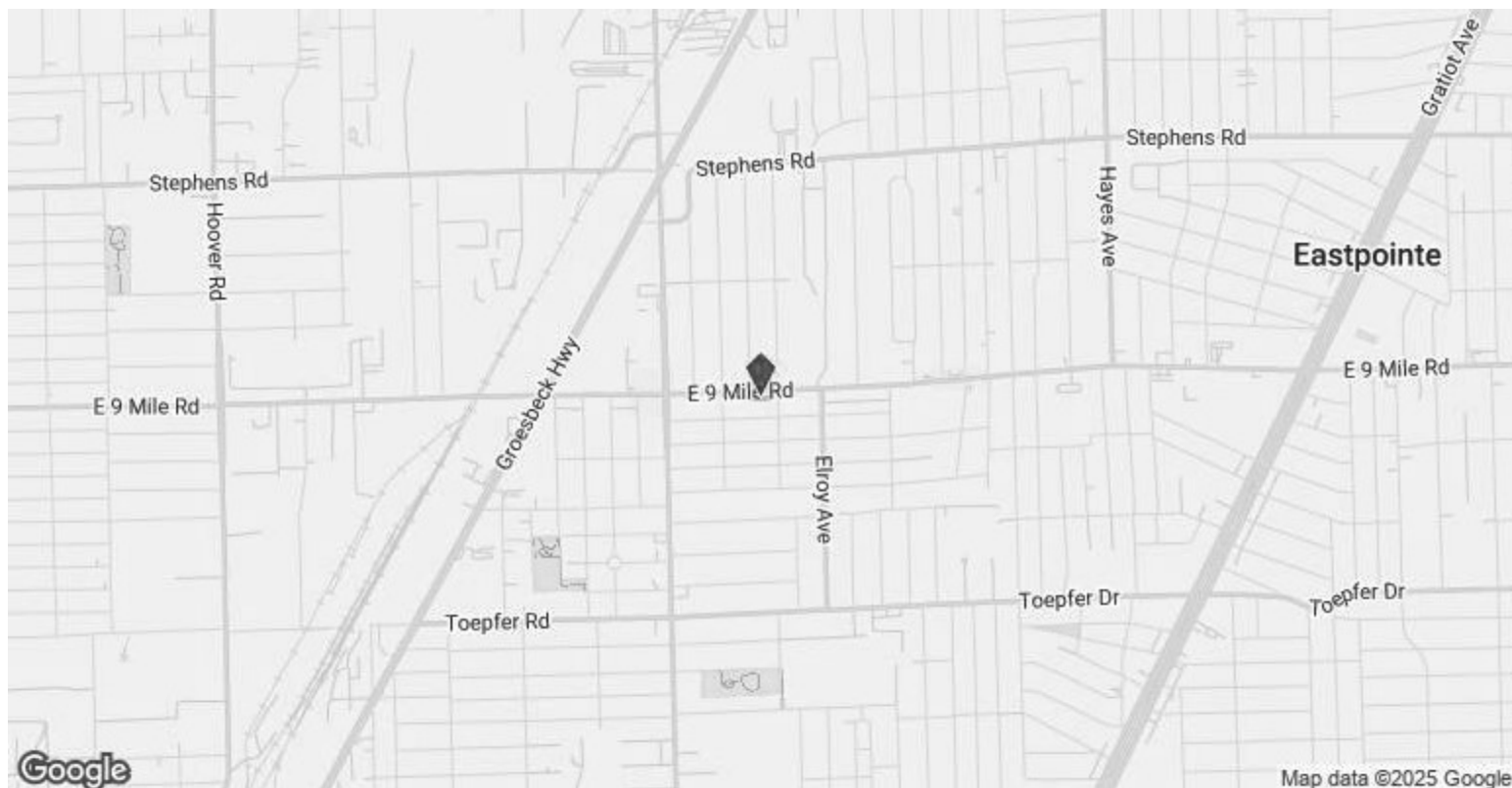


Rental Rate:	\$11.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	4,915 SF
Year Built:	1952
Taxes:	\$0.09 USD/SF/MO
Operating Expenses:	\$0.04 USD/SF/MO
Rental Rate Mo:	\$0.92 /SF/MO

1st Floor

Space Available	4,915 SF
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

3 Phase 2 Crains



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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



Property Photos



Property Photos



Aerial



Aerial

Property Photos



Aerial



Office Photo

Property Photos



Property Photos



Property Photos



Property Photos



Industrial Space



Industrial Space

Property Photos



Industrial Space



Industrial Space

Property Photos



Industrial Space



Industrial Space

Property Photos



Industrial Space



Industrial Space

Property Photos



Industrial Space



Bathroom

Property Photos



Bathroom



Common Area Space

Property Photos



Building Photo



Bathroom

Property Photos



Property Photos



Aerial



Aerial

Property Photos

