



INDUSTRIAL PROPERTY // FOR SALE / LEASE

14,000 SF WAREHOUSE BUILDING ON 1.4 ACRES WITH 3 BAY DOORS

19430 MOUNT ELLIOTT ST
DETROIT, MI 48234

PRICE REDUCED!



- 11,500 SF warehouse
- 2,500 SF office w/ AC
- M4 industrial zoning
- 12'-20' ceiling height
- 2 docks and one (1) overhead door
- 3-phase power
- Fully fenced property with ample parking
- Close proximity to major transportation routes



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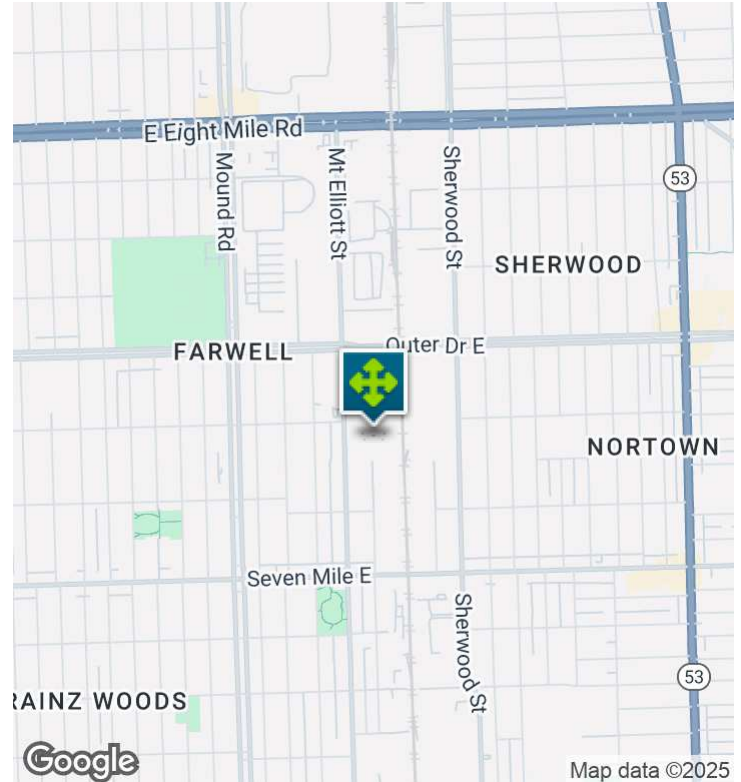


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EXECUTIVE SUMMARY



Sale Price	\$1,395,000
Lease Rate	\$9.86 SF/YR (NNN)

OFFERING SUMMARY

Building Size:	14,000 SF
Available SF:	14,000 SF
Lot Size:	1.4 Acres
Price / SF:	\$99.64
Year Built:	1950
Renovated:	2011
Zoning:	M4 Industrial
Market:	Detroit
Submarket:	Detroit E of Woodward

PROPERTY OVERVIEW

Impressive 14,000 SF industrial building in the heart of the Mount Elliott Development District available for sale & lease. Easy access on 1.4 acres with 2 truck docks and 1 grade-level overhead door. Hi-lo forklift available. Ample parking with at least 30 spaces in front. Lots of room for parking and outside storage in back. Fully fenced property. Zoned M4 Industrial. LED lighting. Ceiling height 12-20 feet. Three-phase power. The building has a current tenant who can vacate within a few months.

The owner does not want to disturb current tenant employees or customer base. DO NOT approach the business or its employees. Please contact broker.

LOCATION OVERVIEW

Located on Detroit's east side near Mound Road and 7 Mile inside Mount Elliott Development District. Adjacent to railways, FCA Warren Stamping Plant, Warren Truck Plant, and quick access to M-53/Van Dyke Expressway and 8 Mile Road.



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Kevin Bull SENIOR ASSOCIATE

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INDUSTRIAL DETAILS

Property Type:	Warehouse/Distribution
Building Size:	14,000 SF
Space Available:	14,000 SF
Shop SF:	11,500 SF
Office SF:	2,500 SF
Occupancy:	Tenant can vacate within a few months
Zoning:	M4 Industrial
Lot Size:	1.4 Acres
Parking Spaces:	30
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1950 / 2011
Construction Type:	Masonry Brick/Block
Clear Height:	12 - 20'
Overhead Doors:	One (1)
Truckwells/Docks:	Two (2)
Cranes:	No
Column Spacing:	Clear Span
Power:	3-Phase
Buss Duct:	No
Air Conditioning:	Office Only
Heat Type:	N/A
Lighting:	LED
Sprinklers:	No



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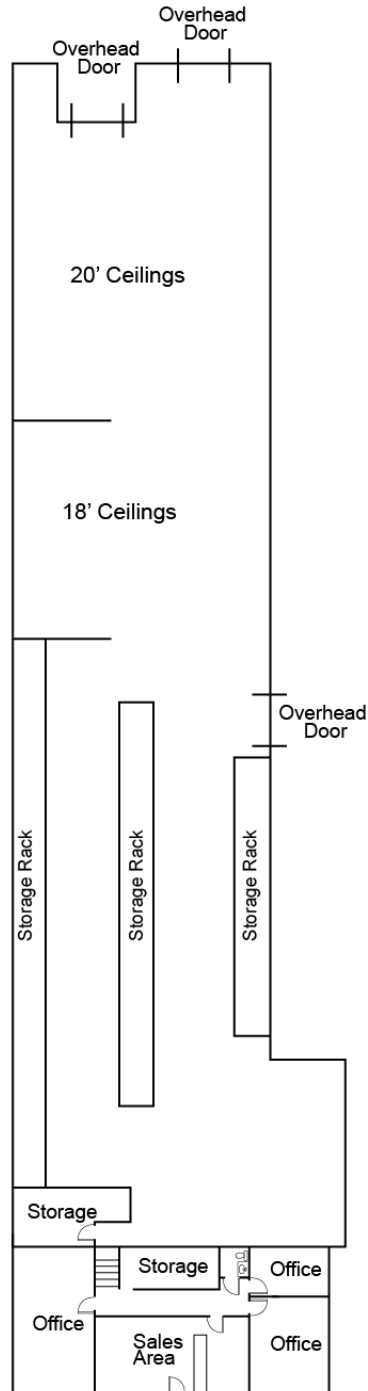
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FLOOR PLANS



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ADDITIONAL PHOTOS



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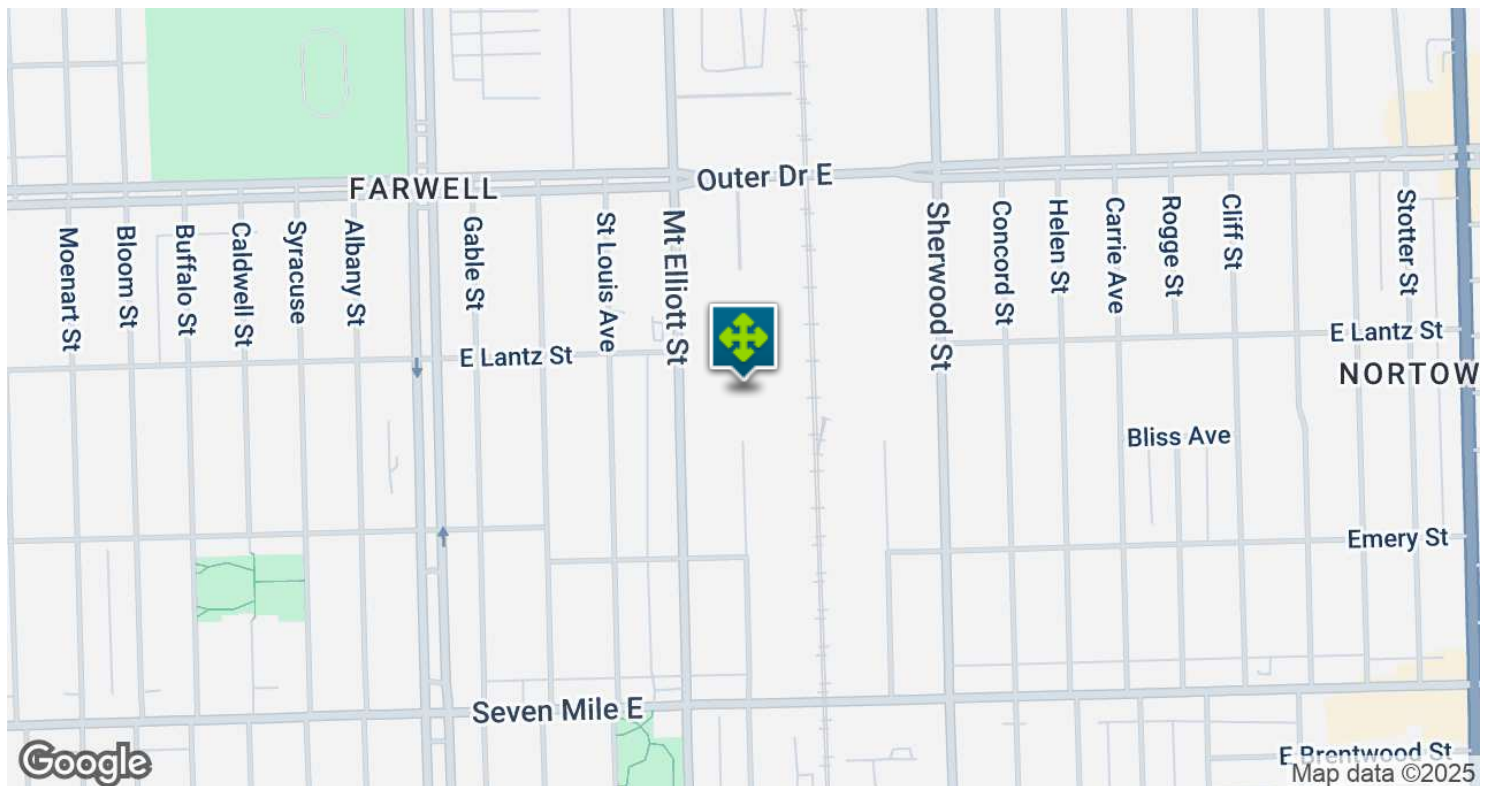
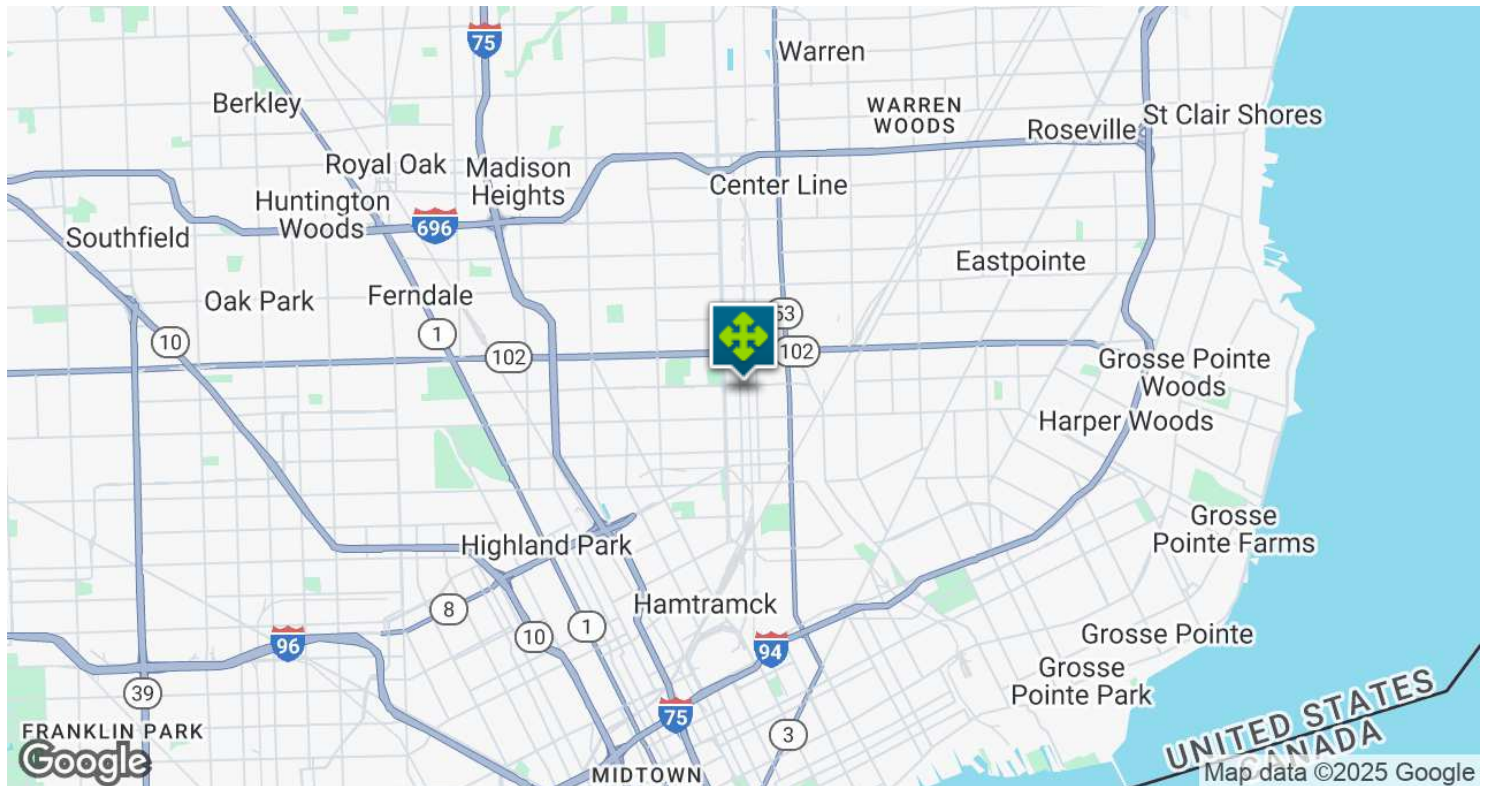
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RETAILER MAP



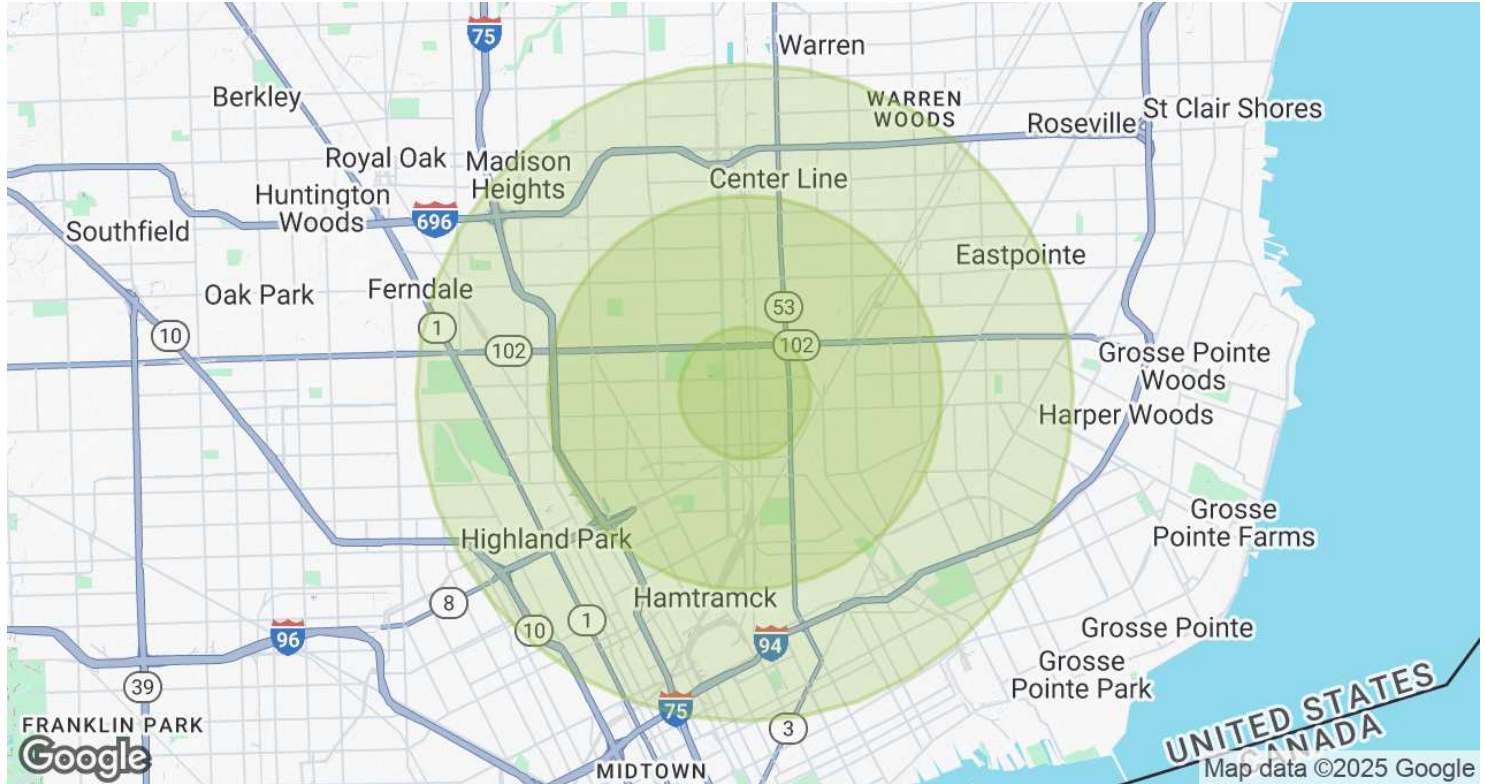
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,759	132,330	323,314
Average Age	38	37	38
Average Age (Male)	36	36	37
Average Age (Female)	39	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,907	47,626	126,374
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$50,365	\$52,800	\$60,587
Average House Value	\$90,870	\$106,386	\$136,567

Demographics data derived from AlphaMap

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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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