

INDUSTRIAL PROPERTY // FOR SALE

10,000 SF BUILD-TO-SUIT INDUSTRIAL OPPORTUNITY IN SHELBY TWP

AUBURN RD & ROSEBRIAR

SHELBY TWP, MI 48317



Artist Rendering

- Build-to-suit up to 10,000 SF
- Flexible design divisible from 2,500–10,000 SF
- 20'–24' clear height
- Grade-level doors, power, heat, and lighting built to suit
- Office space with AC
- Fast occupancy: 150 days
- Prime corner location on a 1.28-acre site
- Excellent access to M-53, M-59, and I-75
- Close to automotive suppliers, logistics hubs, and retail amenities

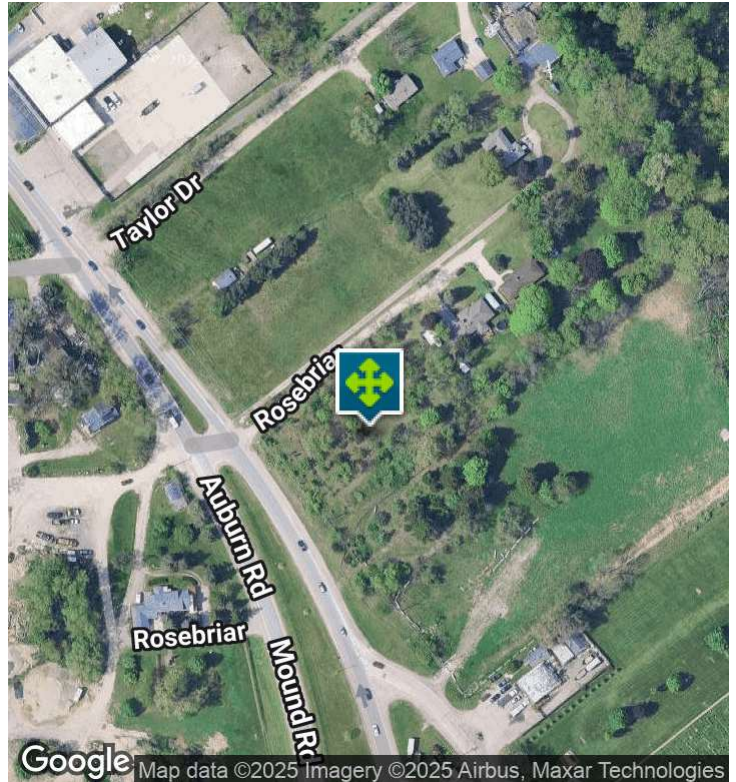


P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Sale Price	\$1,475,000
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OFFERING SUMMARY

Building Size:	10,000 SF
Lot Size:	1.28 Acres
Price / SF:	\$147.50
Year Built:	2025
Zoning:	I-2
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	14,030

PROPERTY OVERVIEW

Unlock the potential of a 10,000 SF build-to-suit flex/industrial building on a prime corner 1.28-acre lot in Shelby Township. Designed for maximum flexibility, this property can be customized to fit a single user or subdivided into units as small as 2,500 SF, accommodating multiple tenants with ease.

The building offers 20'-24' clear height, grade-level doors for each unit, and modern office space with AC, along with power, lighting, and heating tailored to your specifications. Whether for light manufacturing, warehouse, or hybrid office/industrial use, this is a space designed to meet your business needs today and scale with you tomorrow.

With delivery in as little as 150 days, this project provides a rare opportunity to secure a brand-new, customized facility in one of Metro Detroit's most sought-after industrial corridors.

LOCATION OVERVIEW

Situated at the high-visibility corner of Auburn Road and Rosebriar, this site offers unmatched access and connectivity in the heart of Shelby Township's thriving industrial corridor. This location provides quick access to M-53, M-59, and I-75, ensuring seamless connections to Metro Detroit, Oakland, and Macomb Counties. The property is also just minutes from key logistics hubs, major automotive suppliers, and a growing base of retail and residential development—bringing both workforce convenience and business opportunity right to your doorstep.

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INDUSTRIAL DETAILS

Property Type:	Industrial Warehouse or Flex
Building Size:	10,000 SF
Space Available:	2,500 - 10,000 SF
Shop SF:	Build-to-Suit
Office SF:	Build-to-Suit
Occupancy:	150 Days
Zoning:	I-2
Lot Size:	1.28 Acres
Parking Spaces:	17
Trailer Parking:	No
Year Built / Renovated:	Not Built Yet
Construction Type:	Build-to-Suit
Clear Height:	20-24'
Overhead Doors:	Build-to-Suit
Cranes:	No
Column Spacing:	Build-to-Suit
Power:	Build-to-Suit
Buss Duct:	No
Air Conditioning:	Offices Only
Heat Type:	Build-to-Suit
Lighting:	Build-to-Suit
Floor Drains:	Build-to-Suit
Taxes:	-



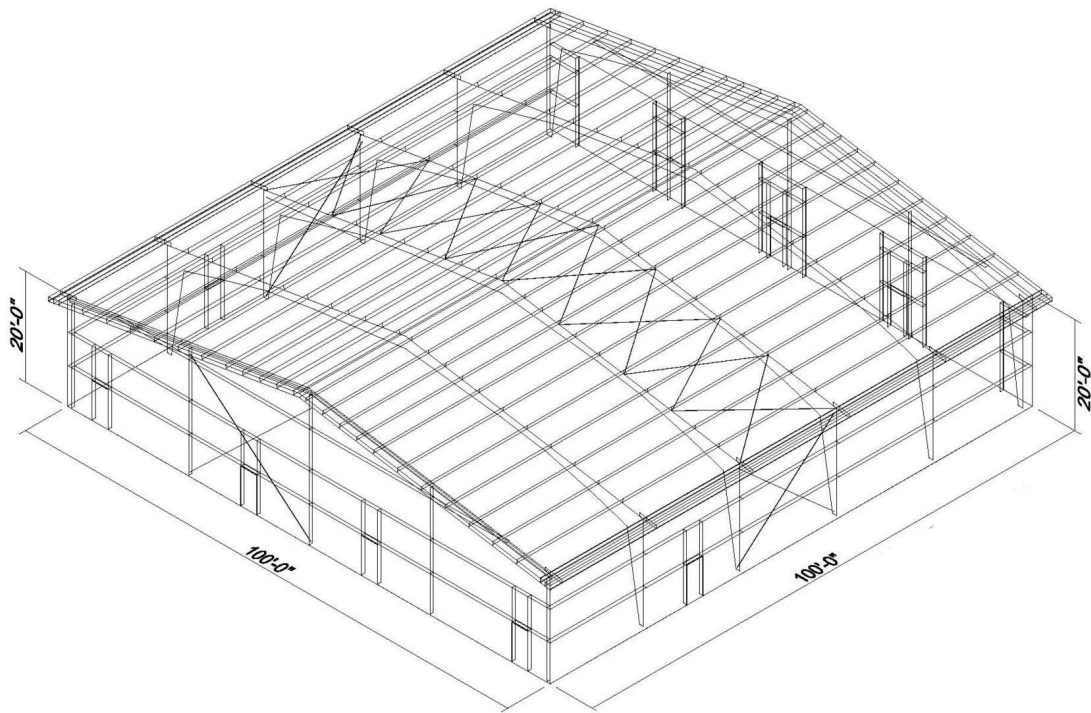
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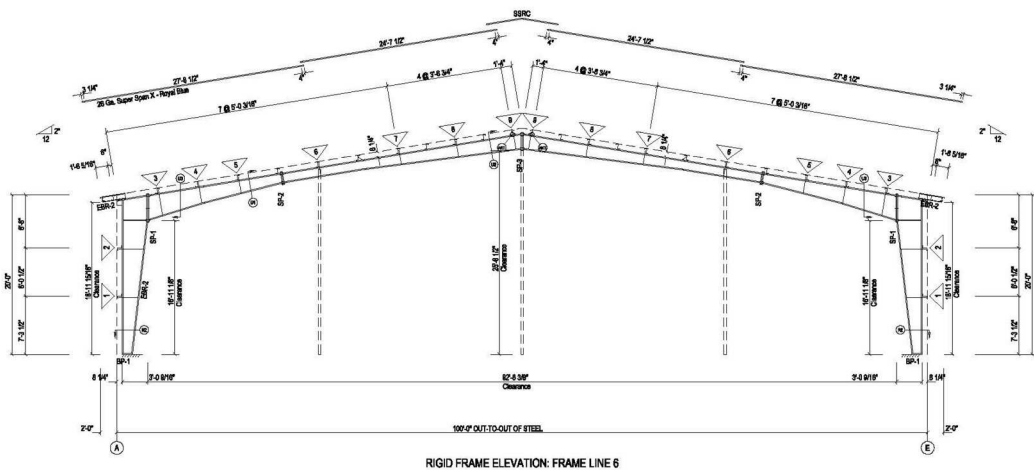
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ADDITIONAL PHOTOS



Pretensioning methods, including Turn-of-Nut, calibrated wrench, twist-off tension control bolts or direct tension indicator are not required. Installation inspection requirements for Smug Tight Bolt is found in Section 5.1.1 of the Specification.



RIGID FRAME ELEVATION: FRAME LINE 6

Olympia Steel Buildings		Olympia Steel Buildings		
PROJECT	Project	RIGID FRAME ELEVATION		
ID	AS_48317	DESIGN:	DRAFT:	CHECK:
PROJECT	Street	DATE: 8/20/25	SHEET	OF
ADDRESS	City, State Zip			



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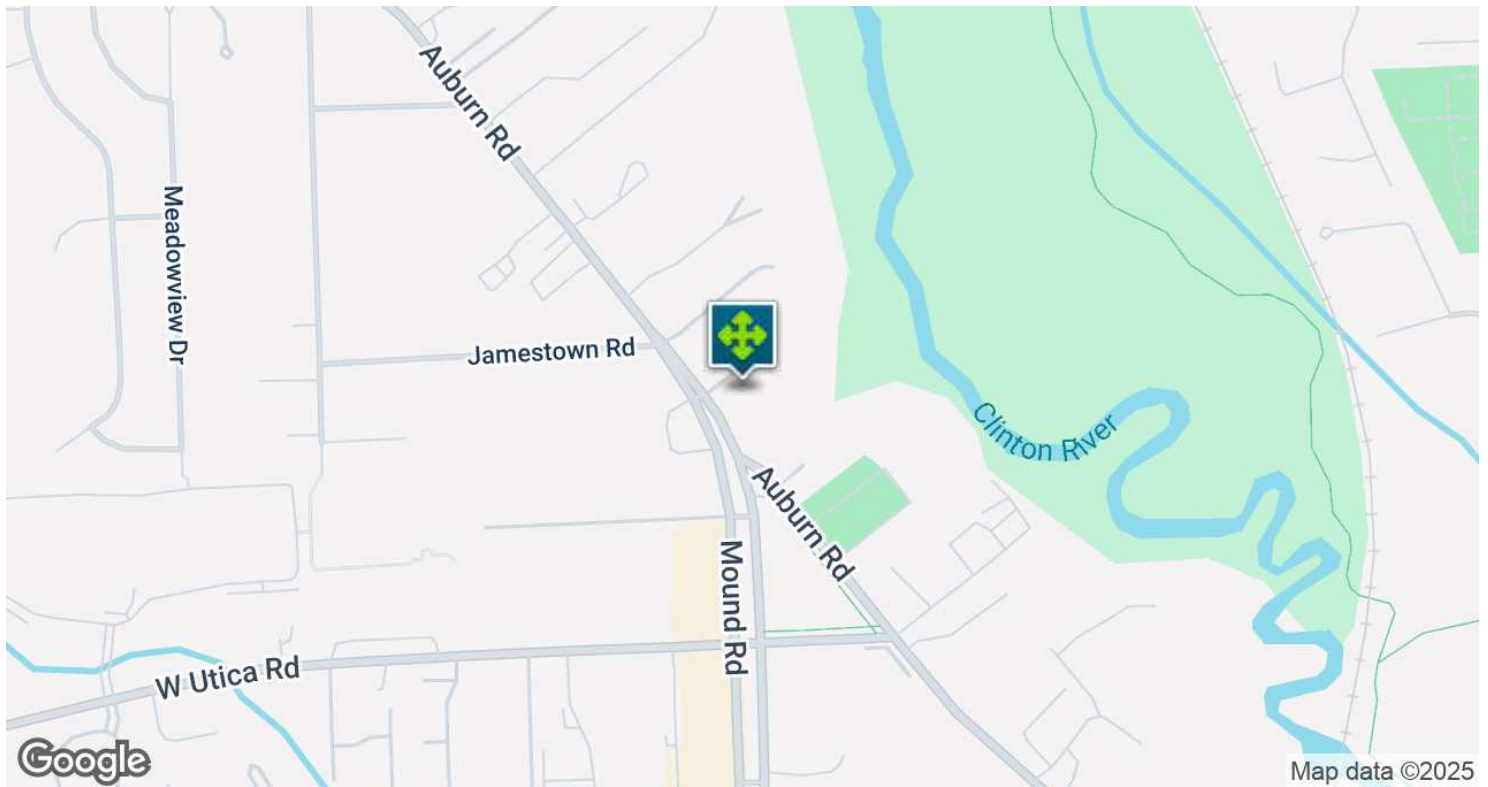
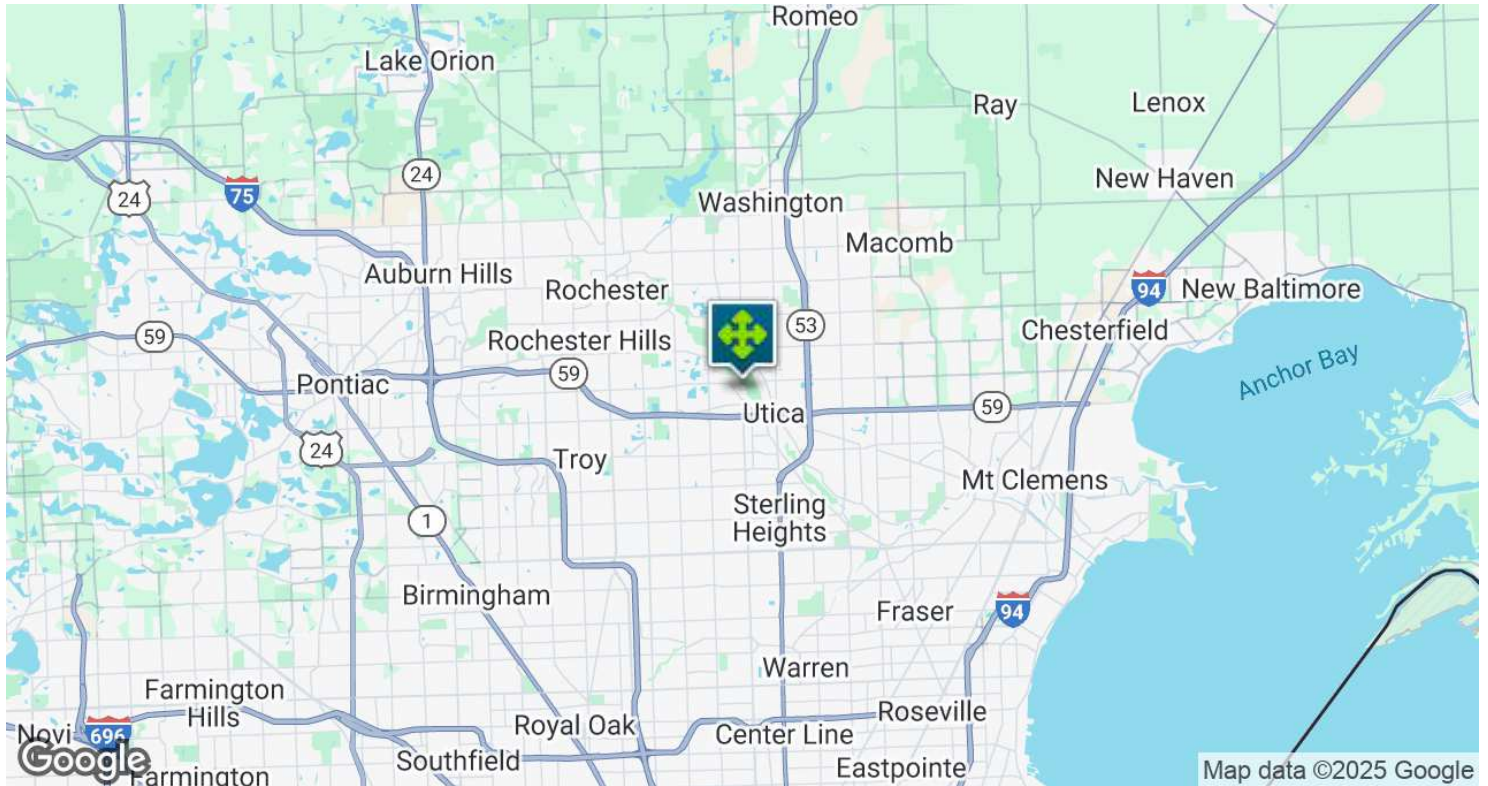
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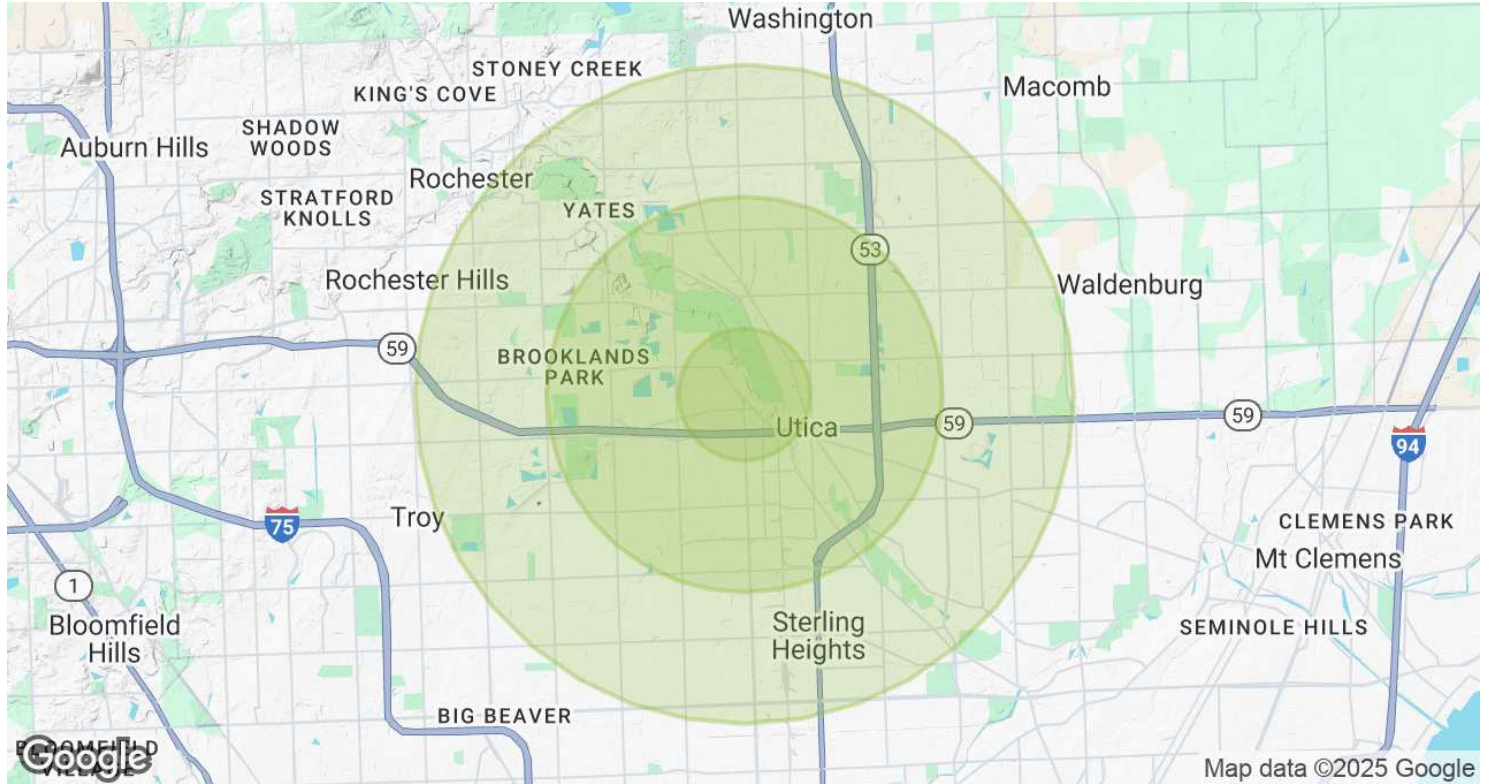
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,152	73,556	237,283
Average Age	39	42	43
Average Age (Male)	37	41	41
Average Age (Female)	40	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,313	30,321	93,895
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$85,565	\$101,734	\$111,738
Average House Value	\$278,252	\$308,729	\$326,408

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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