

WAREHOUSE/INDUSTRIAL INVESTMENT OPPORTUNITY



FOR SALE



23600 SCHOENHERR ROAD WARREN, MI 48089

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for industrial and manufacturing investors in Warren, MI! This prime property boasts a substantial 47,544 SF building, offering ample space for operations, production, and expansion. Strategically located in the heart of the Warren area, this property provides convenient access to major transportation routes, facilitating efficient logistical operations. The building's versatile layout and modern infrastructure present an ideal canvas for customization to suit specific industrial and manufacturing needs. With its prime location and substantial building size, this property is perfectly positioned to accommodate the diverse requirements of industrial and manufacturing.

PROPERTY HIGHLIGHTS

- 47,544 SF Building
- New Roof 2025
- 1 Interior Truck Well
- 3 Overhead Doors
- 3000a/480v 3 Phase Heavy Power
- 5 Cranes
- 12'-17' Clear Ceiling Height
- New Heating Units in Main Room
- Ample Space Multiple Operations
- Fully Sprinklered Building
- Excess Parcel of Land Included for Overflow Parking or Other Use

WAREHOUSE/INDUSTRIAL INVESTMENT OPPORTUNITY



FOR SALE



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Brenda Asmar
Sales Associate | 248.353.0500
asmar@farbman.com

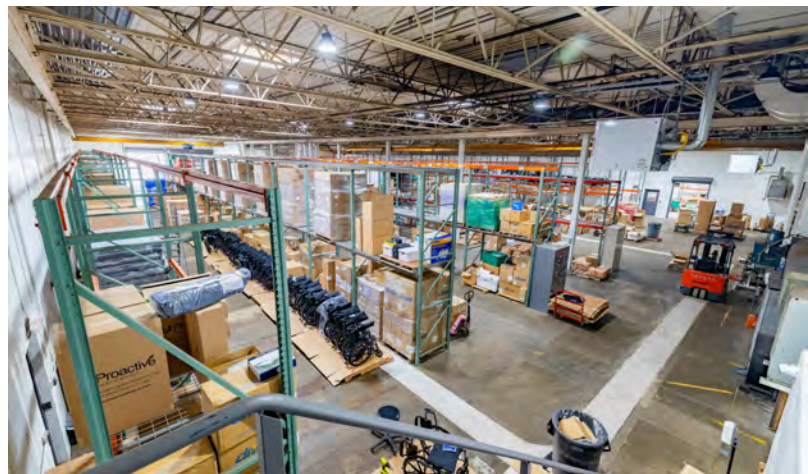
Jeanne Gross
Senior Vice President | 248.686.5982
gross@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

WAREHOUSE/INDUSTRIAL INVESTMENT OPPORTUNITY



FOR SALE



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Brenda Asmar
Sales Associate | 248.353.0500
asmar@farbman.com

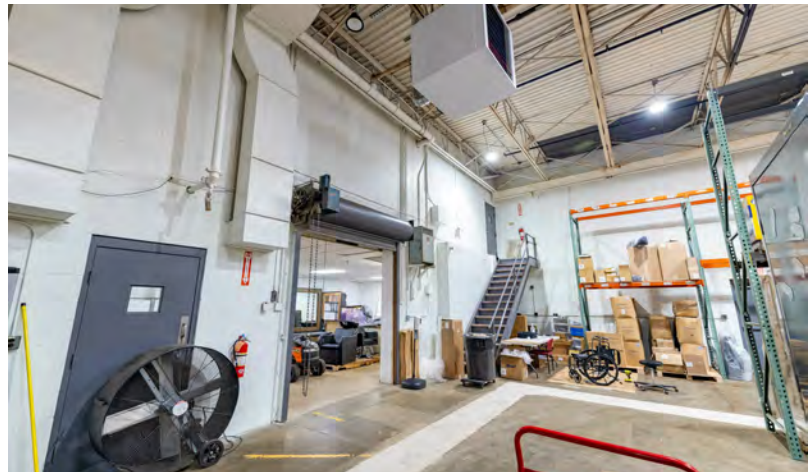
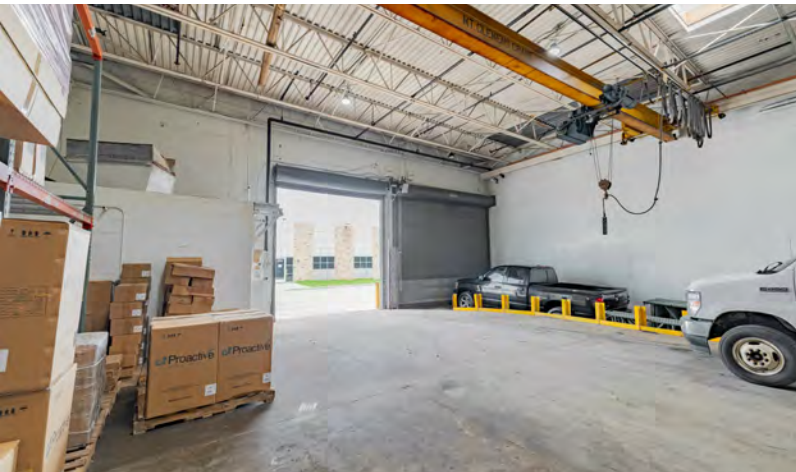
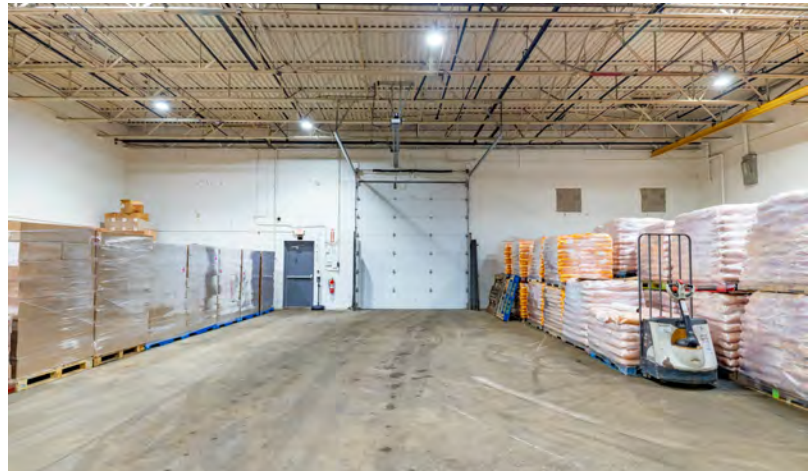
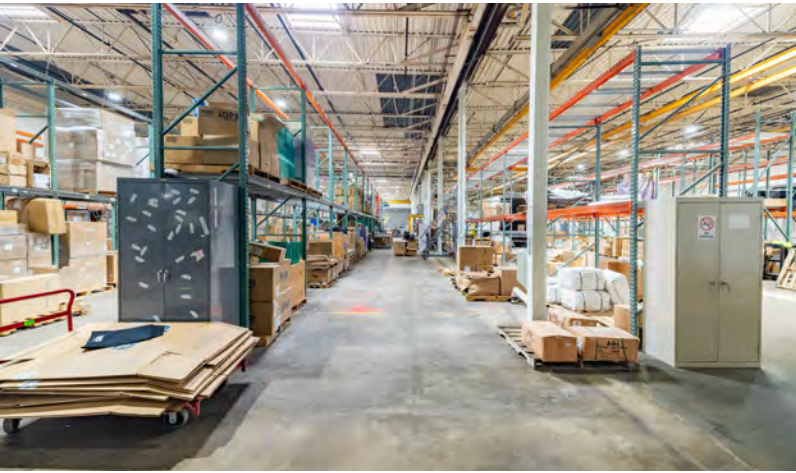
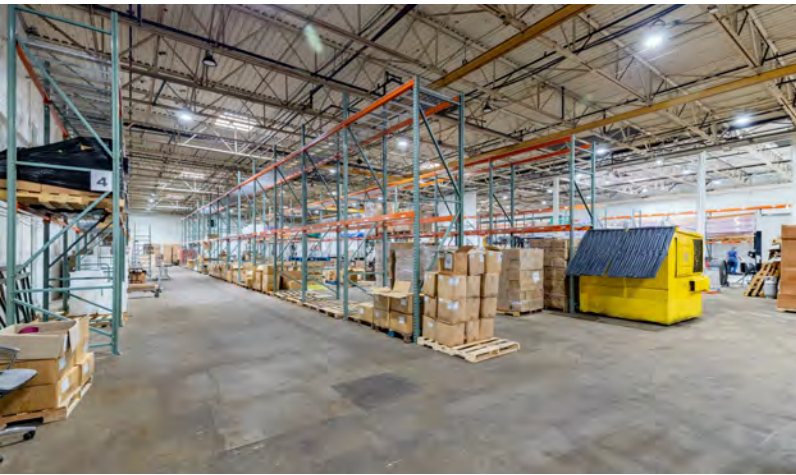
Jeanne Gross
Senior Vice President | 248.686.5982
gross@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

WAREHOUSE/INDUSTRIAL INVESTMENT OPPORTUNITY



FOR SALE



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

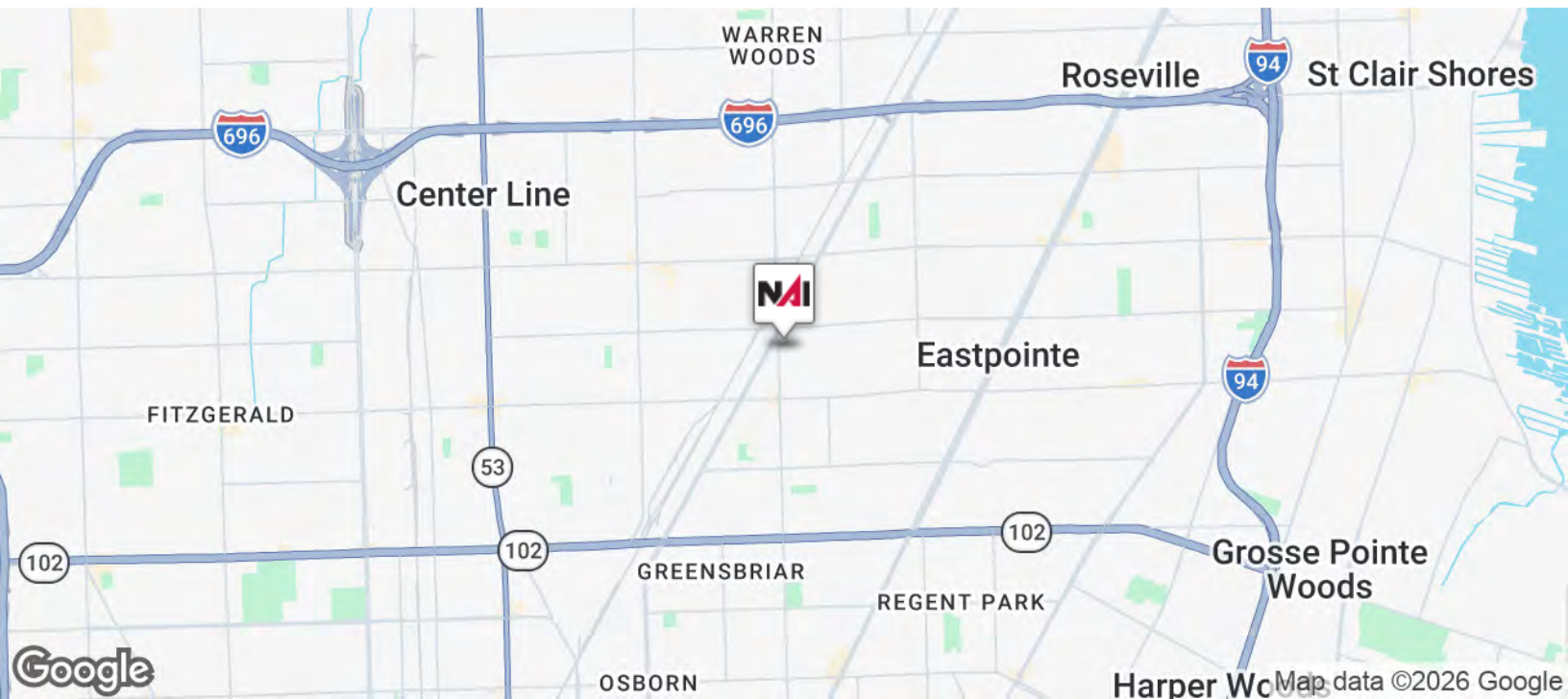
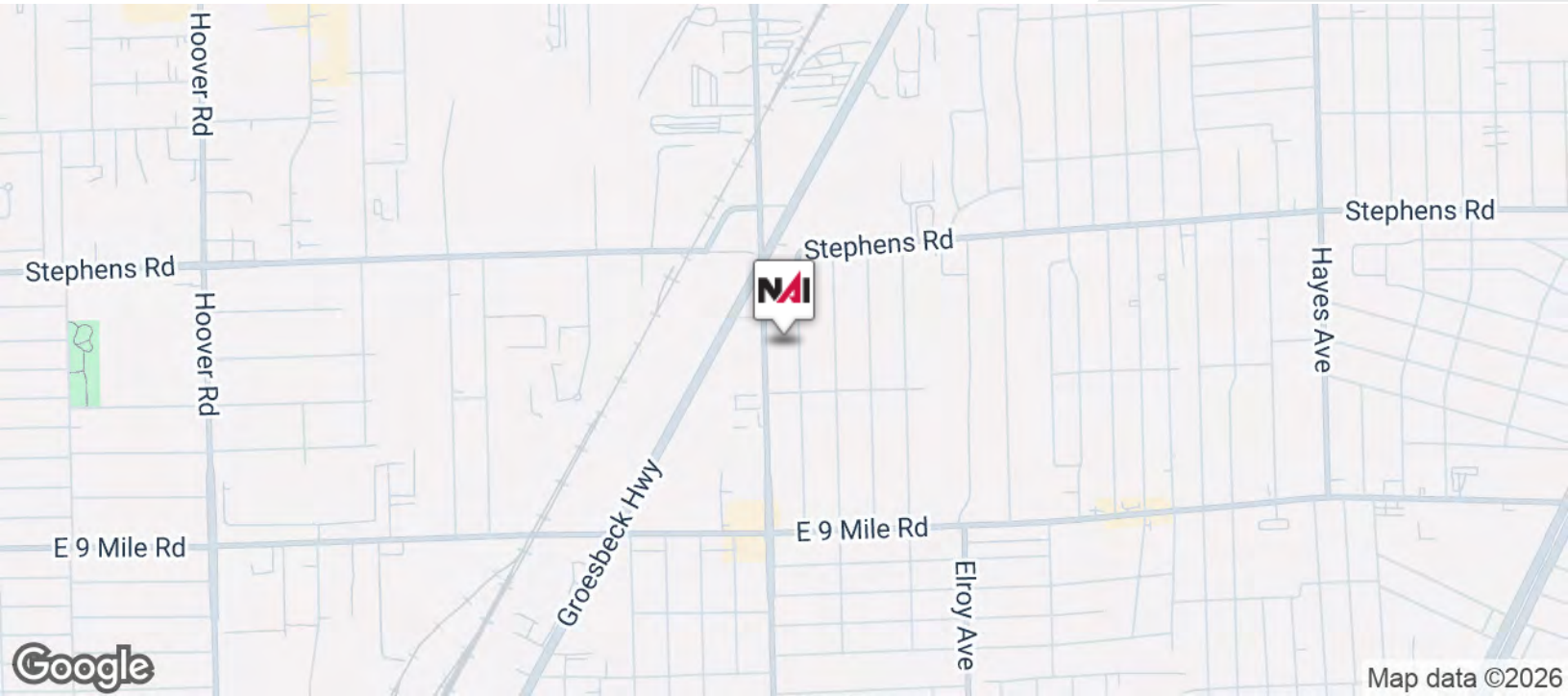
Brenda Asmar
Sales Associate | 248.353.0500
asmar@farbman.com

Jeanne Gross
Senior Vice President | 248.686.5982
gross@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

WAREHOUSE/INDUSTRIAL INVESTMENT OPPORTUNITY

FOR SALE



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

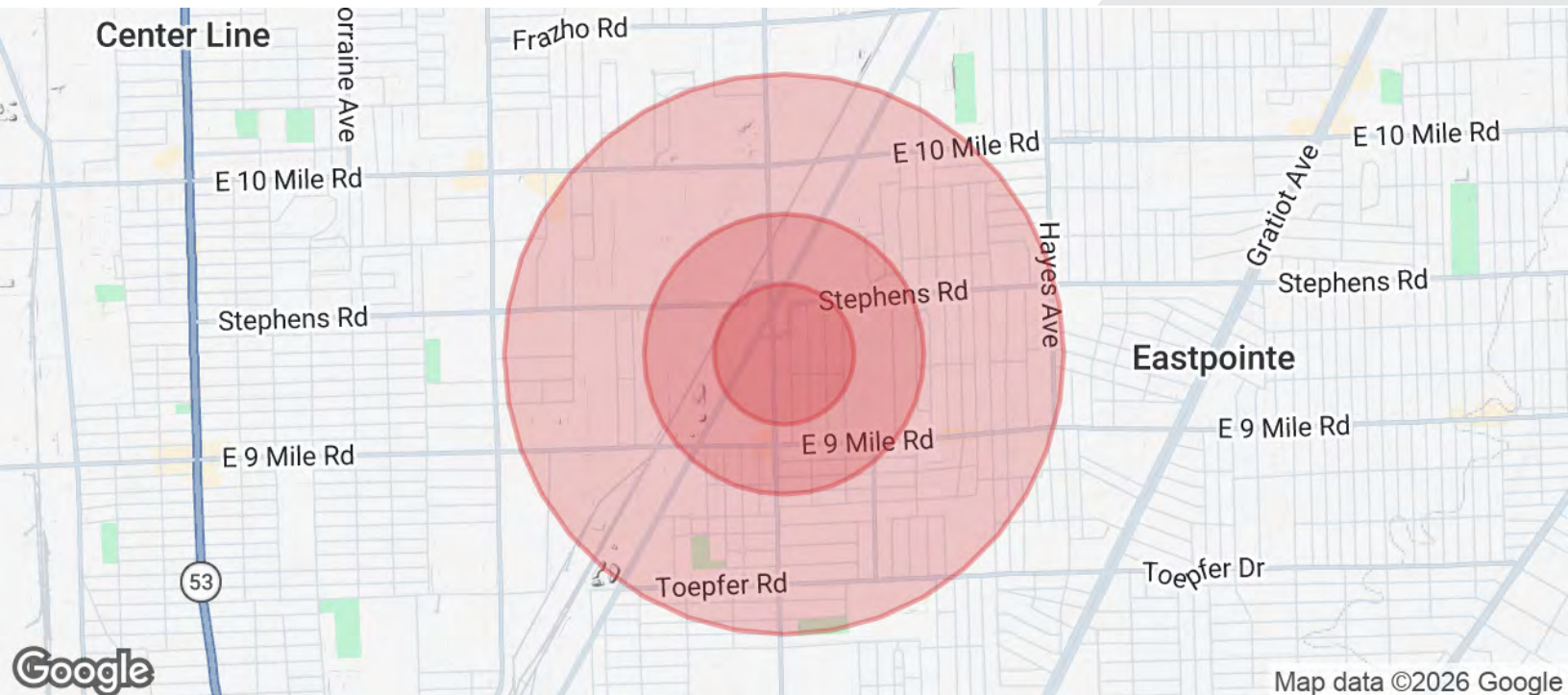
Brenda Asmar
Sales Associate | 248.353.0500
asmar@farbman.com

Jeanne Gross
Senior Vice President | 248.686.5982
gross@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

WAREHOUSE/INDUSTRIAL INVESTMENT OPPORTUNITY

FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	718	2,688	11,820
Average Age	34.7	36.2	37.4
Average Age (Male)	34.4	35.4	35.5
Average Age (Female)	37.2	37.9	38.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	264	978	4,605
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$65,058	\$75,238	\$73,591
Average House Value	\$101,096	\$106,153	\$119,913

2023 American Community Survey (ACS)



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Brenda Asmar
Sales Associate | 248.353.0500
asmar@farbman.com

Jeanne Gross
Senior Vice President | 248.686.5982
gross@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.