

INDUSTRIAL PROPERTY // FOR SALE / LEASE

VERSATILE ZONING APPROACH FOR INDUSTRIAL COMMERCIAL DEVELOPMENT IN MILWAUKEE JUNCTION

545 E MILWAUKEE AVE
DETROIT, MI 48202



- 2,550 SF warehouse with many uses possible
- One (1) 10 x 14' overhead door, 400 amp power, 13.4' clear
- Street and rear parking
- Quick access to I-75
- New development surrounds the property including an EV Battery Plant, 400-Unit Mixed-development, and 161-Unit Loft
- Walkable neighborhood with many restaurants and bars



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EXECUTIVE SUMMARY



Sale Price	\$500,000
Lease Rate	\$4,000.00 PER MONTH (NNN)

PROPERTY OVERVIEW

Introducing a prime opportunity in the heart of Detroit's industrial hub. This 2,550 SF building, renovated in 2023, offers a versatile space with a 10 x 14' overhead door, 400 amp power, and a 13.4' clear height. The M3 zoning allows for a range of industrial and research & development uses. With quick access to I-75 and surrounded by new developments, including an EV Battery Plant, this property presents an unparalleled opportunity for industrial and R&D users. Take advantage of this strategic location and unlock the potential of this dynamic space

OFFERING SUMMARY

Building Size:	2,550 SF
Lot Size:	0.07 Acres
Price / SF:	\$196.08
Year Built:	1946
Renovated:	2023
Zoning:	M3
Market:	Detroit
Submarket:	Detroit West
Traffic Count:	1,937

LOCATION OVERVIEW

Boasting a vibrant arts and culture scene, top-tier educational institutions, close proximity to major medical centers, and at the crosshair of I-75 and I-94, Milwaukee Junction has it all. This property is located in a walkable neighborhood featuring an array of restaurants and bars, as well as easy access to the QLINE streetcar system. This historic neighborhood has seen a resurgence of interest and investment, leading to various adaptive reuse projects aimed at transforming old industrial buildings into offices, residential lofts, retail spaces, and artist studios. With its strategic location and diverse attractions, the area presents an exciting opportunity for investors seeking to capitalize on the resurgence of this iconic American city.

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	2,550 SF
Shop SF:	2,550 SF
Office SF:	N/A
Occupancy:	Vacant
Zoning:	M3
Lot Size:	0.07 Acres
Parking Spaces:	Alley and Street Parking
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1946 / 2023
Construction Type:	Masonry
Clear Height:	13.4'
Overhead Doors:	One (1) 10' W x 14' H
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	N/A
Power:	400 Amp
Buss Duct:	No
Central HVAC	Yes
Lighting:	LED
Sprinklers:	No
Floor Drains:	One
Taxes:	\$1,500



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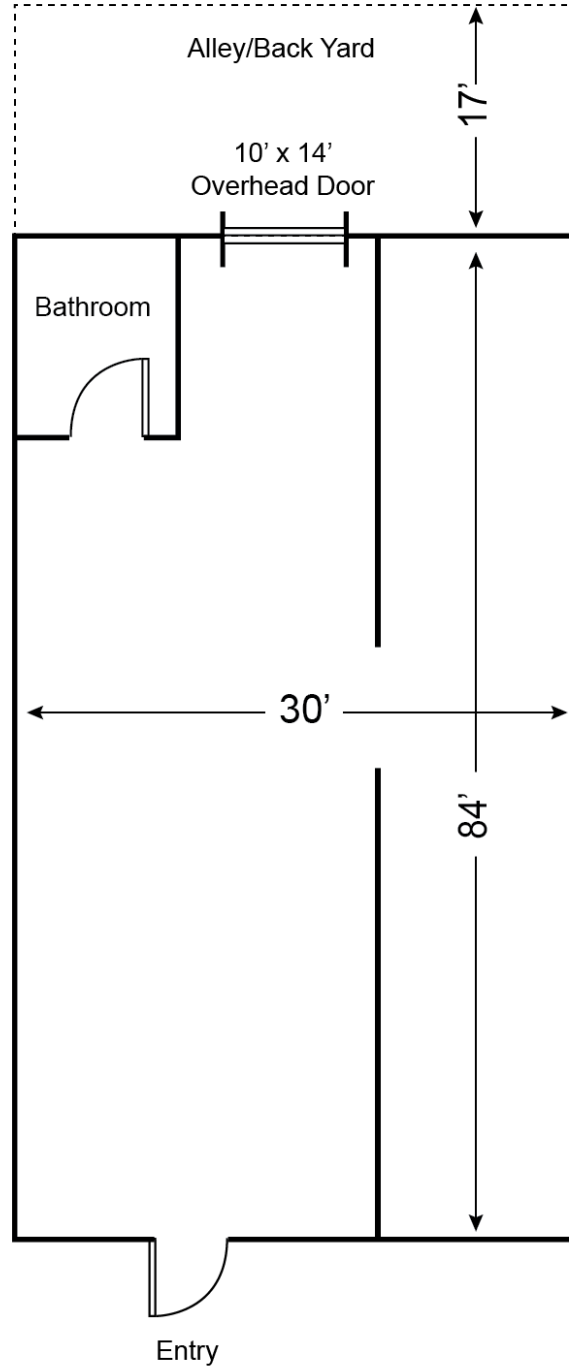
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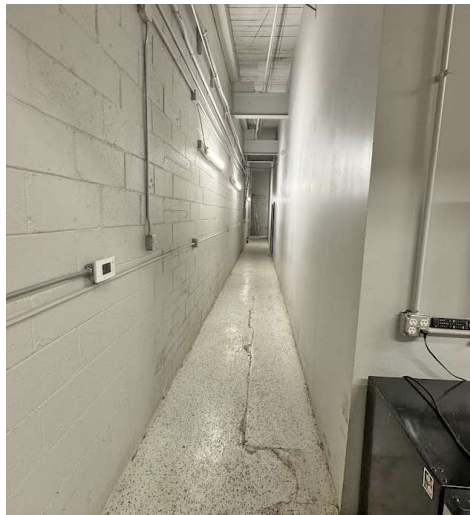
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FLOOR PLANS



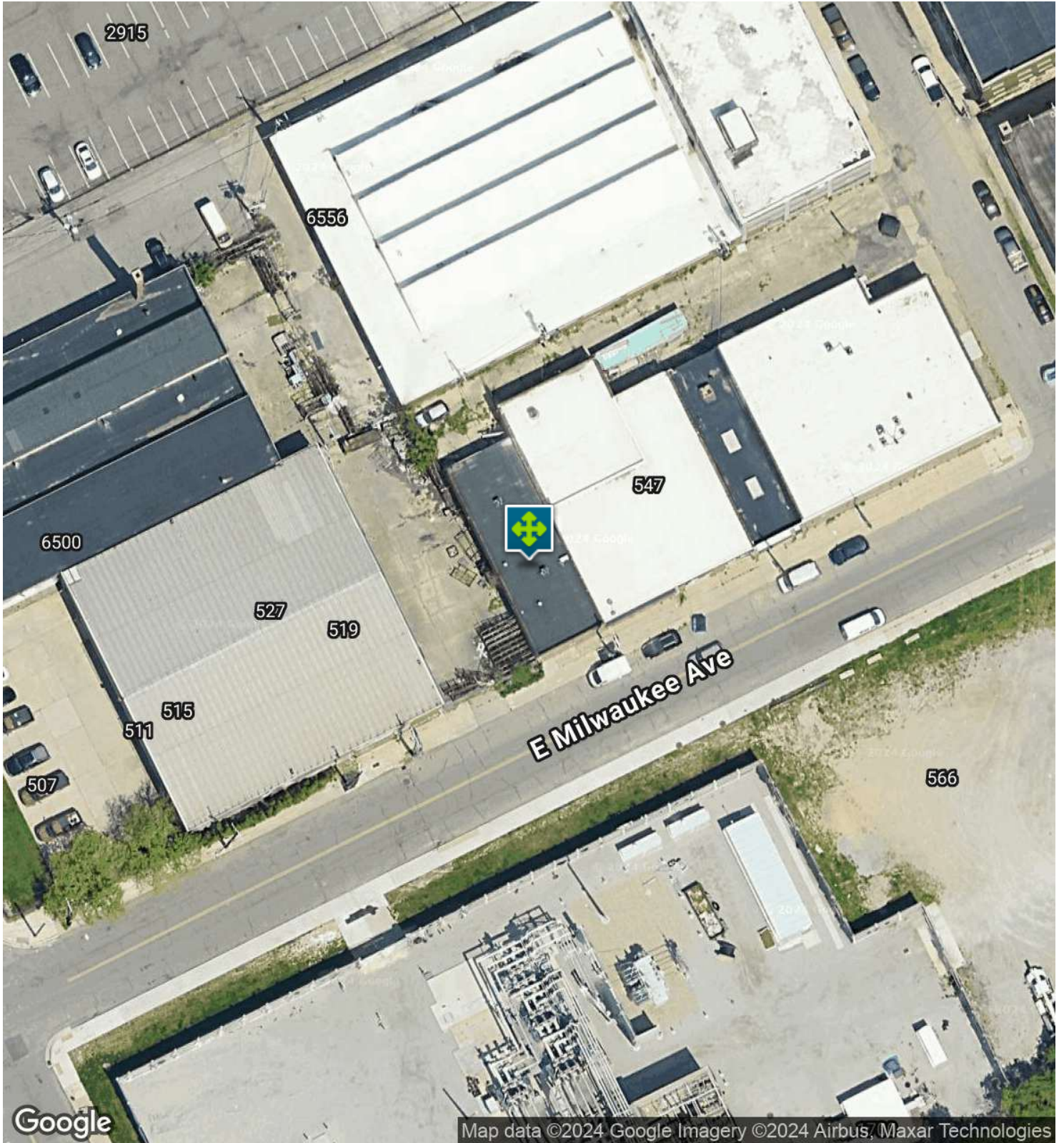
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ADDITIONAL PHOTOS

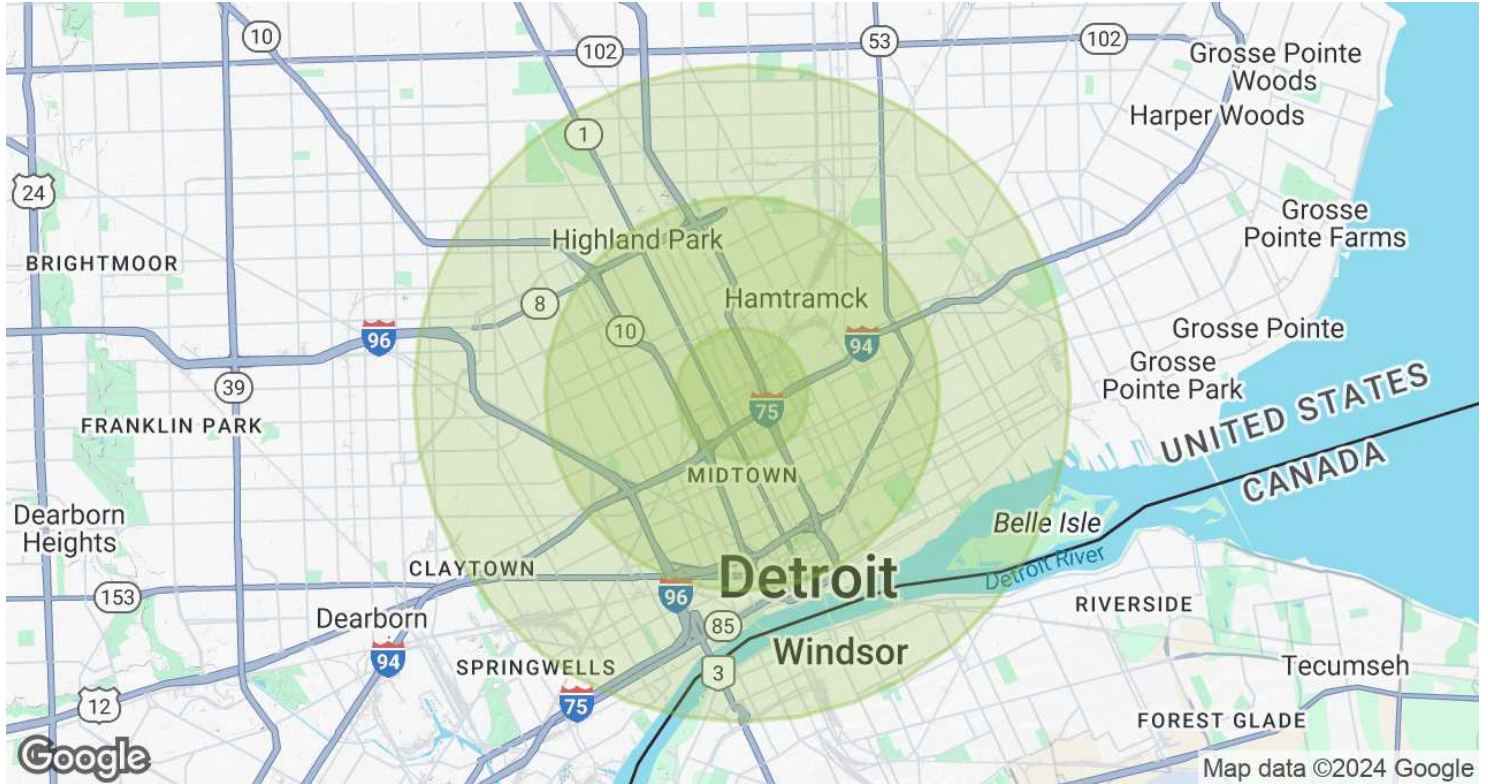


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AERIAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,817	131,054	285,708
Average Age	39	38	38
Average Age (Male)	39	37	37
Average Age (Female)	39	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,745	55,854	119,624
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$54,581	\$53,767	\$52,984
Average House Value	\$273,597	\$220,028	\$178,997

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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