

**INDUSTRIAL PROPERTY // FOR LEASE**

## **5,000 SF WAREHOUSE W/FENCED OUTSIDE STORAGE**

46705 ERB DR

MACOMB TWP, MI 48042



- 5,000 SF Industrial Space
- (1) Bathroom
- (1) 12' x 14' Overhead Doors
- Large Parking Lot
- Fenced Outside Storage is Possible



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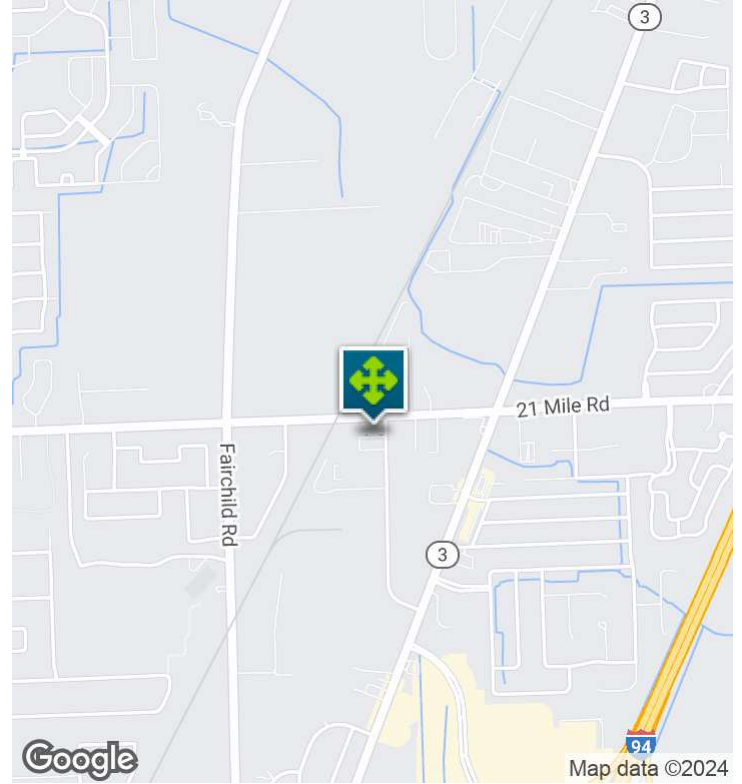
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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$9.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	20,000 SF
<b>Available SF:</b>	5,000 SF
<b>Lot Size:</b>	1.22 Acres
<b>Year Built:</b>	1990
<b>Renovated:</b>	2022
<b>Zoning:</b>	Lt Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck North
<b>Traffic Count:</b>	40,500

## PROPERTY OVERVIEW

5,000 SF warehouse space for lease; this is the rear unit of a 20,000 SF Multi-Tenant building. 16' clear height, one (1) 12' x 14' overhead door, one (1) bathroom, a large fenced outside storage, concrete parking lot, and potential outside storage. Ideal for warehouse or manufacturing. Fantastic location at 21 Mile Rd & Gratiot Ave, close to I-94. Additionally, the front unit of 10,000 SF is also available.

## LOCATION OVERVIEW

Located on the west side of Erb Drive, just south of 21 Mile Rd in Chesterfield Township. This is a high-visibility location just west of Gratiot Avenue and 0.25 miles from I-94. 40,500 vehicles per day on Gratiot and 21 Mile.

## PROPERTY HIGHLIGHTS

- 10,000 SF Industrial Space
- (1) 12' x 14' Overhead Doors
- Large Parking Lot
- Fenced Outside Storage is Possible

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	20,000 SF
<b>Space Available:</b>	5,000 SF
<b>Occupancy:</b>	Immediate
<b>Tenancy:</b>	Duplex
<b>Zoning:</b>	Lt Industrial
<b>Lot Size:</b>	1.22 Acres
<b>Parking Spaces:</b>	20+
<b>Fenced Yard:</b>	Yes
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1990 / 2022
<b>Construction Type:</b>	Block
<b>Clear Height:</b>	16'
<b>Overhead Doors:</b>	(1) 12' x 14'
<b>Truckwells/Docks:</b>	No
<b>Cranes:</b>	No
<b>Column Spacing:</b>	50'
<b>Power:</b>	220 Volt
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	Office
<b>Heat Type:</b>	Gas Unit
<b>Lighting:</b>	Fluorescent
<b>Sprinklers:</b>	No
<b>Floor Drains:</b>	N/A
<b>Taxes:</b>	Approx. \$6,511.75



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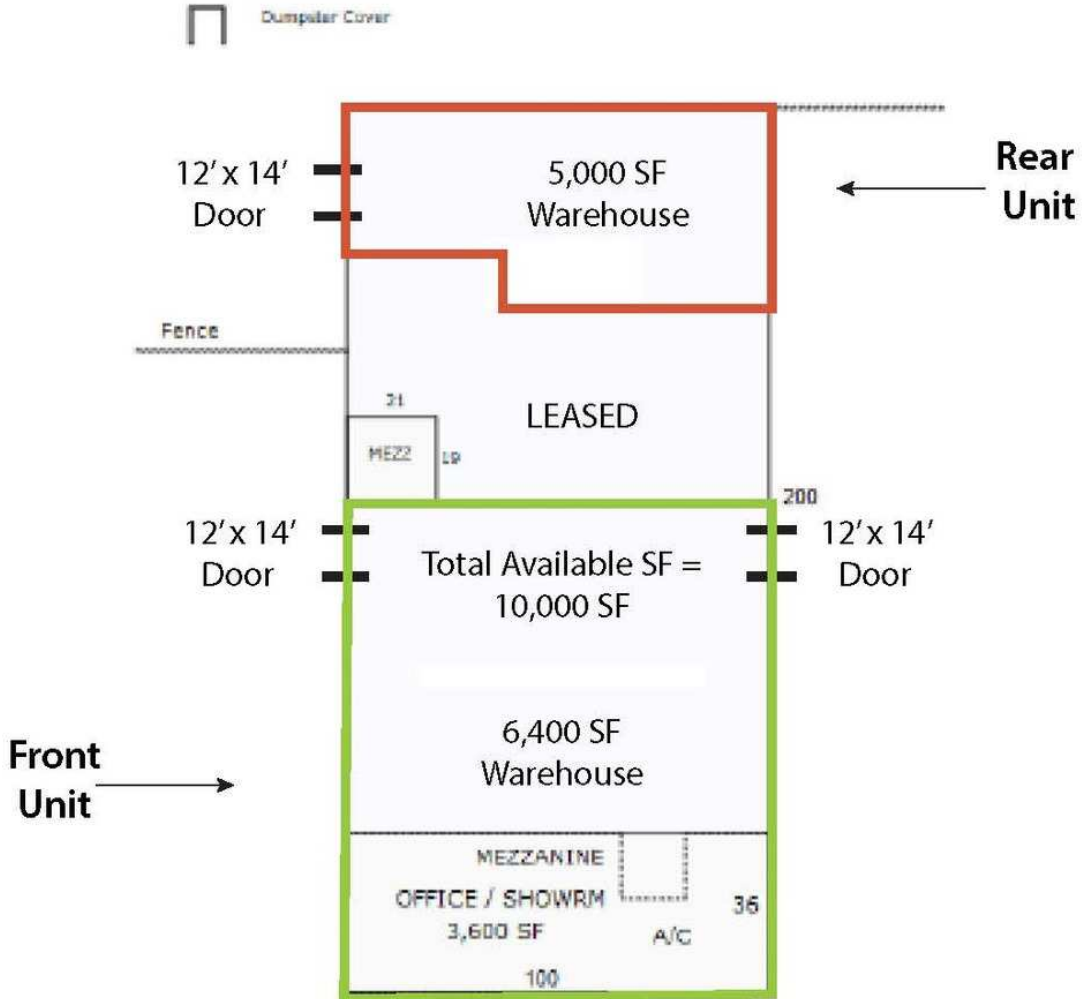
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# ADDITIONAL PHOTOS



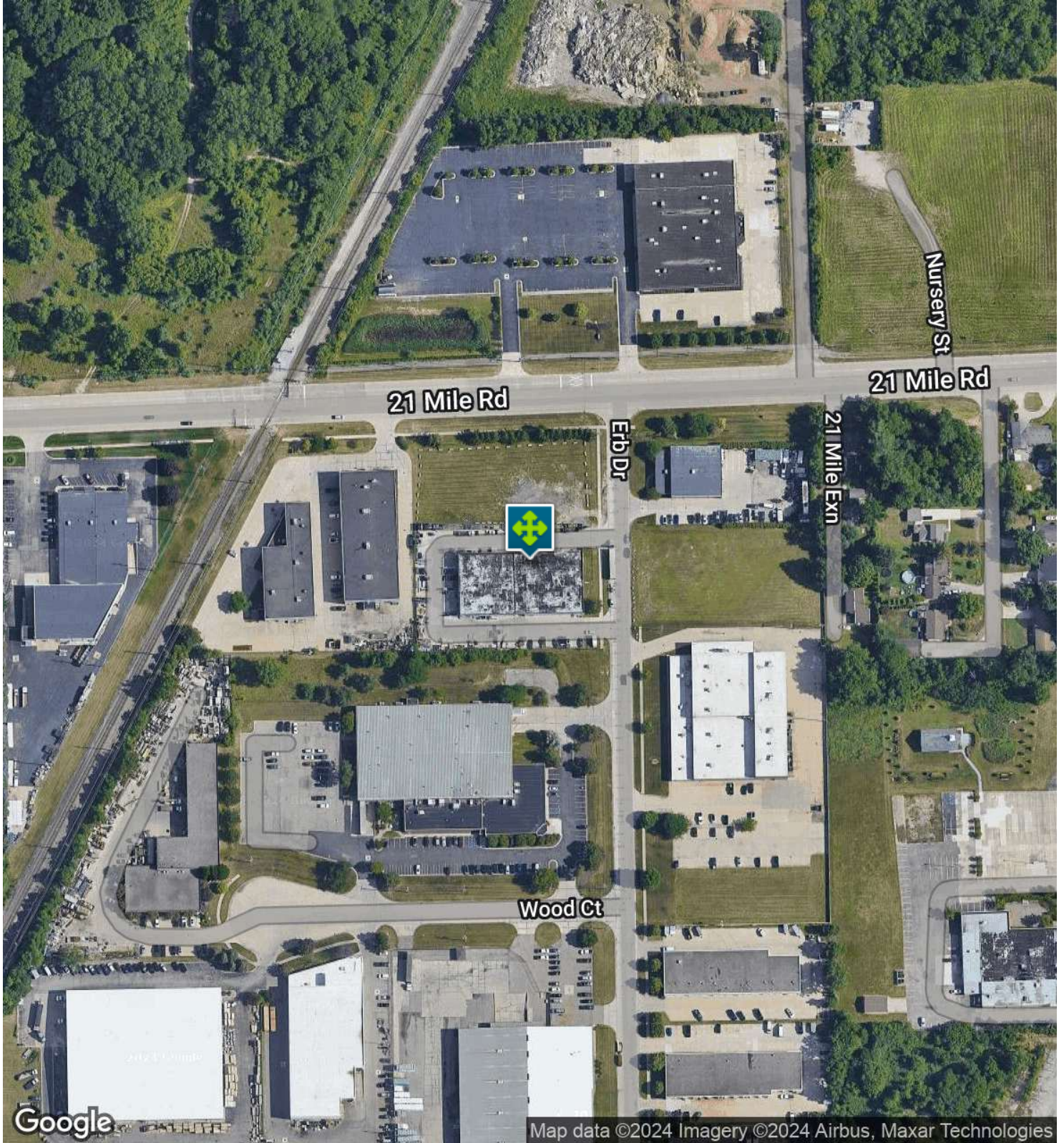
# SITE PLANS

## Image/Sketch for Parcel: 20-08-36-227-021



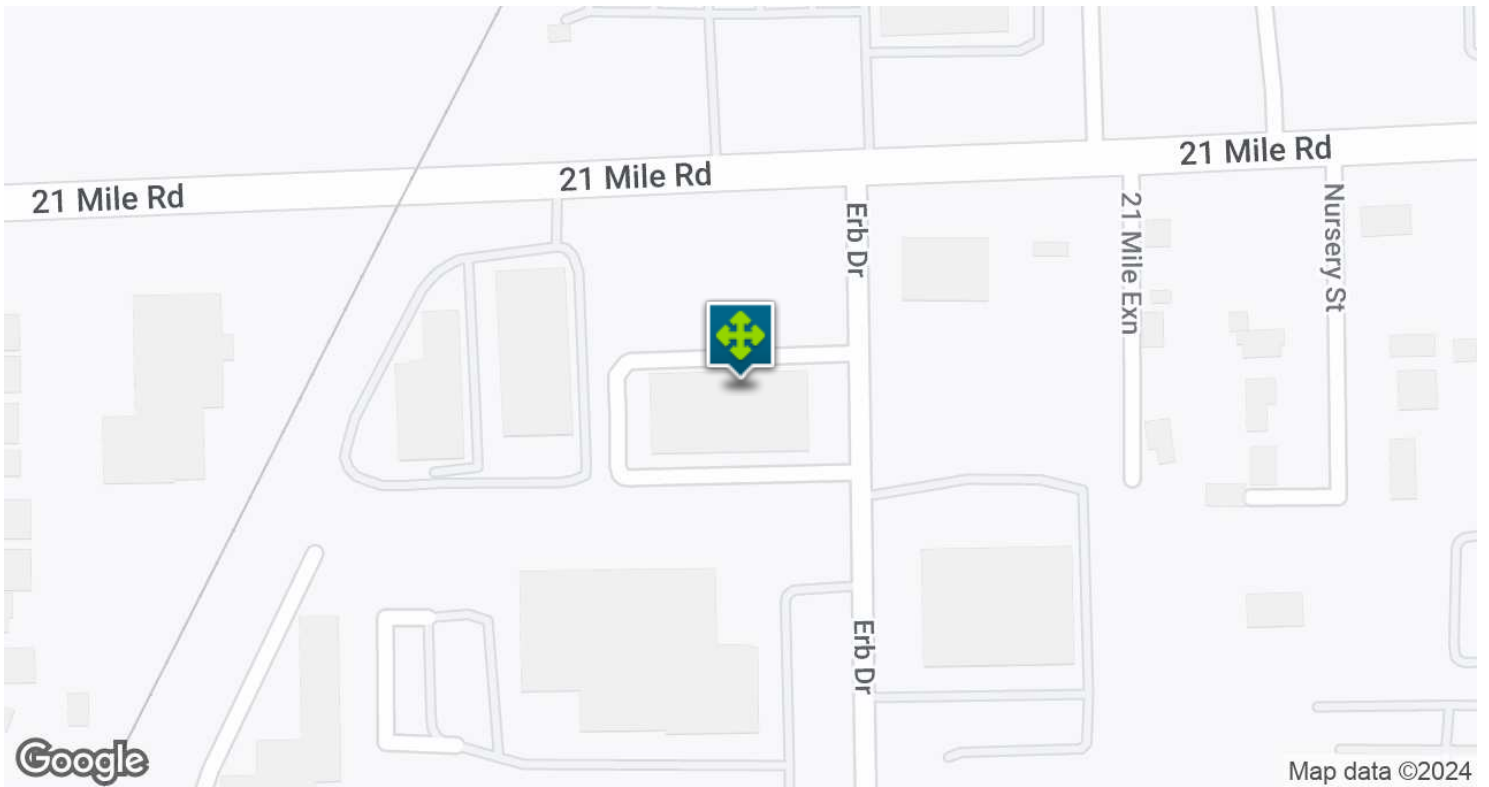
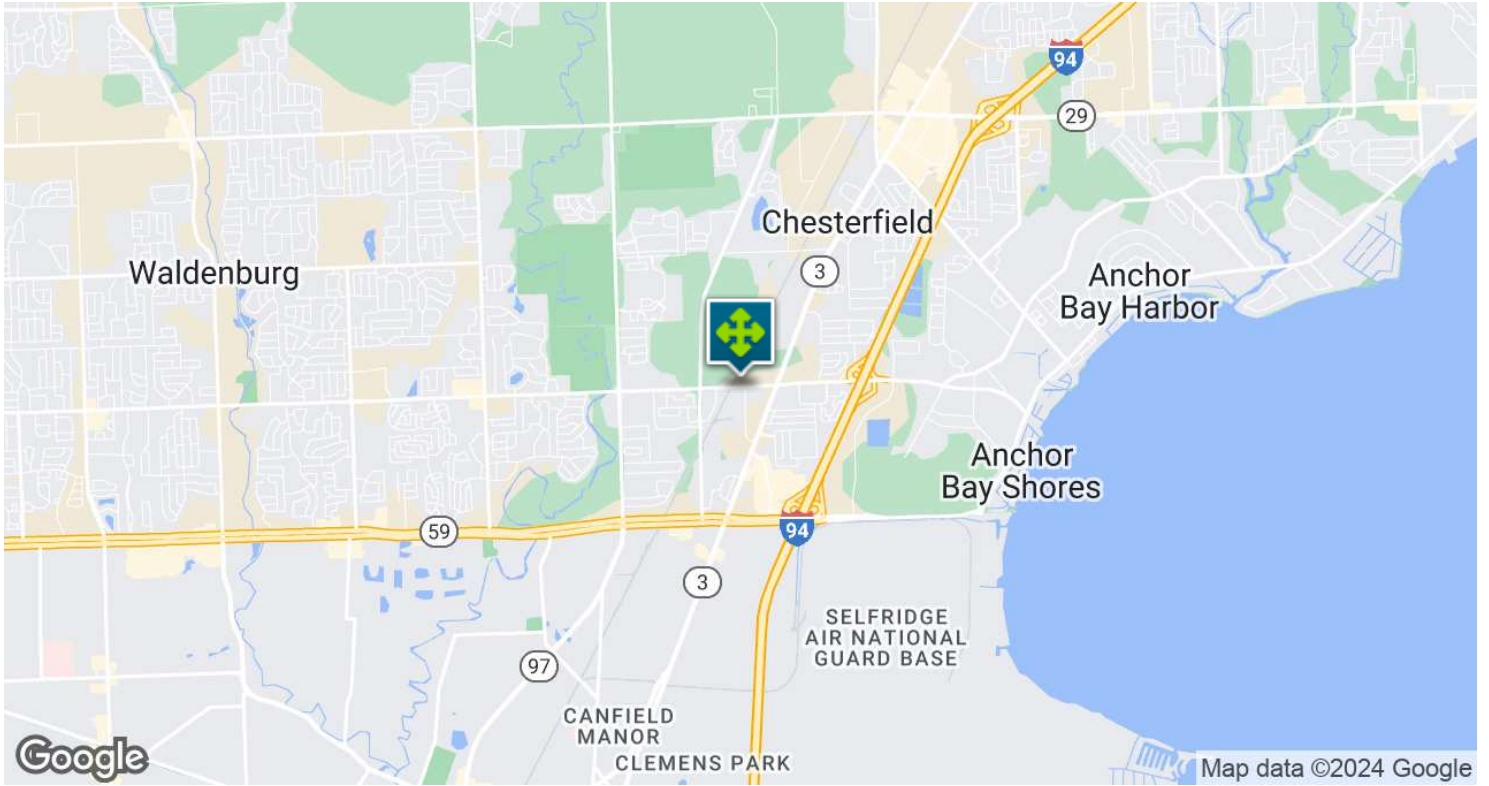
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# AERIAL MAP

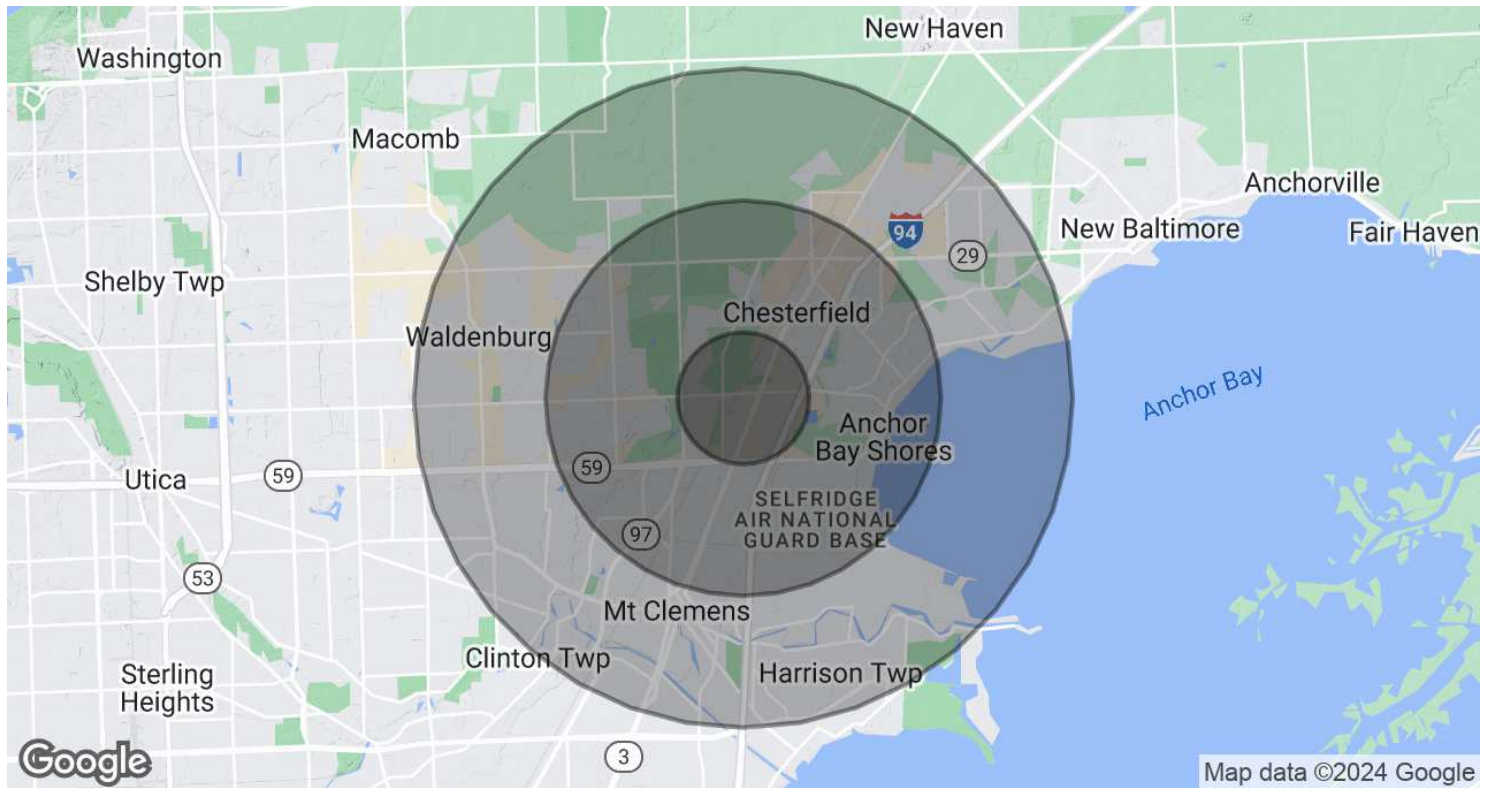


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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,406	56,419	156,616
<b>Average Age</b>	42	40	41
<b>Average Age (Male)</b>	41	39	40
<b>Average Age (Female)</b>	43	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,838	21,702	61,577
<b># of Persons per HH</b>	2.6	2.6	2.5
<b>Average HH Income</b>	\$132,038	\$109,271	\$111,359
<b>Average House Value</b>	\$297,716	\$284,380	\$301,392

Demographics data derived from AlphaMap



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