



CITY

DETROIT

LOCATION

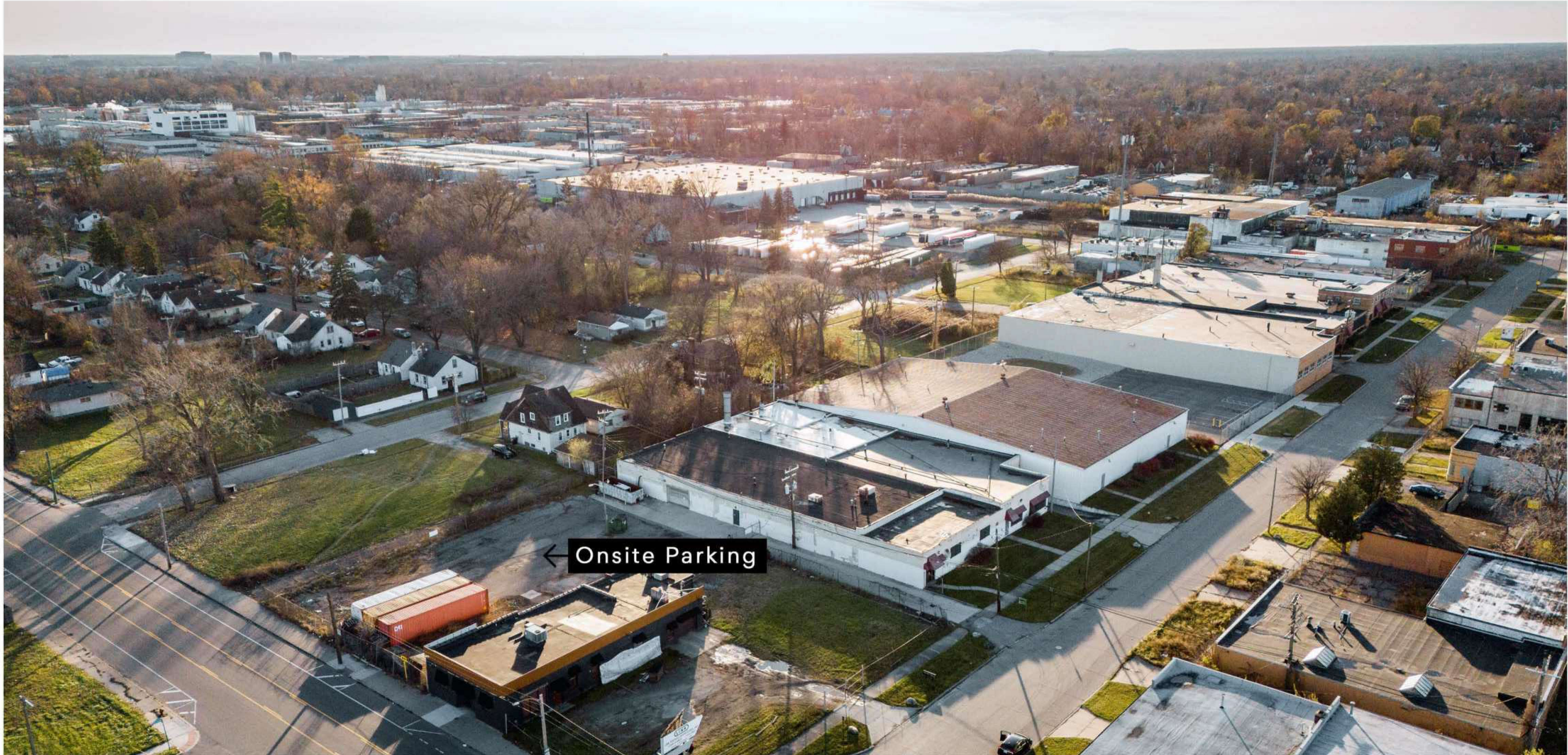
AT SCHAEFER AND ELMIRA NEAR I-96 & THE SOUTHFIELD FREEWAY

SPACE TYPE

INDUSTRIAL

13639 Elmira Street is located in the Detroit West Submarket of Detroit. With immediate proximity to major transportation routes, including I-96 and the Southfield Freeway, the property is perfectly positioned for an owner/user. The 41,952-square-foot building is situated on 1.73 acres and features ample parking with a total of 45 spaces. The buildings were originally constructed in 1931 / 1980 and feature on-site paint booths, two external loading docks, and heavy power.

<u>ASKING PRICE</u>	<u>RENTAL RATE</u>	<u>BUILDING SIZE</u>	<u>TOTAL LOT SIZE</u>	<u>ZONING</u>
\$ 1,150,000	\$4/SF NNN	41,952 SF	1.73 Acres	M4
<u>ADDRESS</u>		<u>CEILING HEIGHT</u>	<u>LOADING DOCKS</u>	<u>PROPERTY TAXES</u>
13639 ELMIRA & 11113 SCHAEFER		10' - 22'	(1) GRADE LEVEL & (1) WELL	\$11,248
<u>PREVIOUS USE</u>		<u>FIRE SUPPRESSION</u>	<u>POWER</u>	
DETROIT BIKES FACTORY		YES	220 VOLTS / 3-PHASE	



13639

ELMIRA

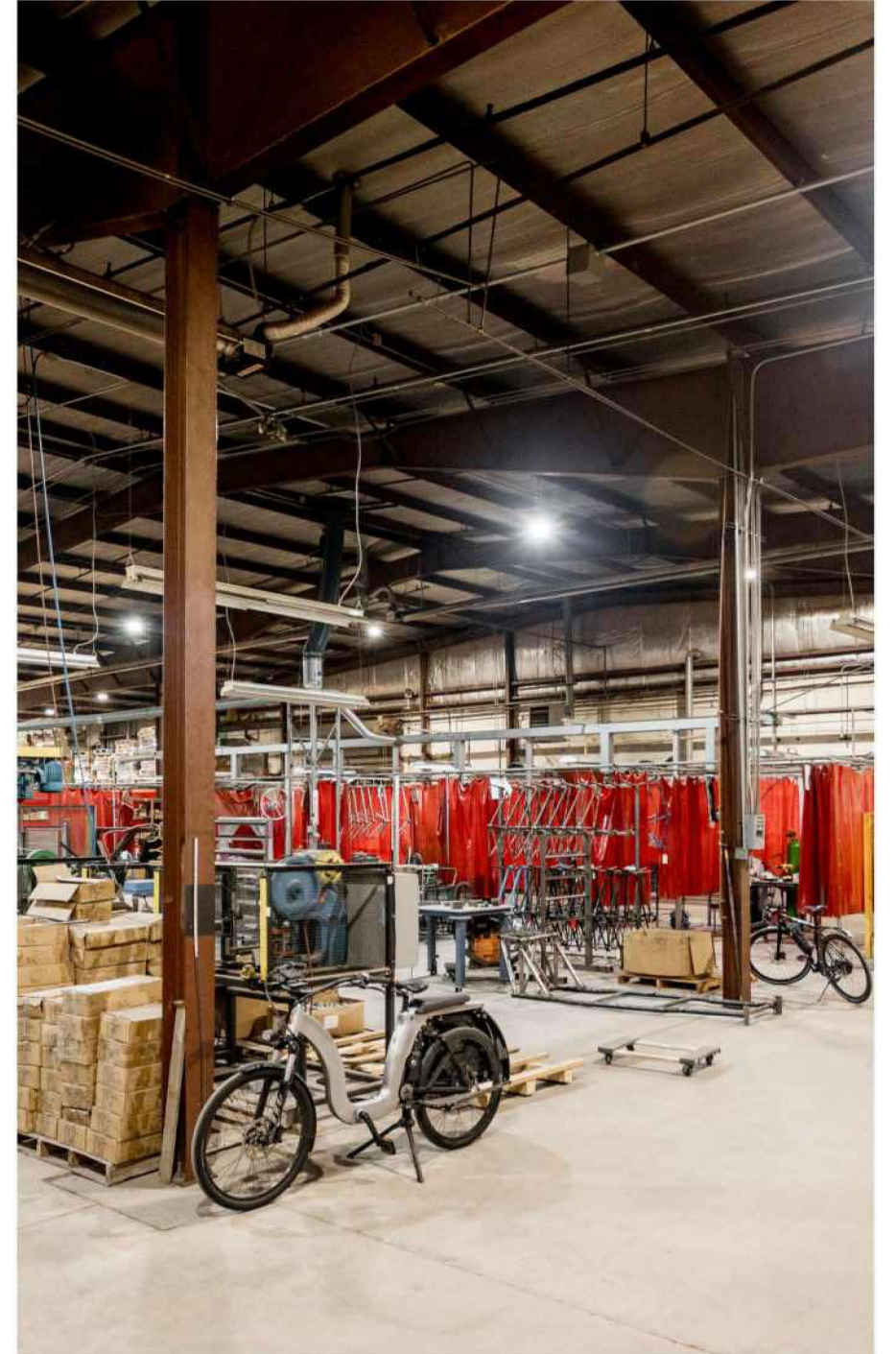
Detroit

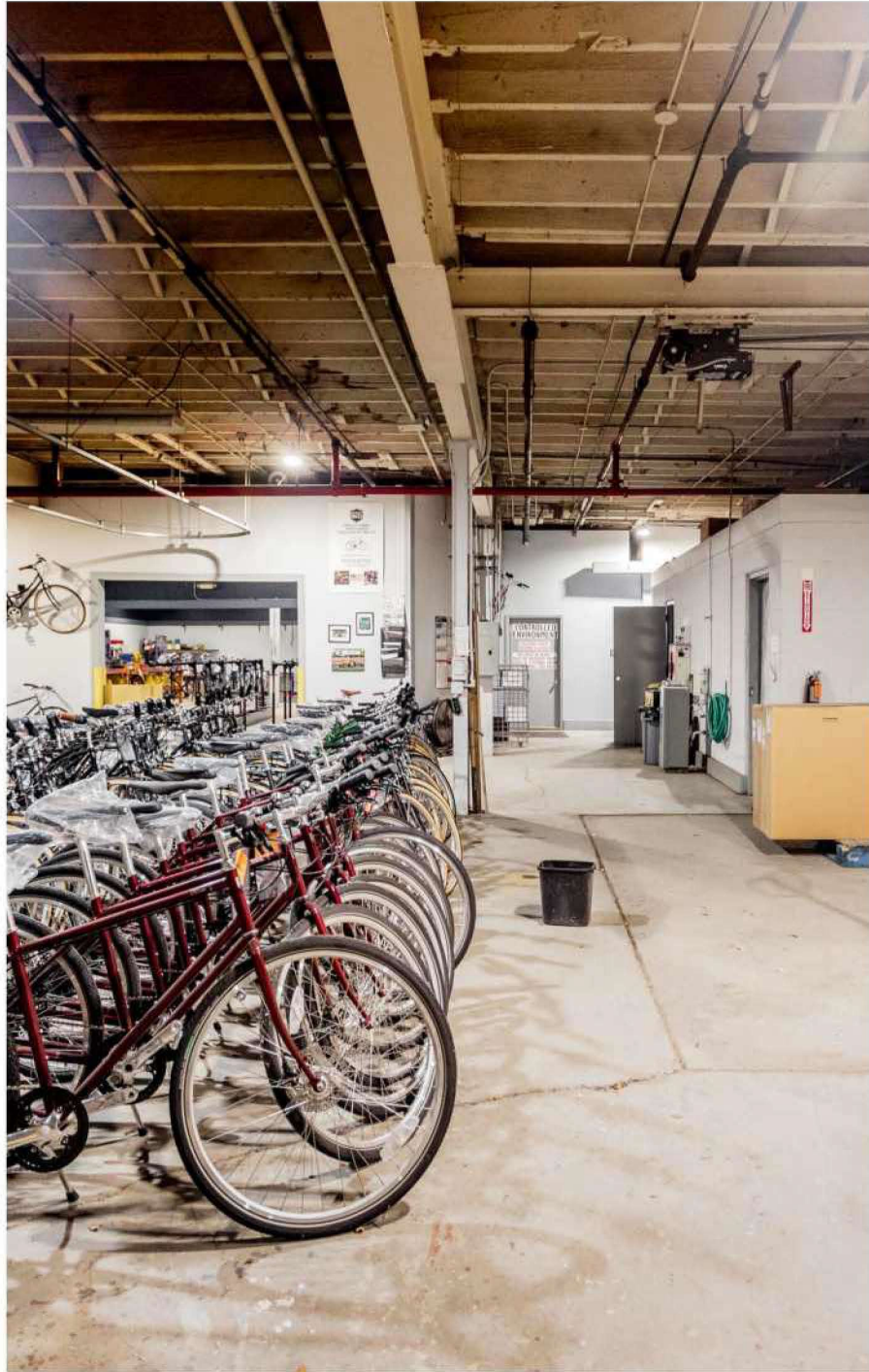
FEATURES

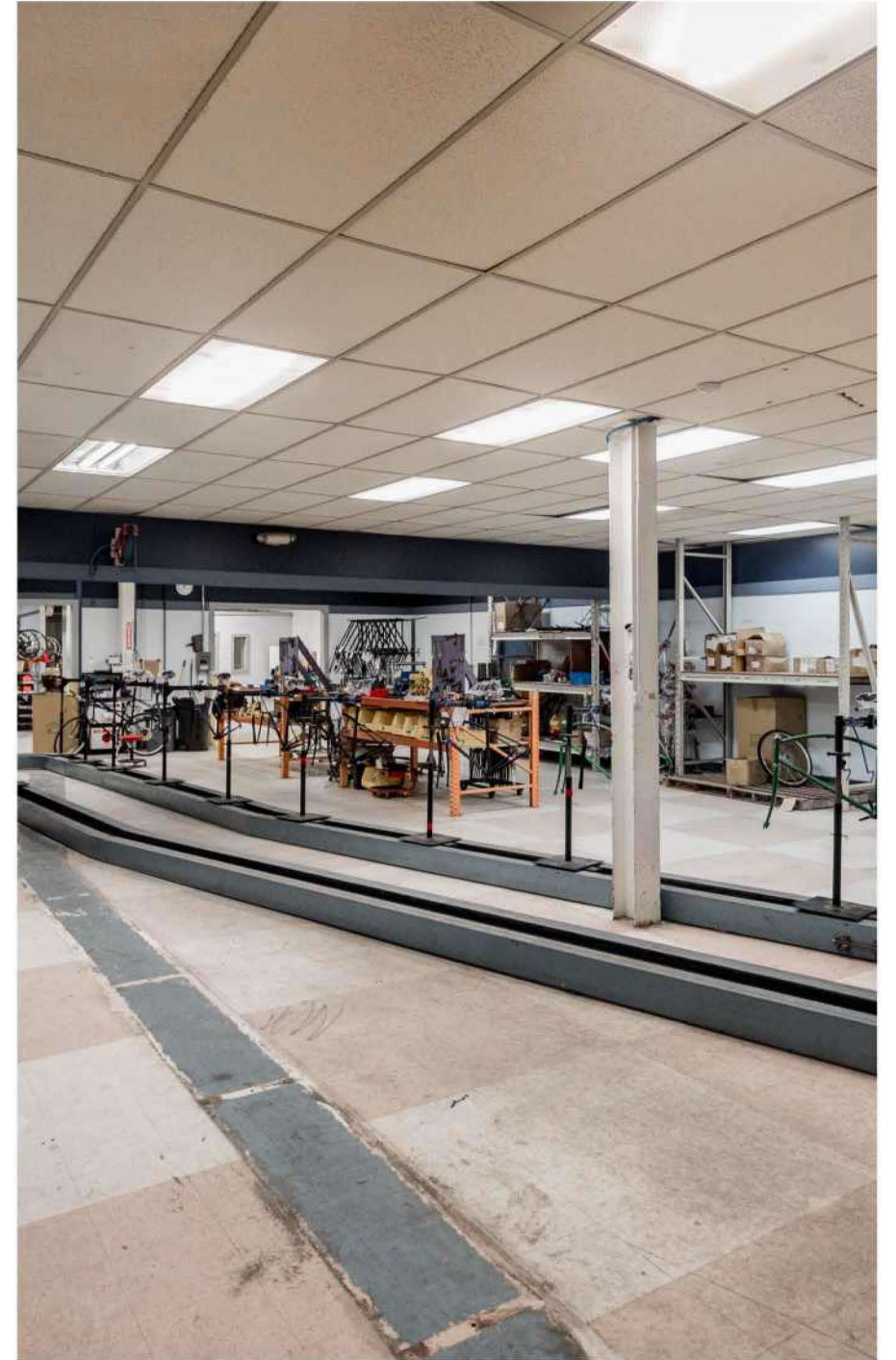
- Former Detroit Bikes Factory
- Close Proximity to I-96 and The Southfield Freeway
- 10' - 22' Ceiling Heights
- (1) Grade Level & (1) Well Loading Docks
- 45 Onsite Parking Spaces











CITY OF DETROIT

Known for its rich history, stunning architecture, and renowned riverfront, downtown Detroit's renaissance continues to attract people to live, work, and play in the "D". Campus Martius anchors a vibrant business district while the city's numerous parks, stadiums, and theatres are spurring greater demand for housing, hotels, retail, and restaurants.

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AREA DEVELOPMENTS



University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.



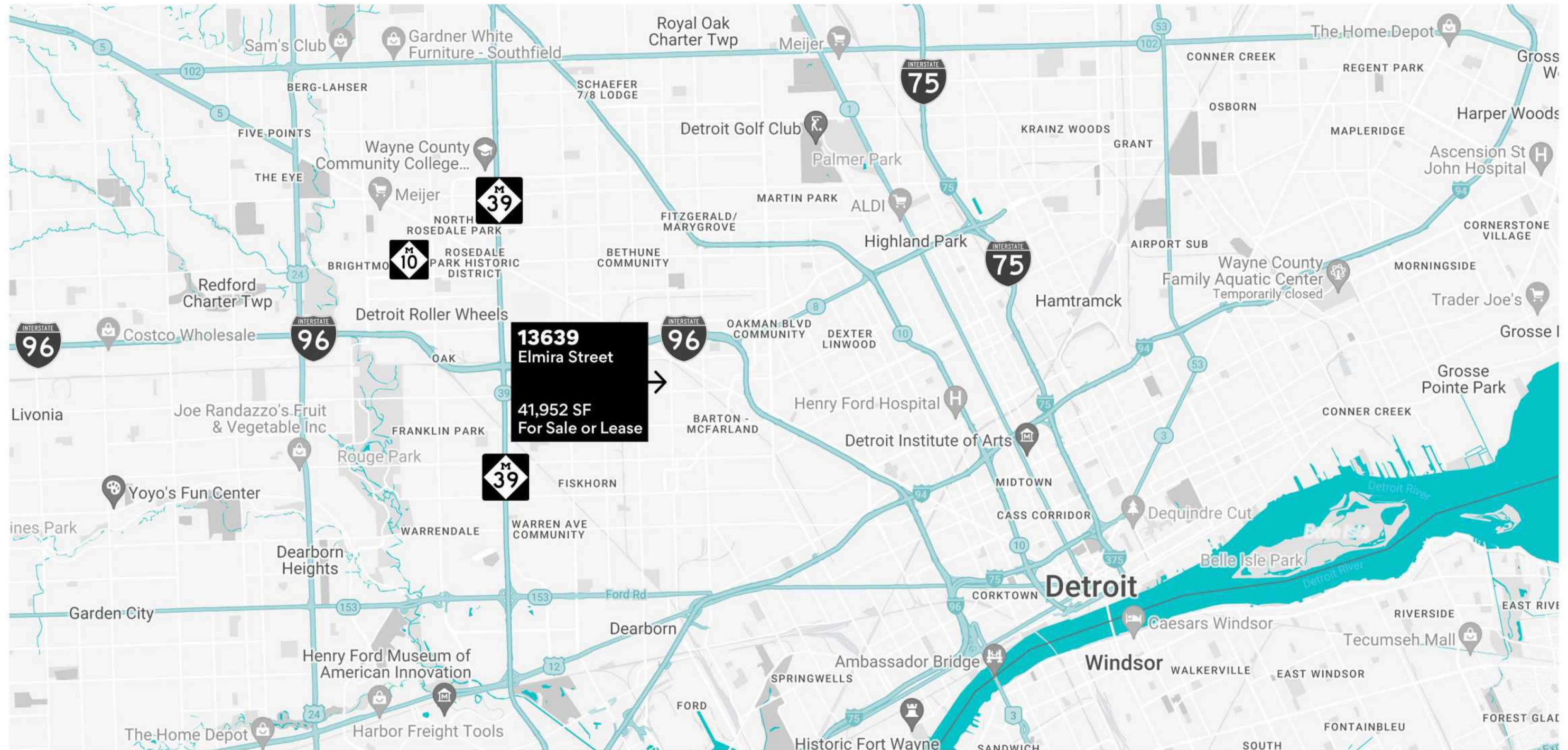
Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



Gordie Howe International Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.



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MEMBER OF THE COMMUNITY,
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EXPERIENCE AND EXPERTISE
TO THE COMMERCIAL MARKET.

For more information about 13639 Elmira,
please contact O'Connor Real Estate

Vincent Mazzola
+ 313 704 2678
vincent@oconnordetroit.com
www.oconnordetroit.com

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