



NEIGHBORHOOD

RUSSELL INDUSTRIAL

LOCATION

ADJACENT TO I-75 AND I-94

SPACE TYPE

INDUSTRIAL

Industrial space for lease in the Russell Industrial of Detroit, offering 10,000 - 47,161 square feet of versatile warehouse space and 8,174 square feet of office space. The facility includes 1,800-amp 208V 3 Phase power, (3) 12' x 14' grade level doors, 14' clear ceiling height, and the potential to add loading docks. Additionally, the property features secure outdoor storage and truck parking. Located near major highways and transportation hubs, this space is ideal for warehousing and distribution.

ASKING RATE

\$5/SF NNN

ADDRESS

1545 CLAY ST, DETROIT, MI 48211

ZONING

M4

WAREHOUSE SPACE

10,000 - 47,161 SF

CEILING HEIGHT

14' Clear Height

DOCKS

Possible to add 1,800 Amp 208V 3 Phase

OFFICE SIZE

8,174 SF

GRADE LEVEL DOORS

(3) 12' X 14'

POWER

LOT SIZE

4.1 Acres

Secure Outdoor Storage / Truck Parking

PROPERTY TAXES

\$0.75/SF (Estimated)

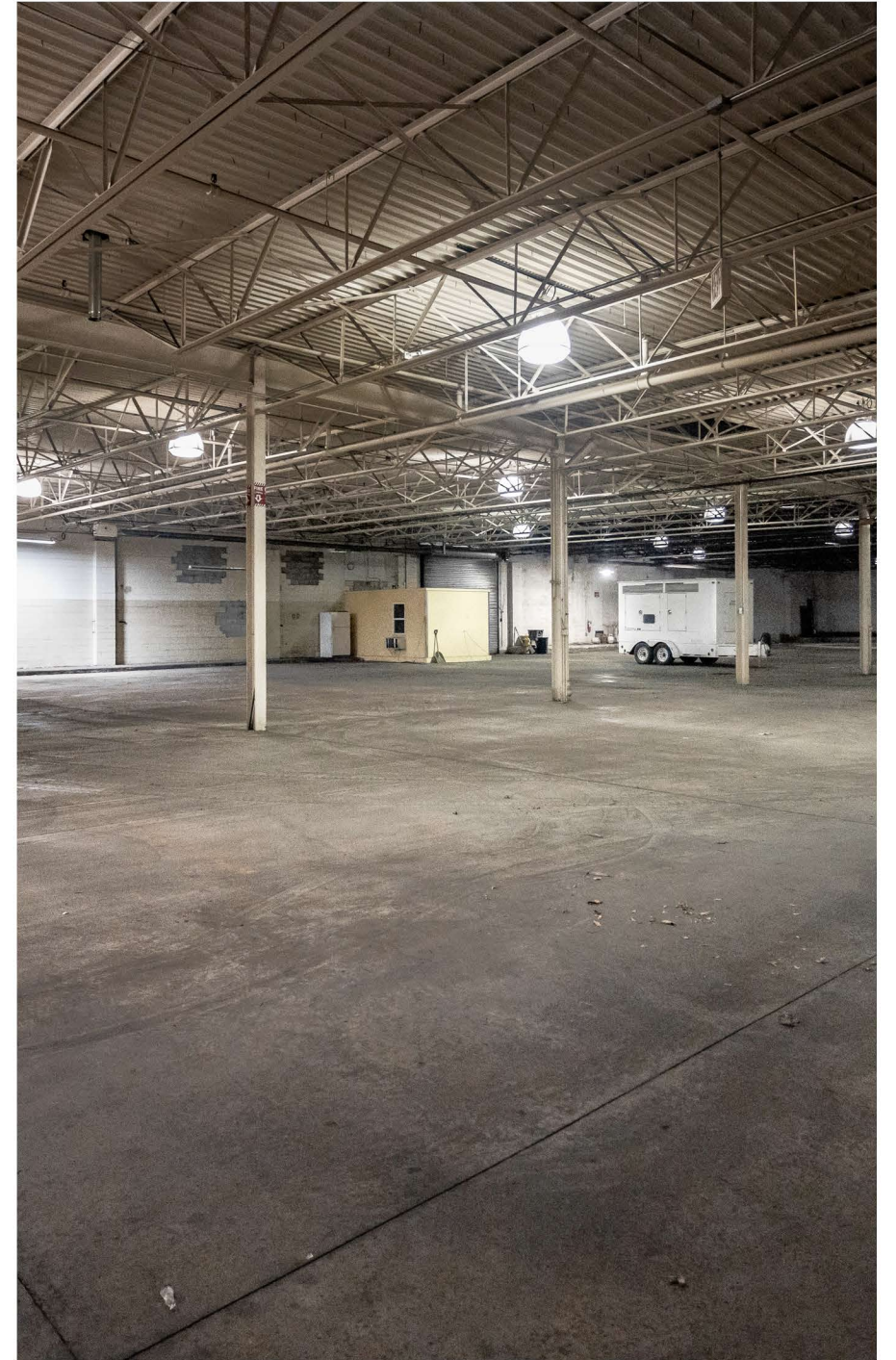


1545 CLAY ST Detroit

FEATURES

- Excellent Highway Access—Near I-75 & I-94
- 14' Clear Ceiling Height
- Secure Outdoor Storage / Truck Parking Available







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.



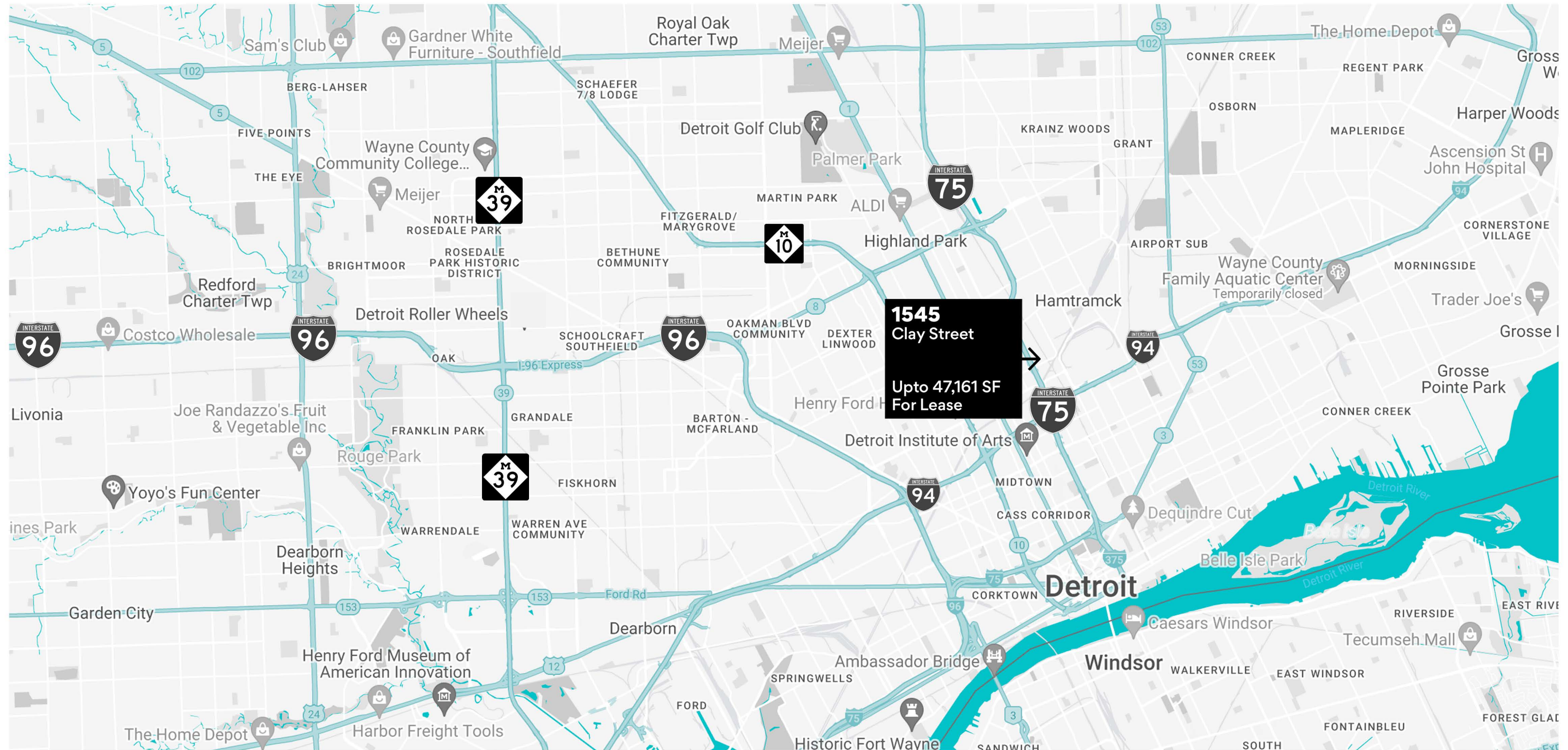
Hudson's Site

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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