

**INDUSTRIAL PROPERTY // FOR SALE / LEASE**

# 13,938 SF INDUSTRIAL WAREHOUSE PRIME INDUSTRIAL AREA IN WARREN

22778 GLOBE AVE  
WARREN, MI 48089



- Exceptional Commercial Warehouse
- Prime Industrial Area
- Ideal Location for Starting a Business or Transferring / Manufacturing Goods
- Ample Space for Storage & Parking
- Easy Access to I-696, I-75 & I-94
- New Roof
- One-Story Home Included



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Corporate & Investment Real Estate

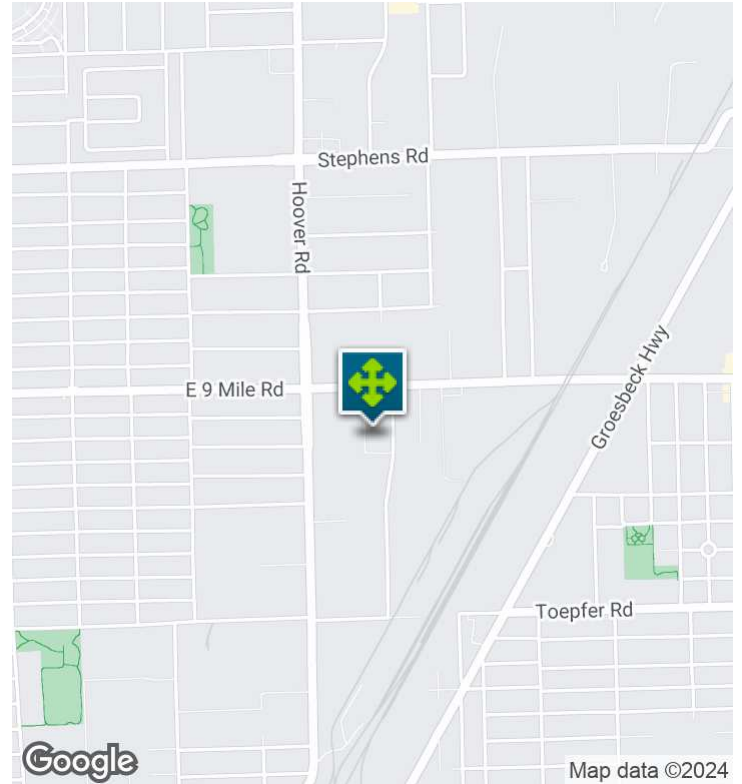
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$1,350,000</b>
<b>Lease Rate</b>	<b>\$6.50 SF/YR (NNN)</b>

## OFFERING SUMMARY

<b>Building Size:</b>	13,937 SF
<b>Available SF:</b>	13,937 SF
<b>Lot Size:</b>	1.14 Acres
<b>Price / SF:</b>	\$96.86
<b>Year Built:</b>	1970
<b>Zoning:</b>	M3
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck South
<b>Traffic Count:</b>	13,129

## PROPERTY OVERVIEW

This industrial warehouse has approximately 13,937 SF, which is divided into two separate areas and is available for sale or lease. Located in a prime industrial area, with easy access to major transportation routes and amenities, this property offers ample space for storage, manufacturing, or distribution purposes. With its convenient location and versatile layout, this industrial property is ideal for businesses looking for a functional and well-located space.

The house is located at 22749 Nagel St, behind the warehouse. This is a one-story home with one (1) bedroom and one (1) bath.

## LOCATION OVERVIEW

Located on Globe Ave, just south of 9 Mile Rd; between Hoover Rd and Groesbeck Hwy.

## PROPERTY HIGHLIGHTS

- Exceptional Commercial Warehouse
- Prime Industrial Area
- Ample Space for Storage & Parking
- Ideal Location for Starting a Business or Transferring / Manufacturing Goods

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	13,937 SF
<b>Space Available:</b>	13,937 SF
<b>Shop SF:</b>	12,937 SF
<b>Office SF:</b>	1,000 SF
<b>Zoning:</b>	M3
<b>Lot Size:</b>	1.14 Acres
<b>Parking Spaces:</b>	Ample Parking
<b>Fenced Yard:</b>	Yes
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1970
<b>Construction Type:</b>	Masonry
<b>Clear Height:</b>	14' - 16'
<b>Overhead Doors:</b>	2
<b>Truckwells/Docks:</b>	No
<b>Cranes:</b>	No
<b>Power:</b>	800 AMPS
<b>Air Conditioning:</b>	No
<b>Heat Type:</b>	Gas
<b>Sprinklers:</b>	No
<b>Floor Drains:</b>	No



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# ADDITIONAL PHOTOS



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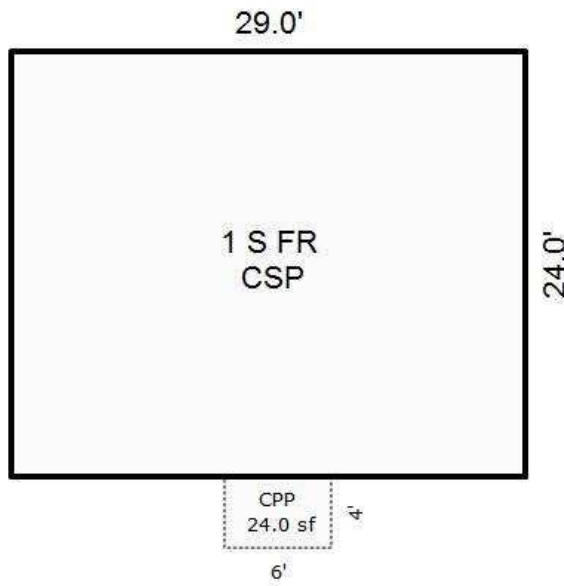
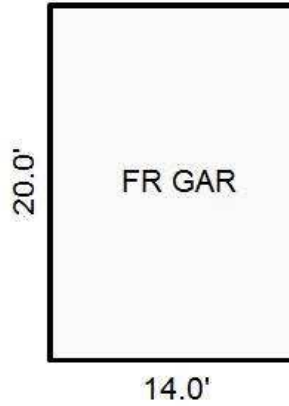
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# SITE PLANS

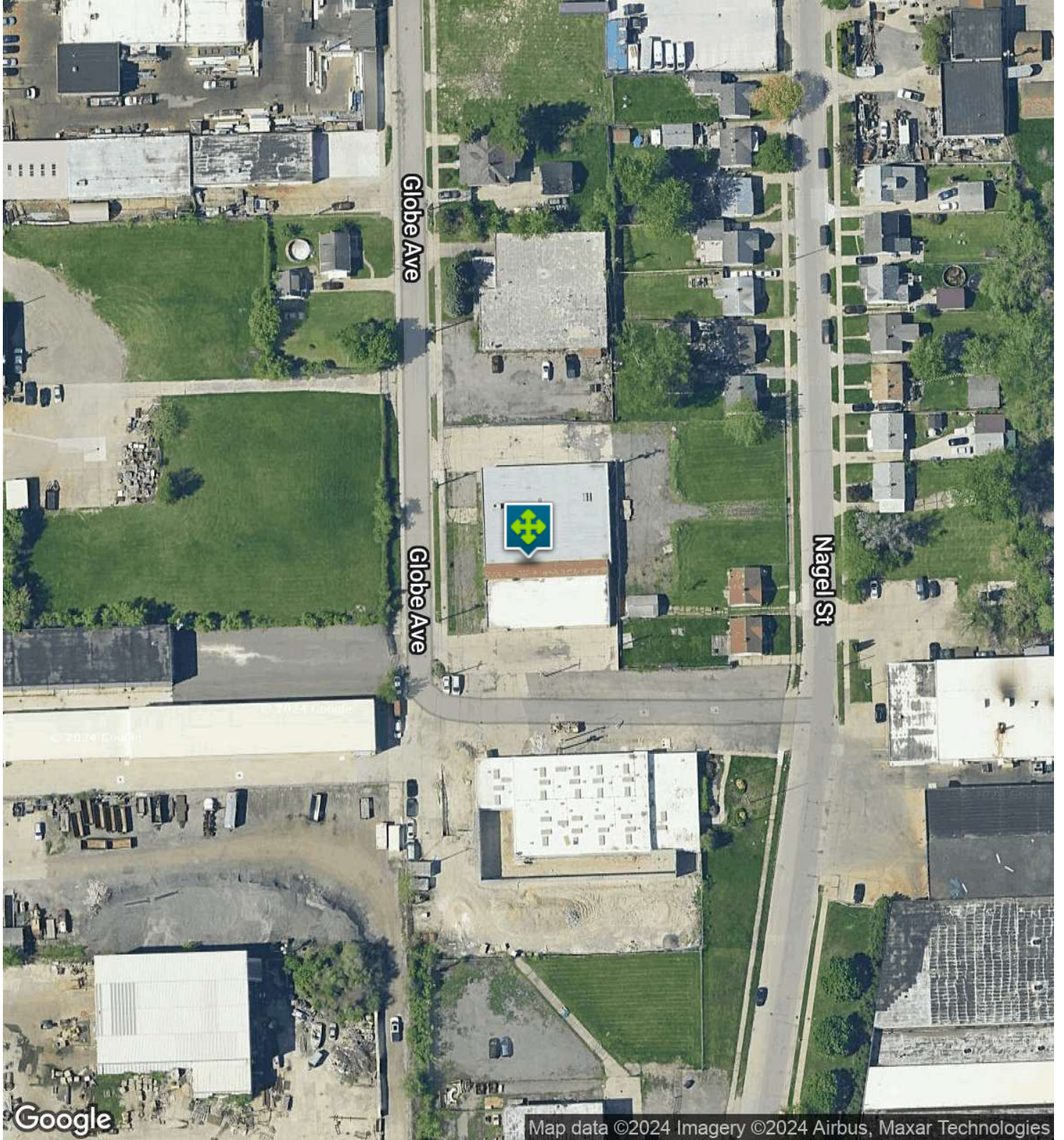
Image/Sketch for Parcel: 12-13-35-102-019



by Apex Sketch

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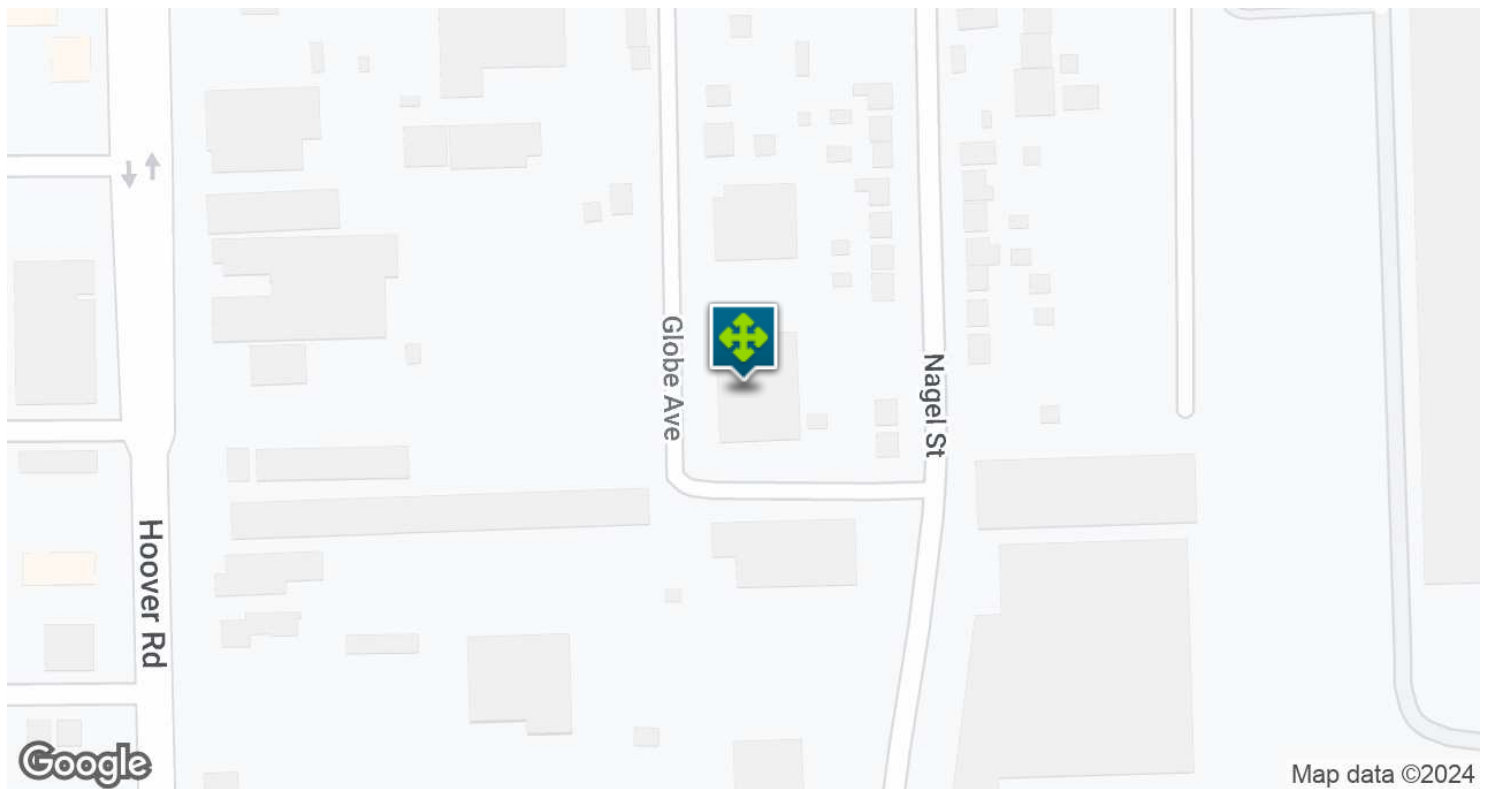
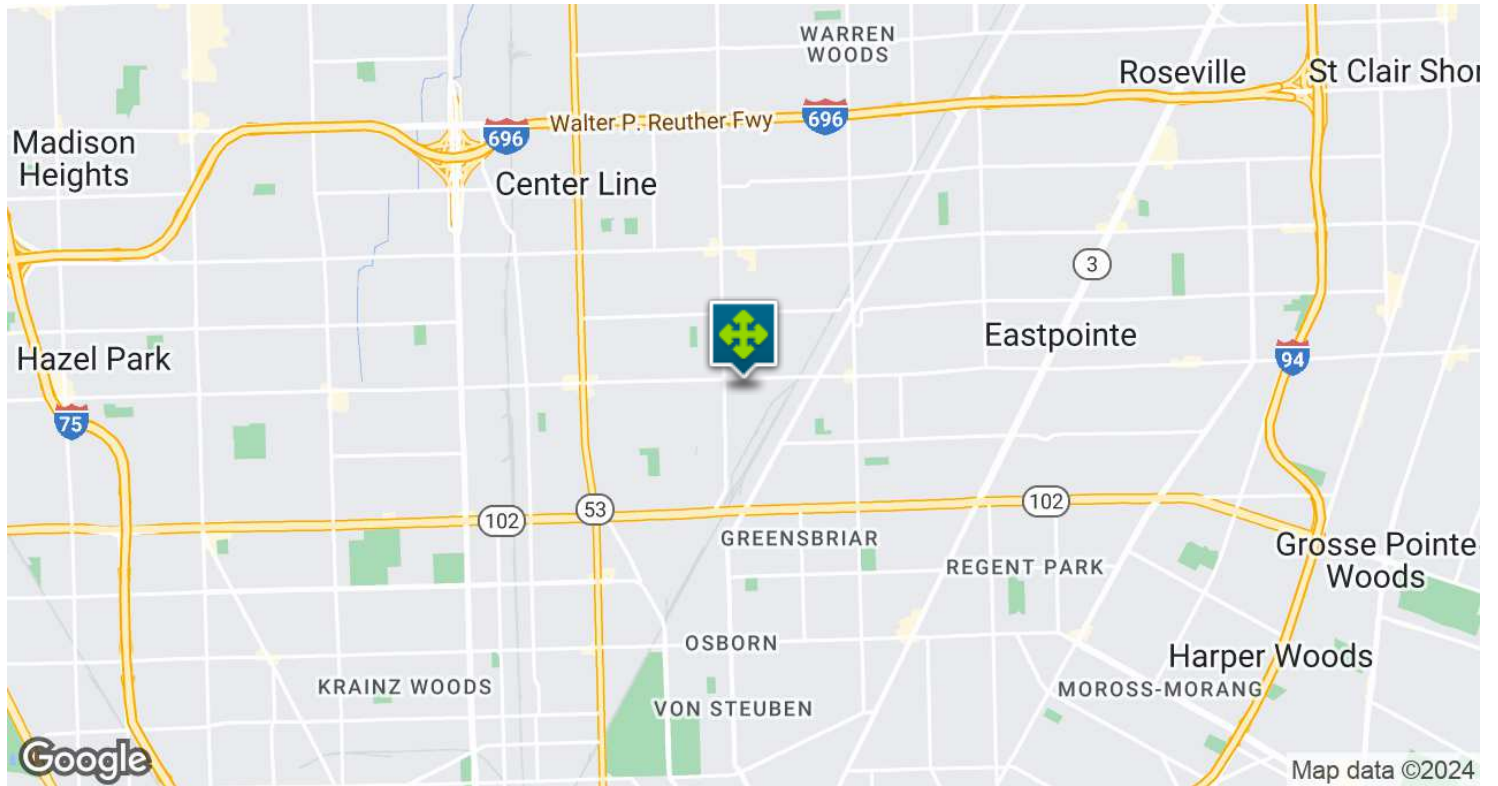
# AERIAL MAP



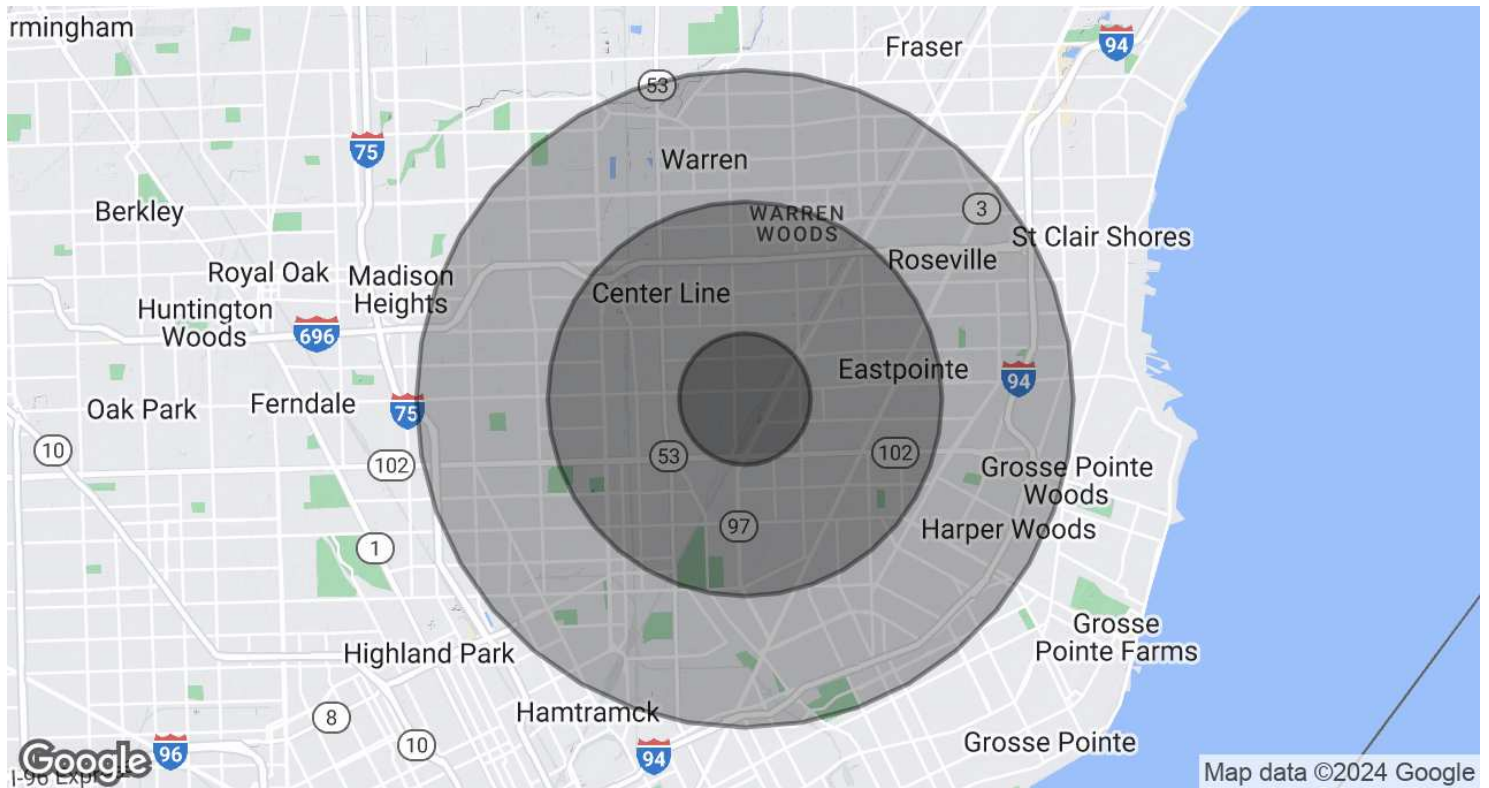


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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,644	125,892	366,664
<b>Average Age</b>	32.0	35.0	36.6
<b>Average Age (Male)</b>	33.2	34.0	34.8
<b>Average Age (Female)</b>	31.8	36.7	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,704	59,885	168,305
<b># of Persons per HH</b>	2.3	2.1	2.2
<b>Average HH Income</b>	\$38,163	\$44,523	\$46,906
<b>Average House Value</b>	\$53,832	\$74,613	\$86,663

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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