

INDUSTRIAL PROPERTY // FOR LEASE

3,678 SF WITH 1,400 SF OFFICE, DUPLEX INDUSTRIAL BUILDING IN WARREN

3720 E 10 MILE ROAD

WARREN, MI 48091



- 3,678 SF Duplex Industrial Building
- 1,400 SF Office
- 400 AMP / 220 Volt, Buss Duct
- One (1) 10' x 10' Door
- 13' Clear



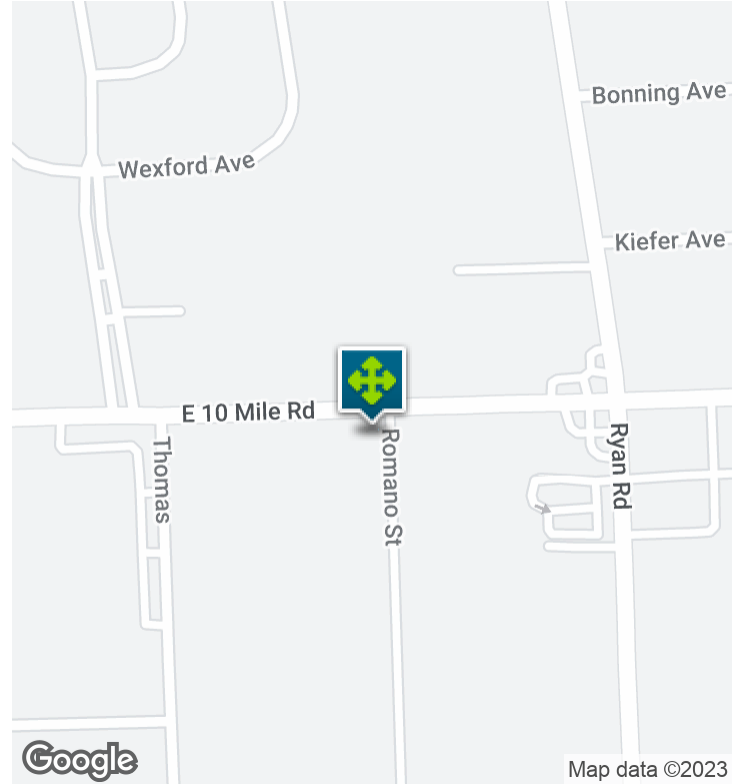
P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Lease Rate

**\$11.50 SF/YR
(GROSS)**

OFFERING SUMMARY

Building Size:	4,104 SF
Available SF:	3,678 SF
Lot Size:	0.26 Acres
Year Built:	1960
Zoning:	M-2 Light Industrial
Market:	Detroit
Submarket:	W of Van Dyke/Macomb

PROPERTY OVERVIEW

3,678 SF duplex industrial building with 1,400 SF office; which includes approx. 978 SF of 2nd story of office space. Shop warehouse consists of 13' clear, 400 AMP / 220 Volt, buss duct, one (1) 10' x 10' door. Separately metered utilities, two (2) restrooms, outstanding main road frontage, warehouse or manufacturing at E 10 Mile Rd and Ryan Rd. Close to I-696 and I-75.

Gross Rate = Landlord pays the taxes.

LOCATION OVERVIEW

Located on the south side of 10 Mile Rd, just east of Ryan Rd. Central location in Warren with quick access to I-696.

PROPERTY HIGHLIGHTS

- 3,678 SF Industrial Building
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ADDITIONAL PHOTOS



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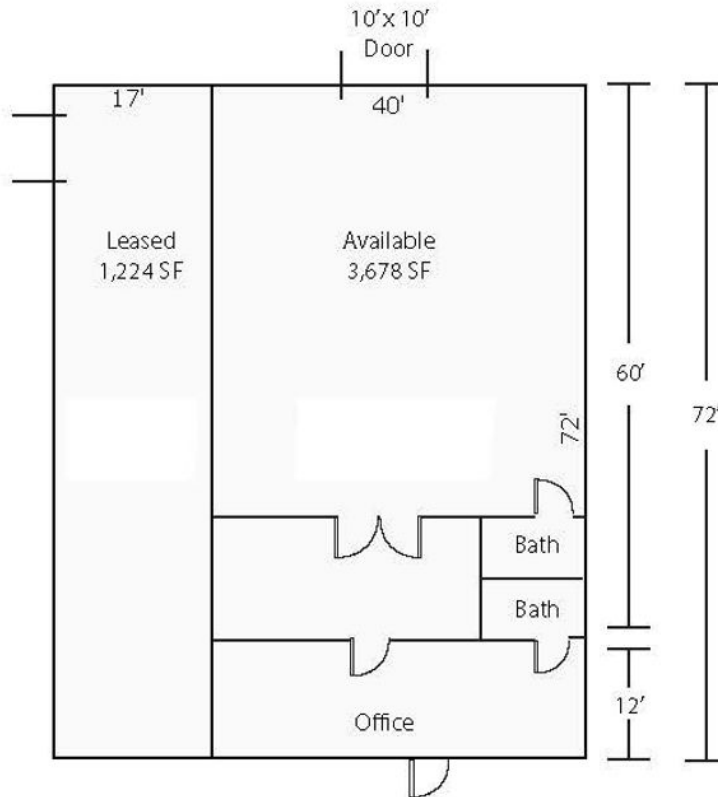
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SITE PLANS

Image/Sketch for Parcel: 12-13-30-226-006



Sketch by Apex Sketch

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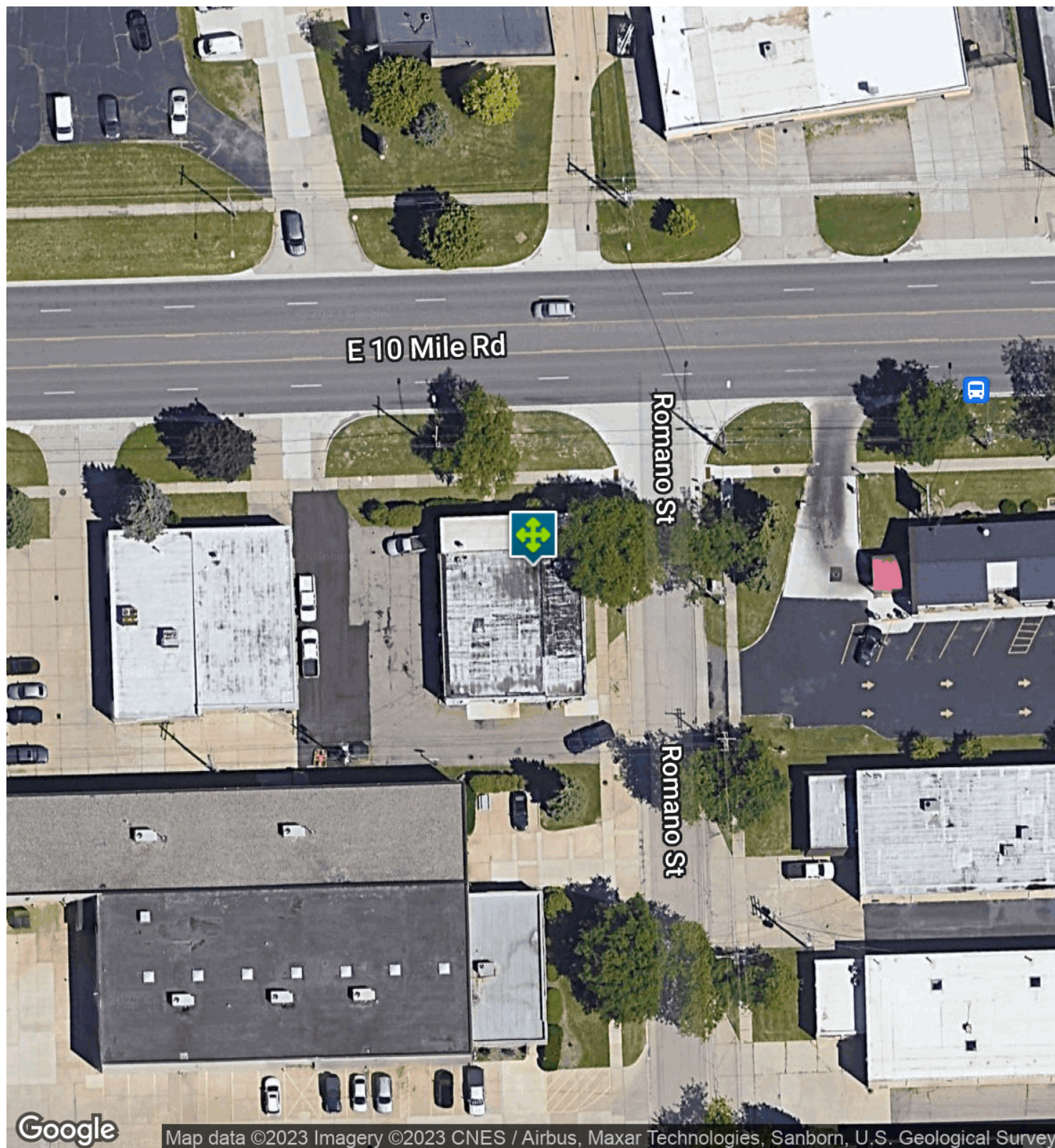
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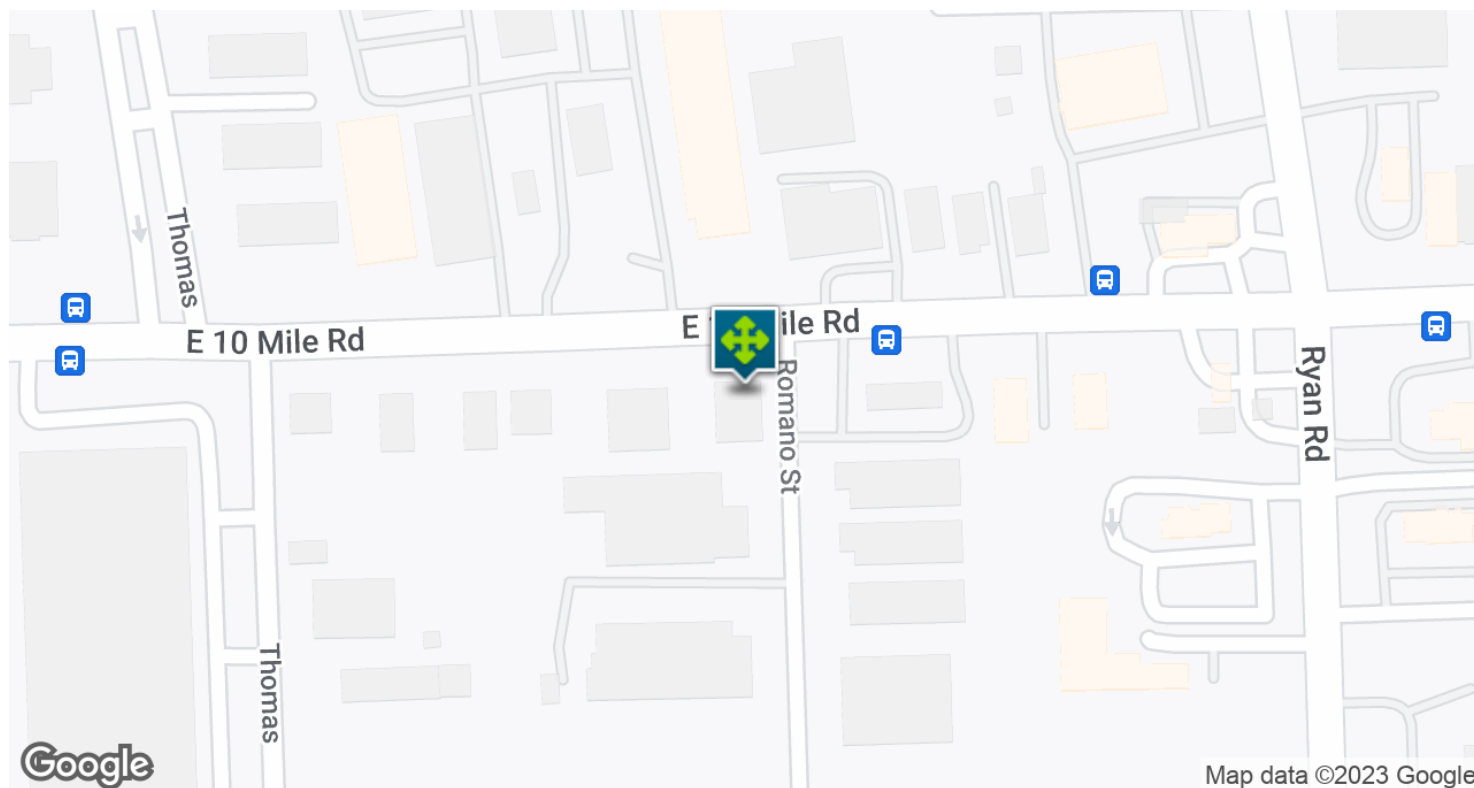
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AERIAL MAP



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LOCATION MAP

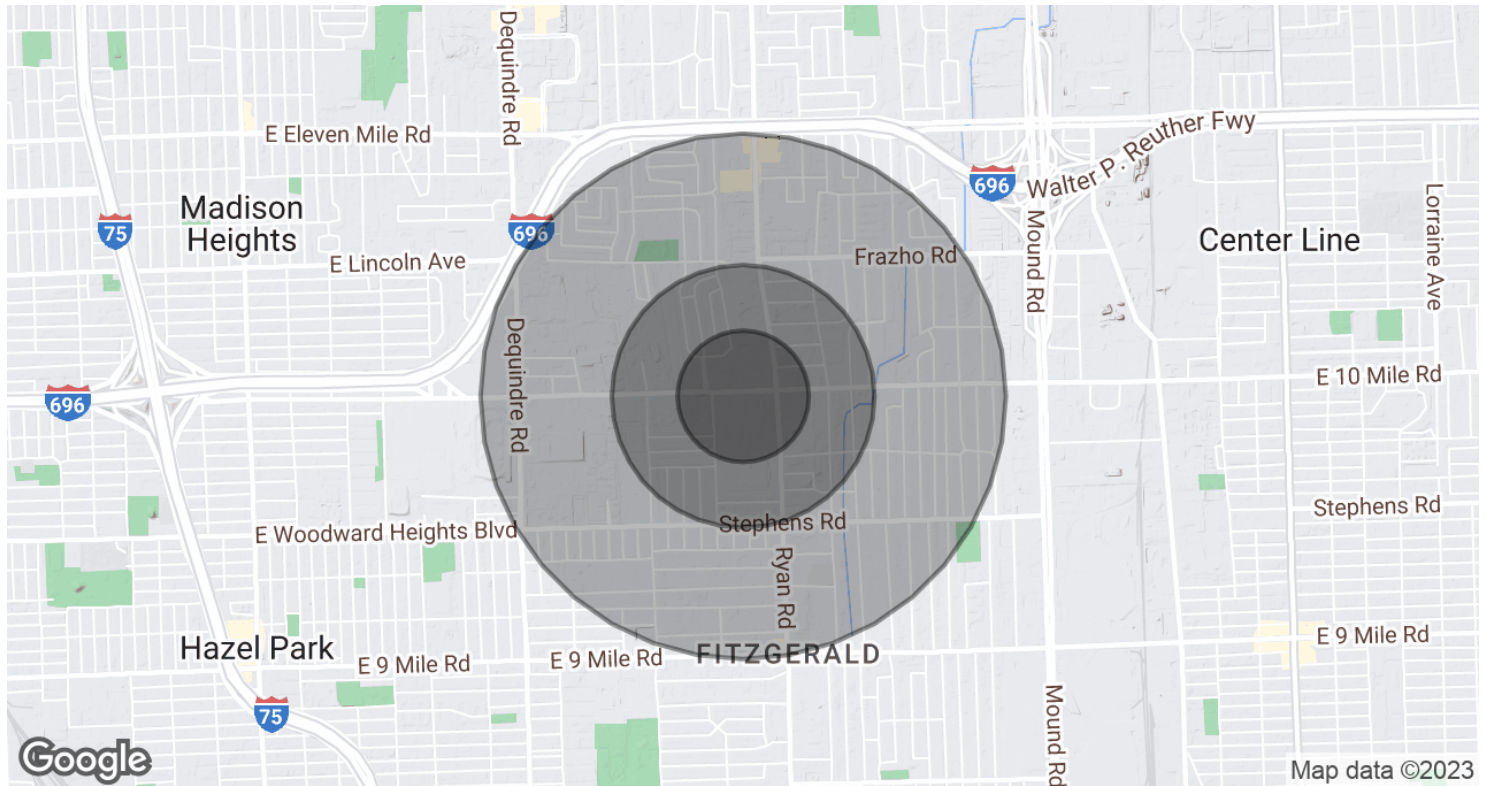


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	602	2,586	12,587
Average Age	35.6	36.3	39.2
Average Age (Male)	31.0	32.1	36.0
Average Age (Female)	37.4	38.4	41.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	236	1,020	5,569
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$65,065	\$67,048	\$53,782
Average House Value	\$121,391	\$120,872	\$113,986

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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