

INDUSTRIAL PROPERTY // FOR LEASE

12,663 SF FREE-STANDING WAREHOUSE WITH TRUCKWELL & 480 VOLT

50570 WING DR

SHELBY TOWNSHIP, MI 48315



- 12,663 SF Warehouse
- 2,400 SF office
- Truckwell
- 480 Volt / 1000 AMP
- Lease rate: \$9.00 PSF / NNN



P.A. COMMERCIAL
Corporate & Investment Real Estate

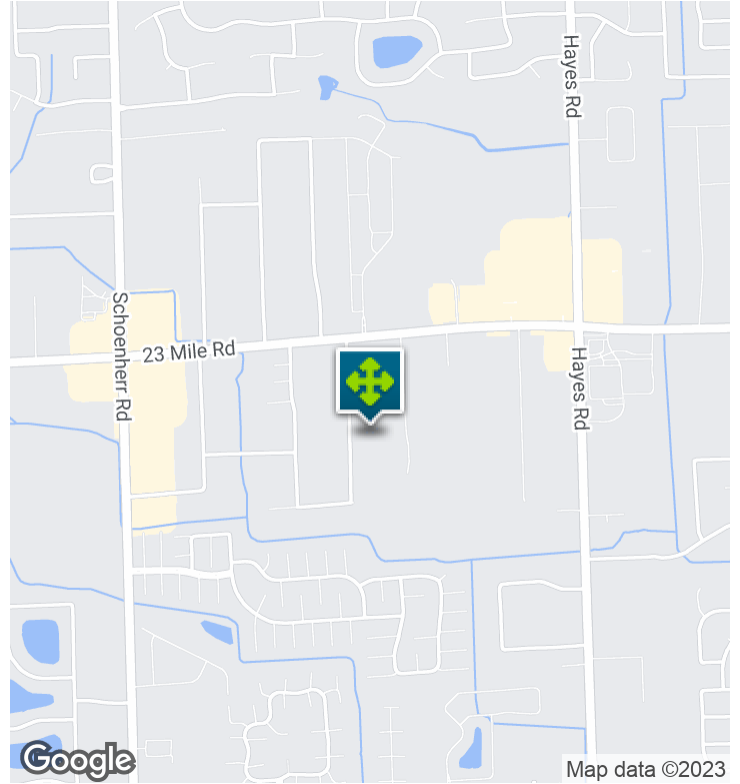
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

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pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$9.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	12,663 SF
Available SF:	12,663 SF
Lot Size:	0.94 Acres
Year Built:	1998
Renovated:	2016
Zoning:	Lt Industrial
Market:	Detroit
Submarket:	Groesbeck North

PROPERTY OVERVIEW

Free-standing building for lease. 12,663 SF warehouse with truckwell, and 480 volt/1000 amp power. One (1) 12'x14' grade level door, 20' clear, and two 45' bays. Building features recently renovated offices, two shop restrooms, and two office restrooms. There is also a gated rear parking lot.

Great location at 23 Mile Road and Schoenherr. Only one mile to M-53! Ideal for manufacturing or warehousing.

LOCATION OVERVIEW

Excellent location at 23 Mile R and Schoenherr Rd

PROPERTY HIGHLIGHTS

- 12,663 SF Warehouse
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- Truckwell
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ADDITIONAL PHOTOS

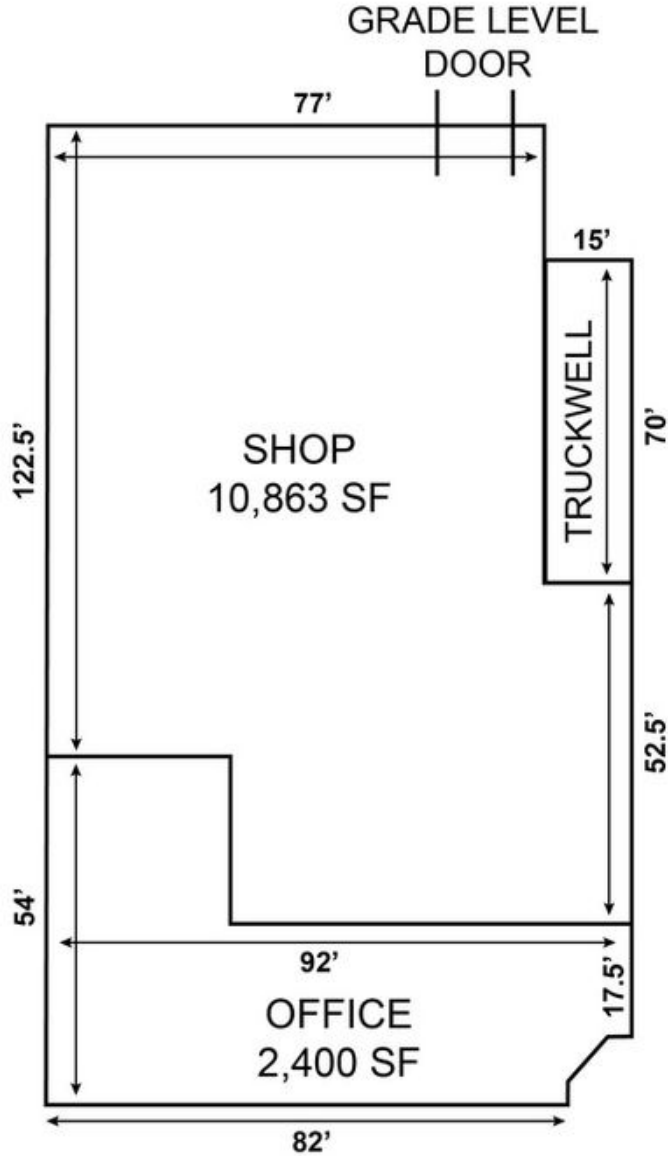


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FLOOR PLANS



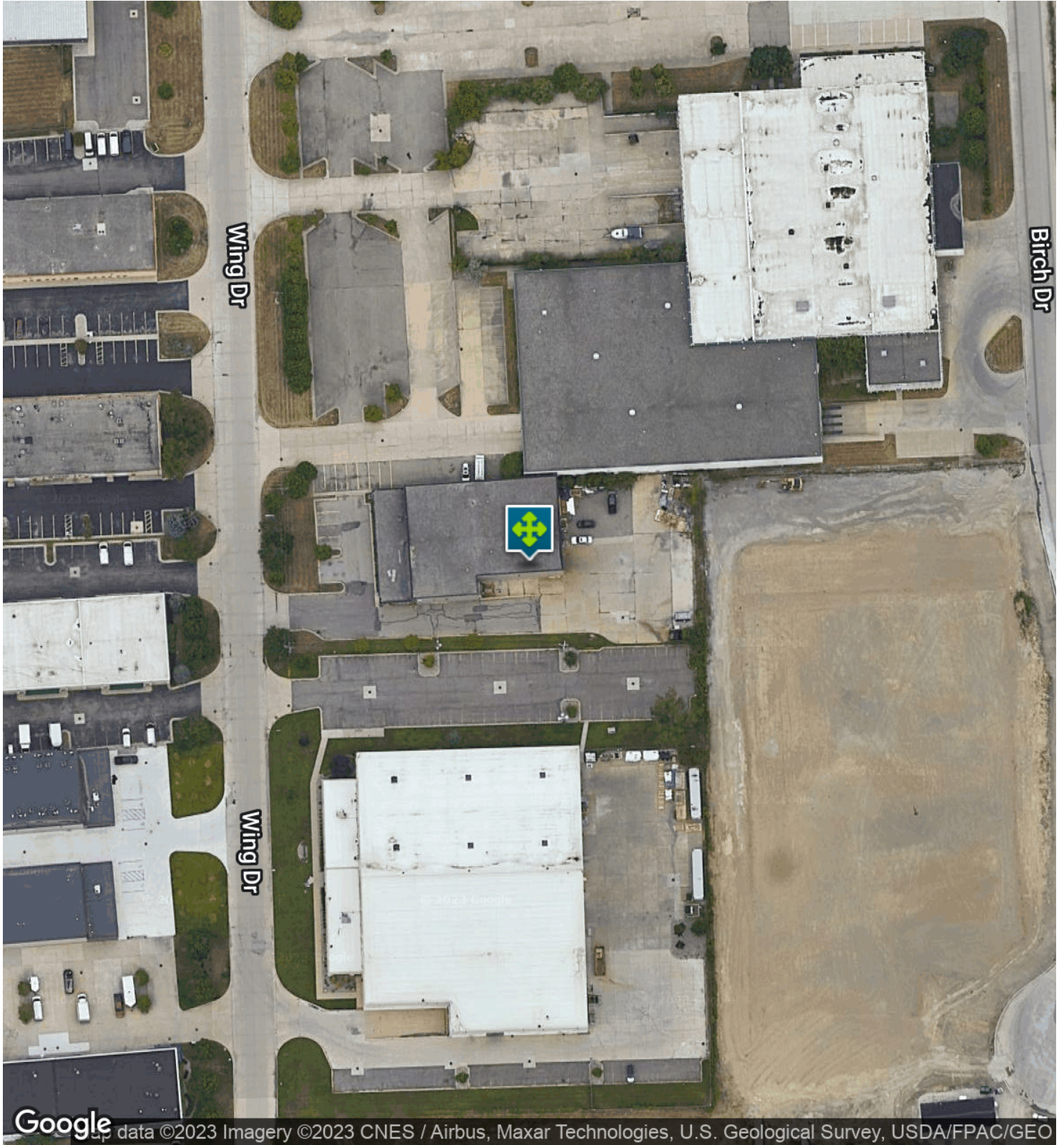
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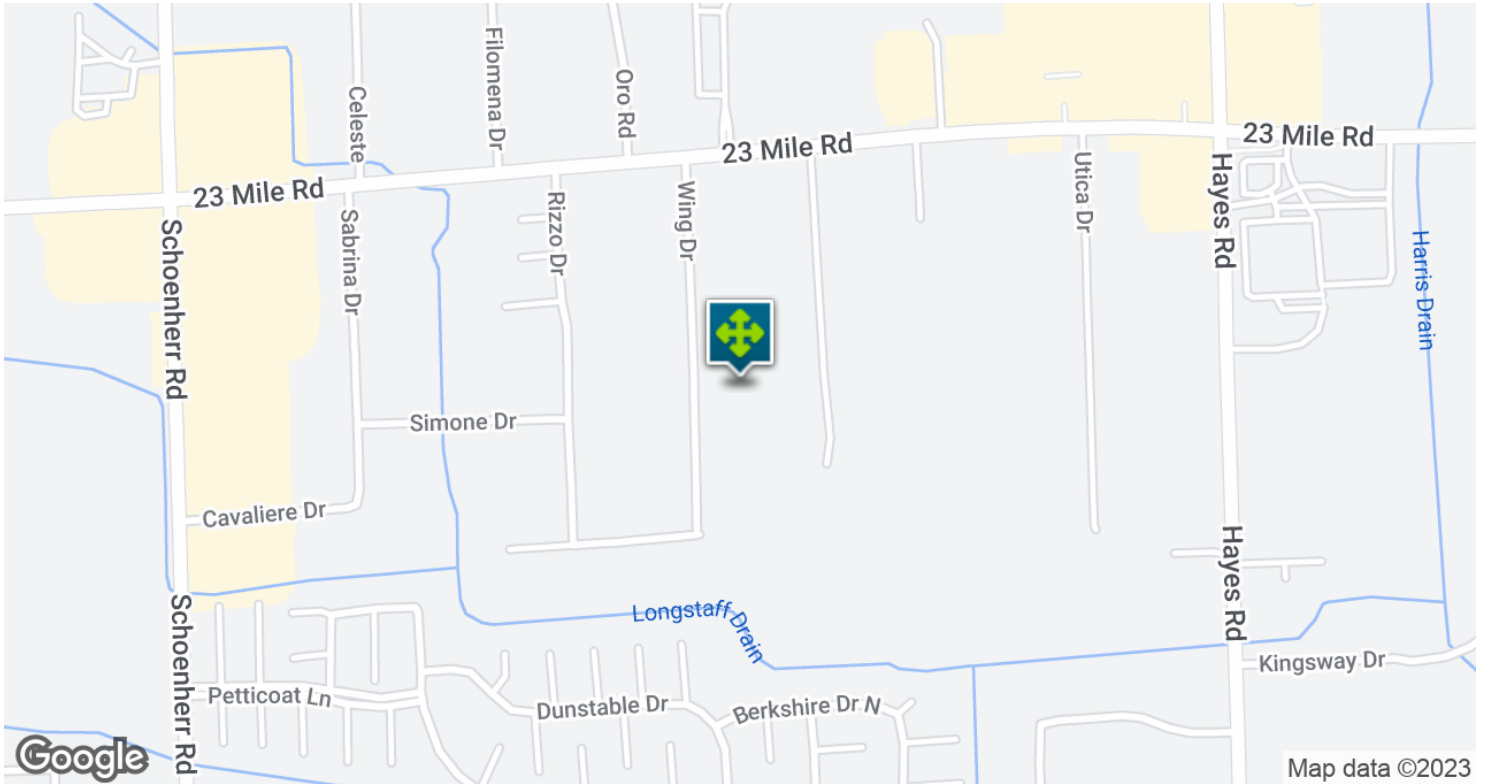
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AERIAL MAP



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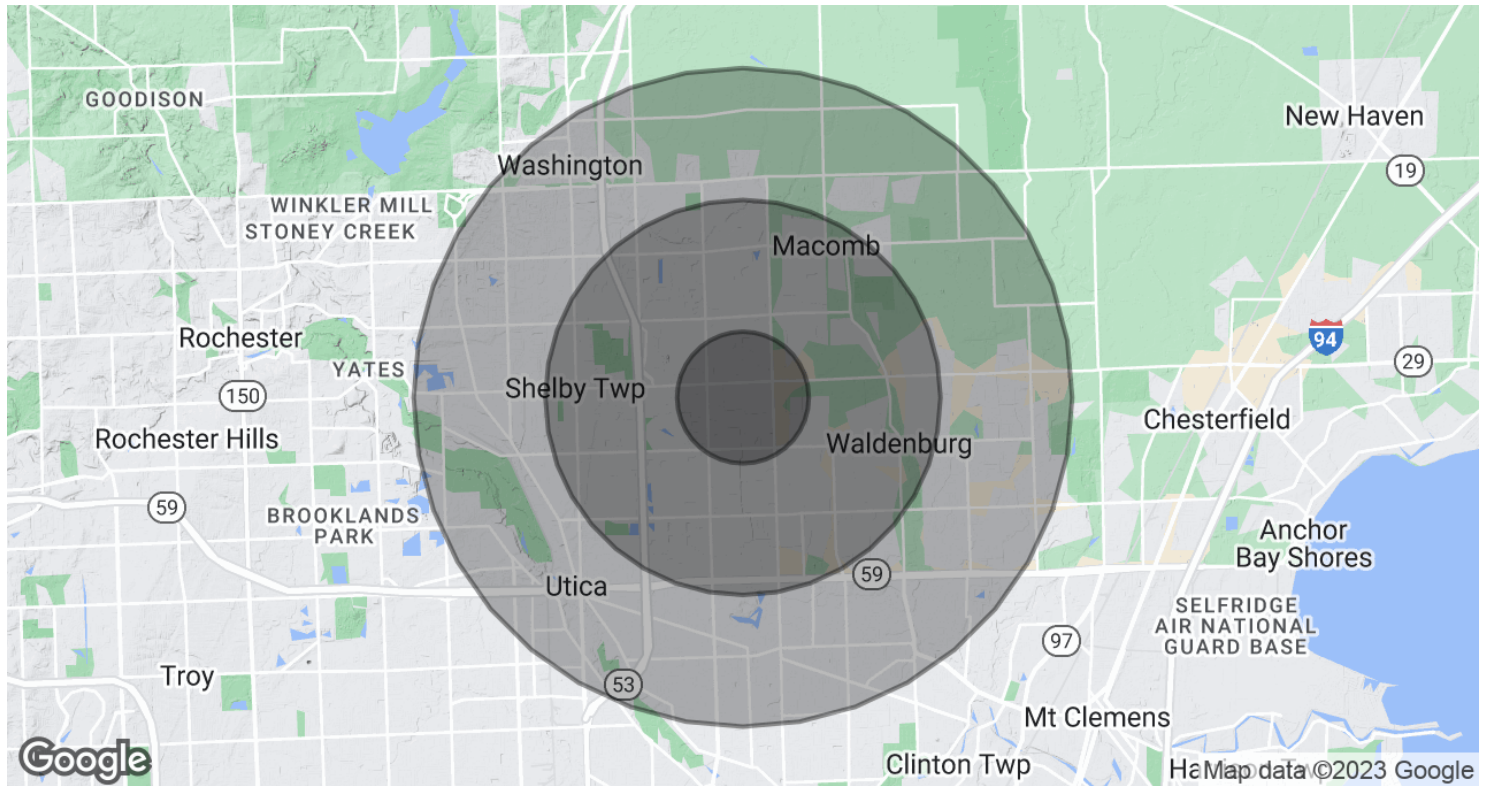
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,287	69,790	189,204
Average Age	41.8	40.2	38.9
Average Age (Male)	40.4	38.0	36.9
Average Age (Female)	43.8	42.0	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,453	25,025	70,744
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$77,623	\$87,284	\$79,787
Average House Value		\$223,121	\$201,243

* Demographic data derived from 2020 ACS - US Census

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FOR MORE INFORMATION, PLEASE CONTACT:



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