

WAREHOUSE/INDUSTRIAL INVESTMENT OPPORTUNITY



FOR SALE



23600 SCHOENHERR ROAD

WARREN, MI 48089

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for industrial and manufacturing investors in Warren, MI! This prime property boasts a substantial 47,544 SF building, offering ample space for operations, production, and expansion. Strategically located in the heart of the Warren area, this property provides convenient access to major transportation routes, facilitating efficient logistical operations. The building's versatile layout and modern infrastructure present an ideal canvas for customization to suit specific industrial and manufacturing needs. With its prime location and substantial building size, this property is perfectly positioned to accommodate the diverse requirements of industrial and manufacturing.

PROPERTY HIGHLIGHTS

- 47,544 SF Building
- New Roof 2025
- 1 Interior Truck Well
- 3 Overhead Doors
- 3000a/480v 3 Phase Heavy Power
- 5 Cranes
- 12'-21' Clear Ceiling Height
- New Heating Units in Main Room
- Ample Space Multiple Operations
- Fully Sprinklered Building
- Excess Parcel of Land Included for Overflow Parking or Other Use

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NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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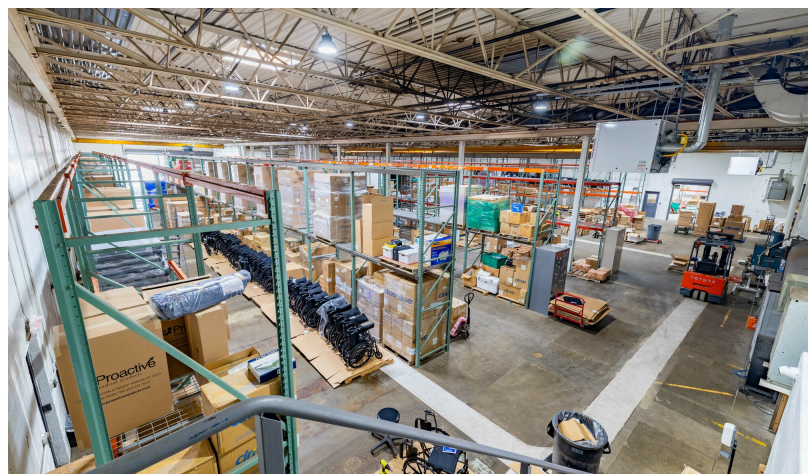
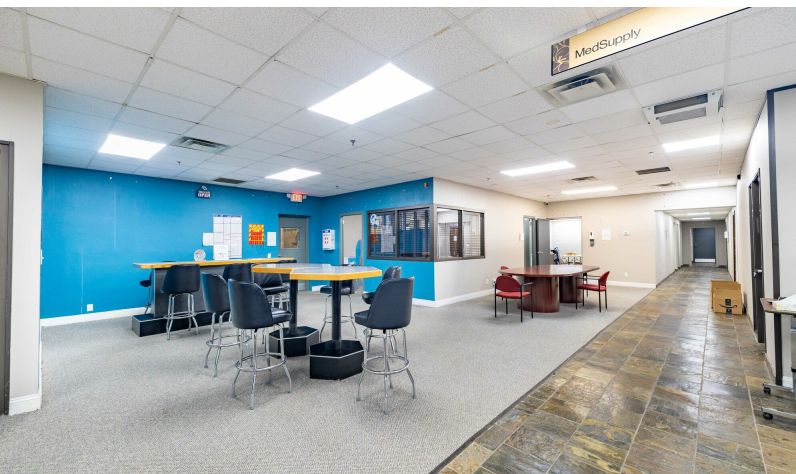
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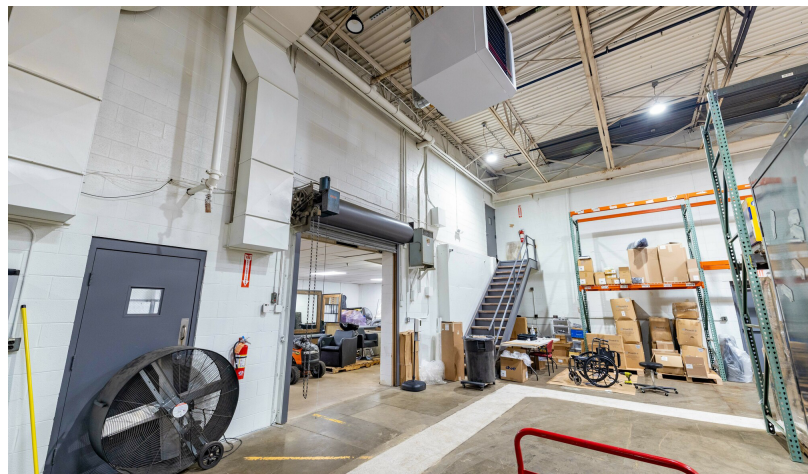
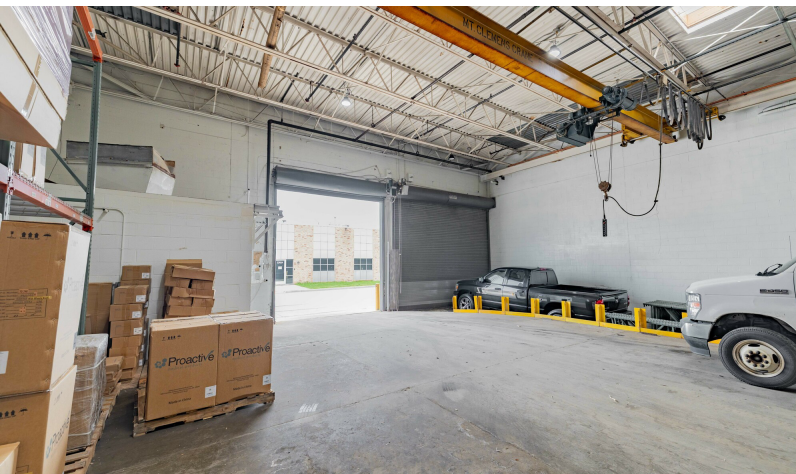
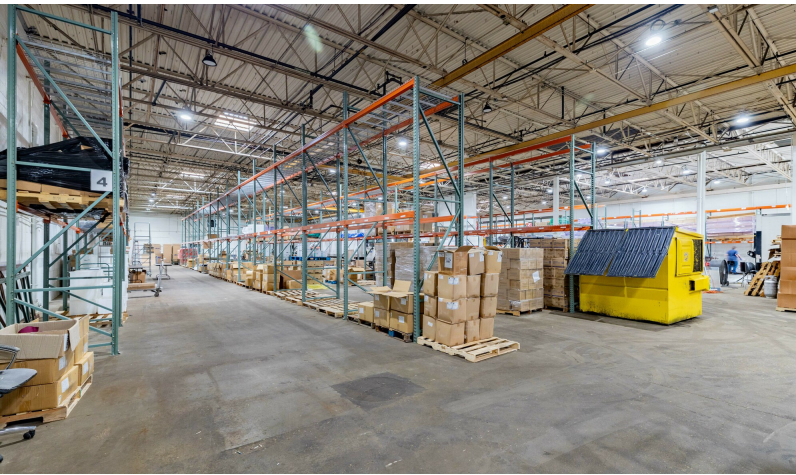
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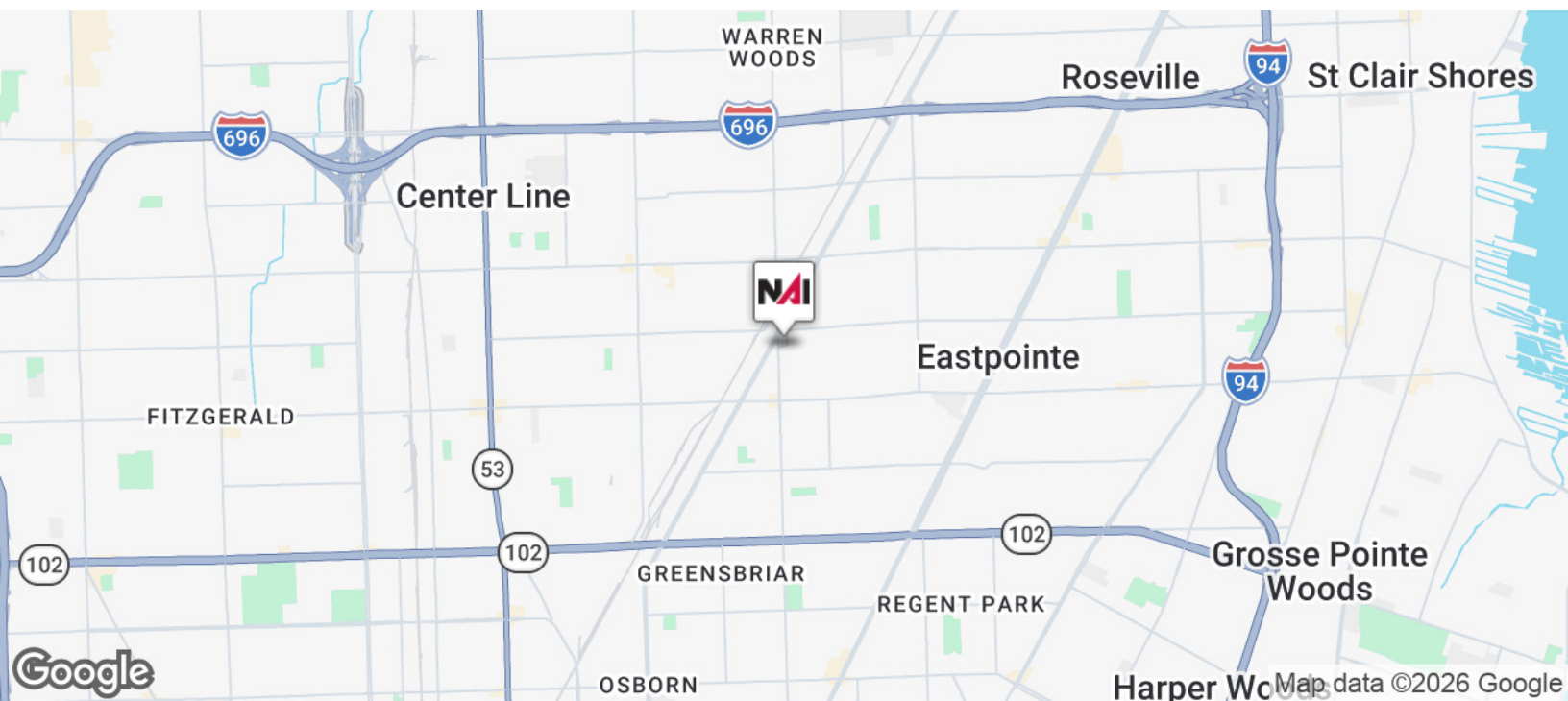
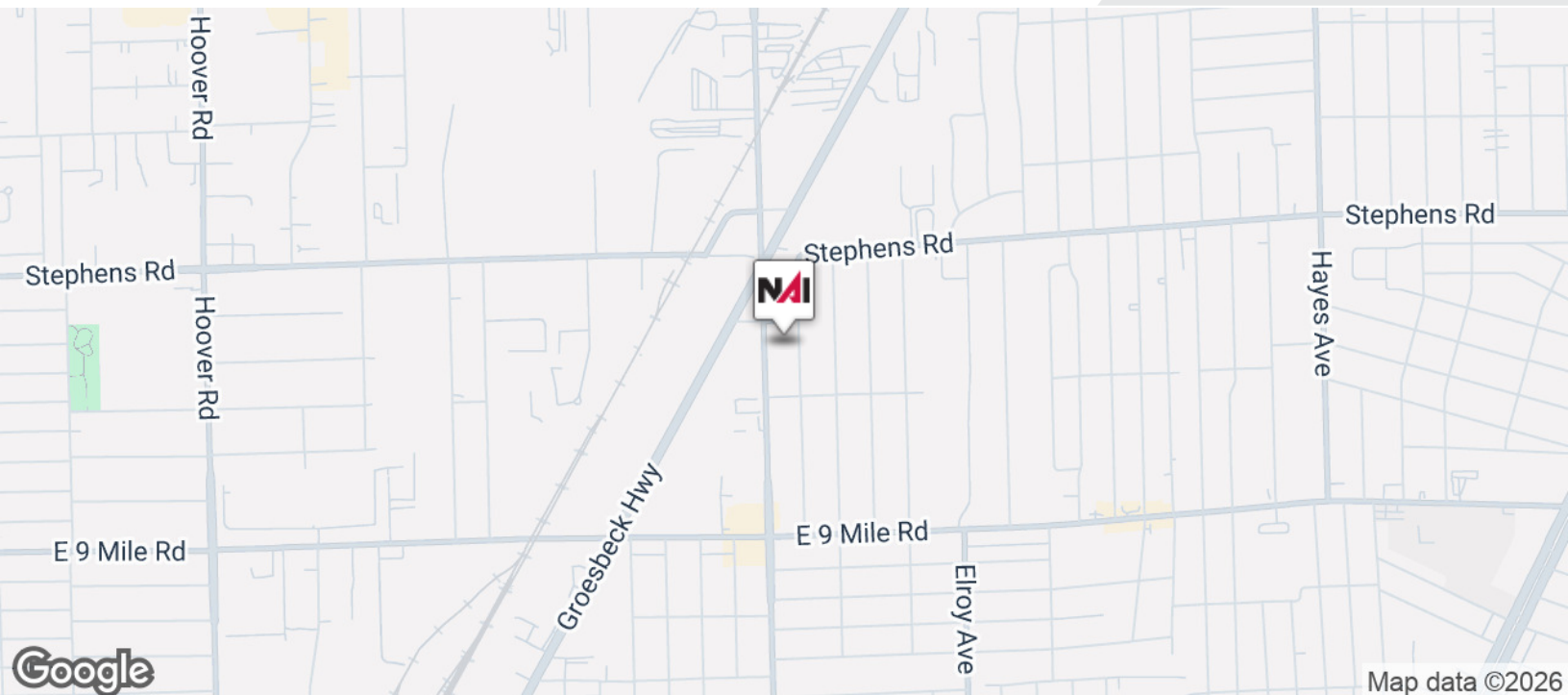
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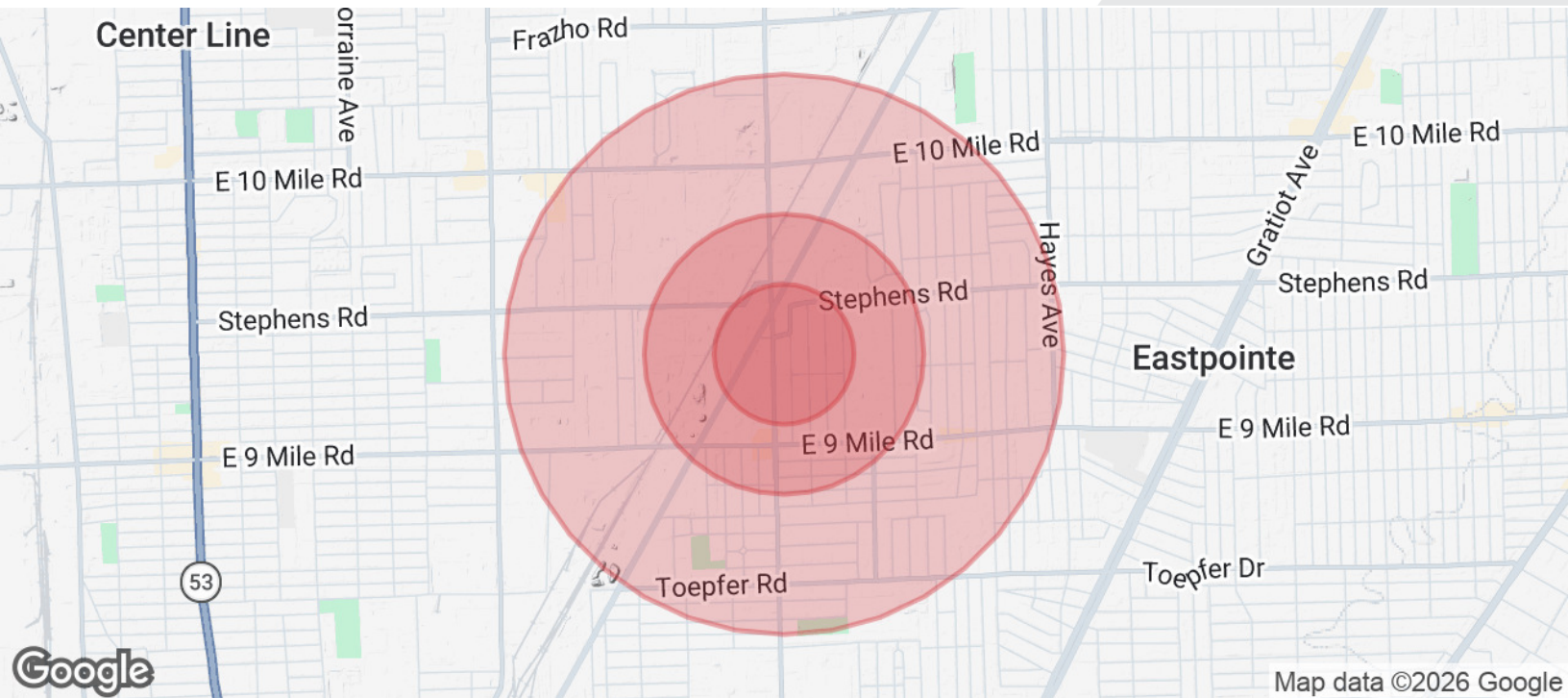
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	718	2,688	11,820
Average Age	34.7	36.2	37.4
Average Age (Male)	34.4	35.4	35.5
Average Age (Female)	37.2	37.9	38.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	264	978	4,605
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$65,058	\$75,238	\$73,591
Average House Value	\$101,096	\$106,153	\$119,913

2023 American Community Survey (ACS)