



INDUSTRIAL PROPERTY // FOR SALE / LEASE

20,000 SF / 11,000 SF / 9,000 SF OFFICE/WAREHOUSE W/FENCED OUTSIDE STORAGE

46705 ERB DR

MACOMB TWP, MI 48042



- 20,000 SF Industrial Space for Sale or Lease
- 3,600 SF Office/Showroom
- Divisible: 11,000 SF & 9,000 SF
- Large Parking Lot
- Fenced Outside Storage



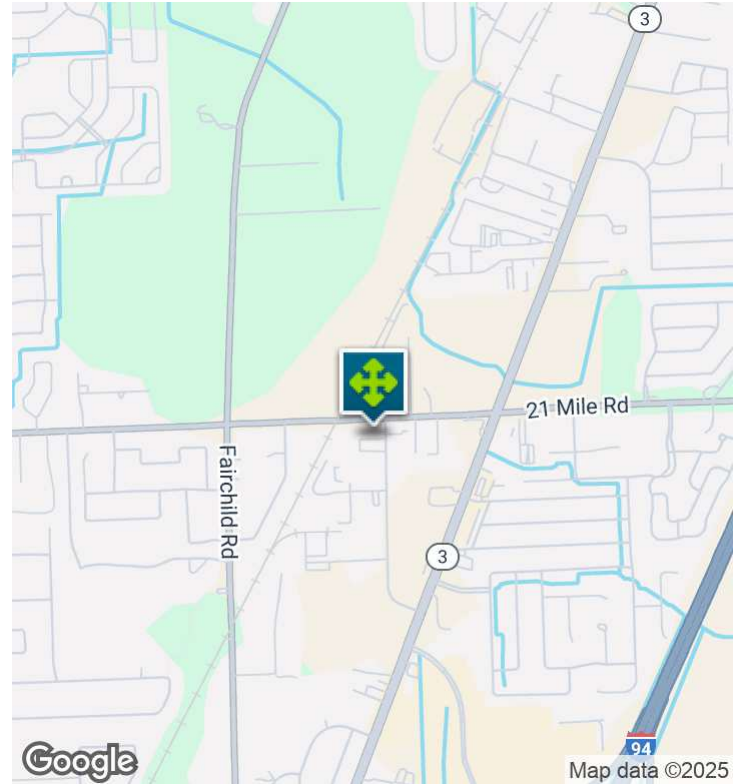
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$1,850,000
Lease Rate	\$8.00 SF/YR (NNN)

OFFERING SUMMARY

Building Size:	20,000 SF
Available SF:	9,000 SF - 20,000 SF
Lot Size:	1.22 Acres
Price / SF:	\$92.50
Year Built:	1990
Renovated:	2022
Zoning:	Lt Industrial
Market:	Detroit
Submarket:	Groesbeck North
Traffic Count:	40,500

PROPERTY OVERVIEW

20,000 SF for sale or lease with 3,600 SF office/showroom space. The building is divisible into 11,000 SF and 9,000 SF, with separately metered utilities. 3,600 SF shop mezzanine. 16' clear height, three (3) 12' x 14' overhead doors, a large fenced outside storage, concrete parking lot, and potential outside storage. Ideal for warehouse or manufacturing. Fantastic location at 21 Mile Rd & Gratiot Ave, close to I-94.

LOCATION OVERVIEW

Located on the west side of Erb Drive, just south of 21 Mile Rd in Chesterfield Township. This is a high-visibility location just west of Gratiot Avenue and 0.25 miles from I-94. 40,500 vehicles per day on Gratiot and 21 Mile.

PROPERTY HIGHLIGHTS

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	20,000 SF
Space Available:	20,000 SF / 11,000 SF / 9,000 SF
Shop SF:	16,400 SF
Office SF:	3,600 SF
Mezzanine SF:	3,600 SF
Occupancy:	Immediate
Tenancy:	Duplex
Zoning:	Lt Industrial
Lot Size:	1.22 Acres
Parking Spaces:	50+
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1990 / 2022
Construction Type:	Block
Clear Height:	16'
Overhead Doors:	(2) 12' x 14'
Truckwells/Docks:	No
Cranes:	No
Column Spacing:	50'
Power:	400 AMP 220 Volt
Buss Duct:	No
Air Conditioning:	Office
Heat Type:	Gas Unit
Lighting:	LED
Sprinklers:	No
Floor Drains:	N/A
Taxes:	Approx. \$25,888.33



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ADDITIONAL PHOTOS



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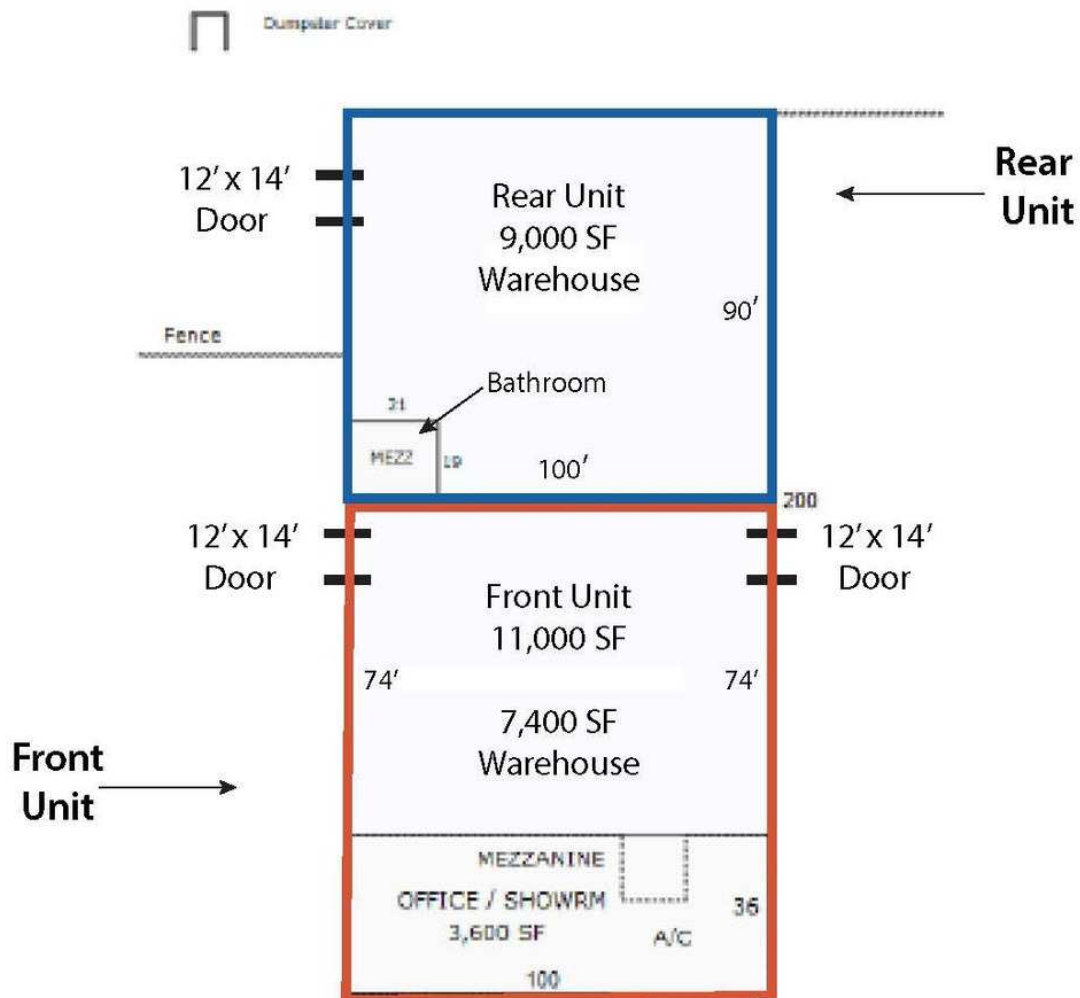
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SITE PLANS

Image/Sketch for Parcel: 20-08-36-227-021



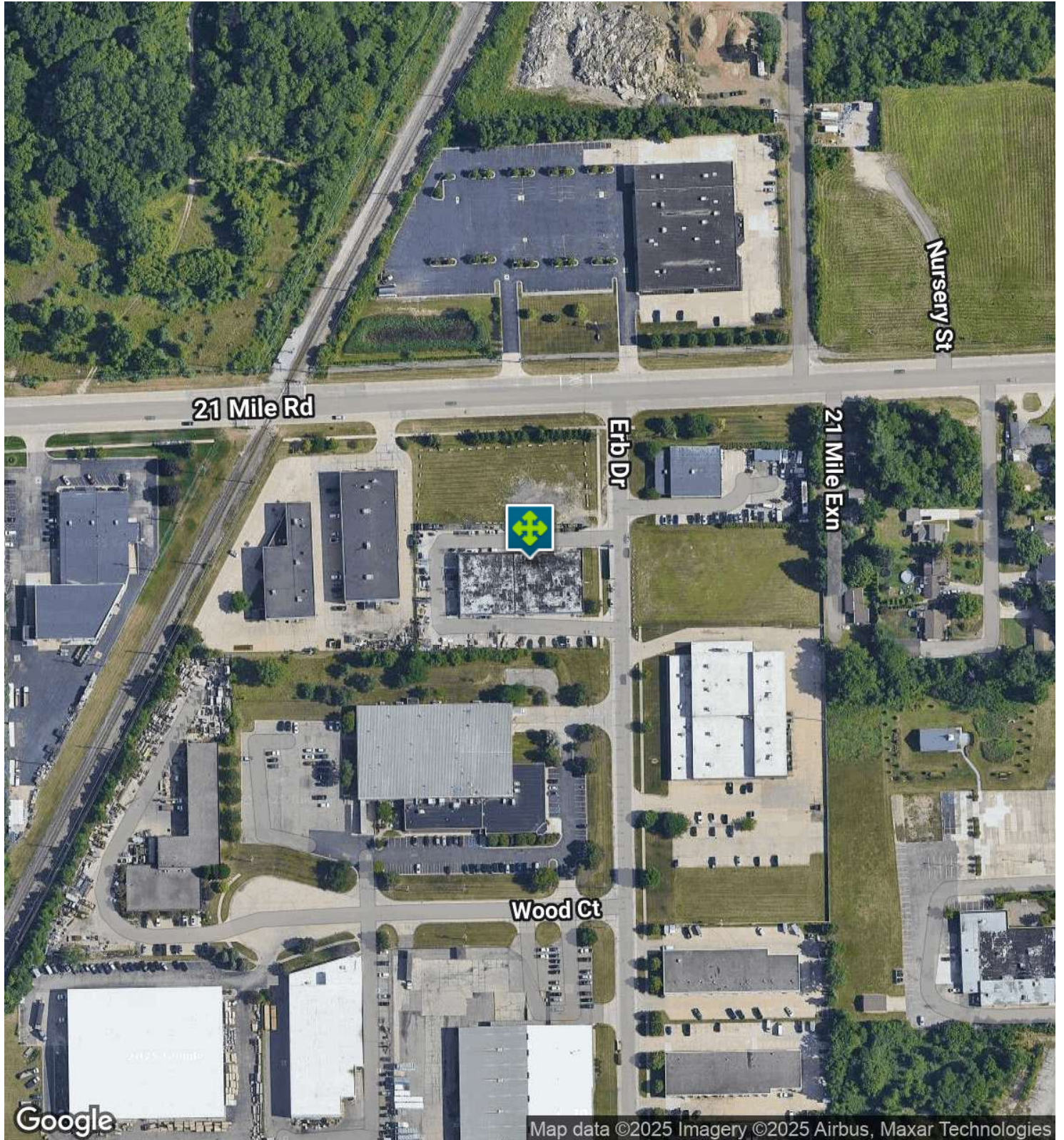
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AERIAL MAP

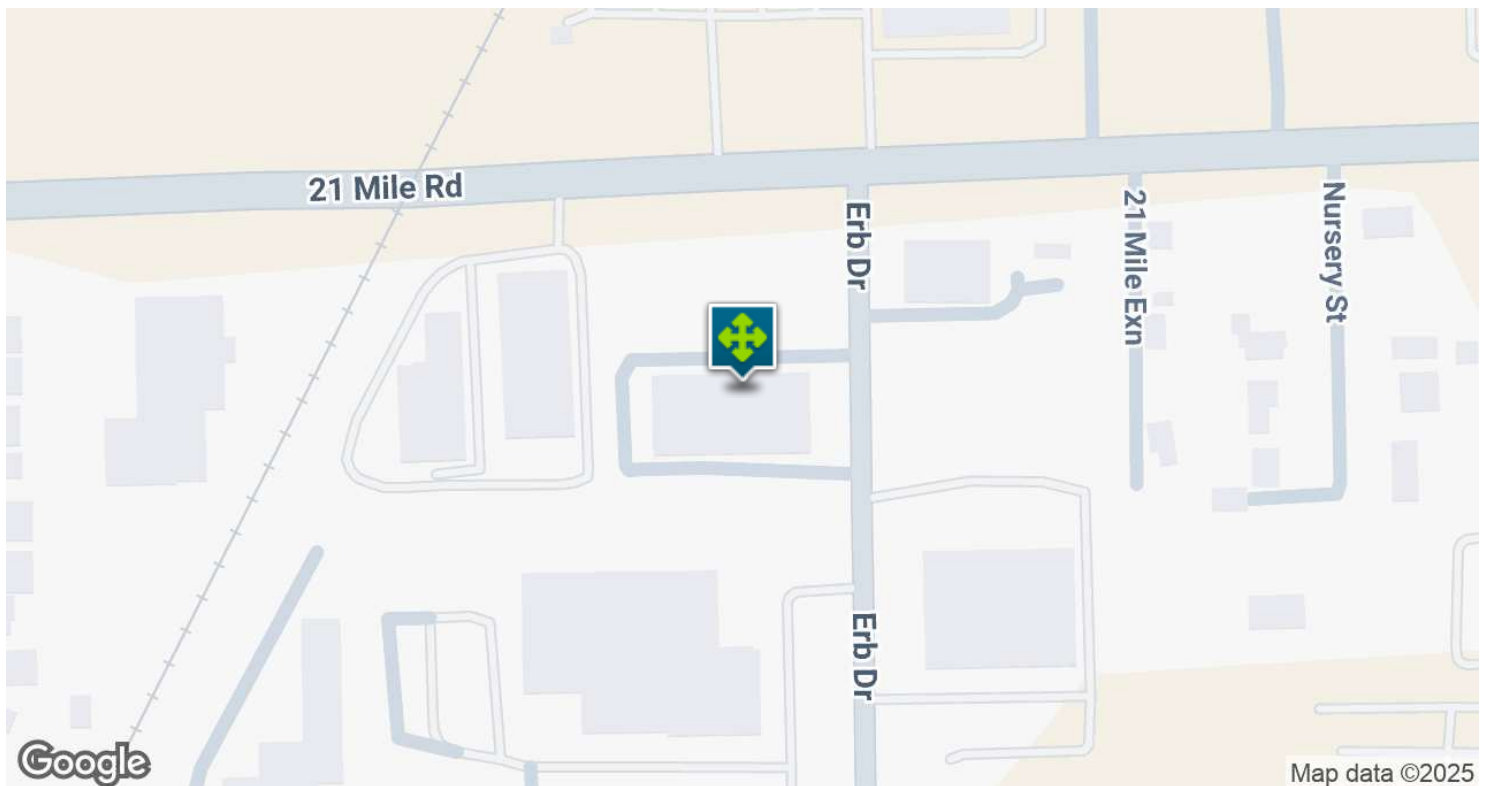
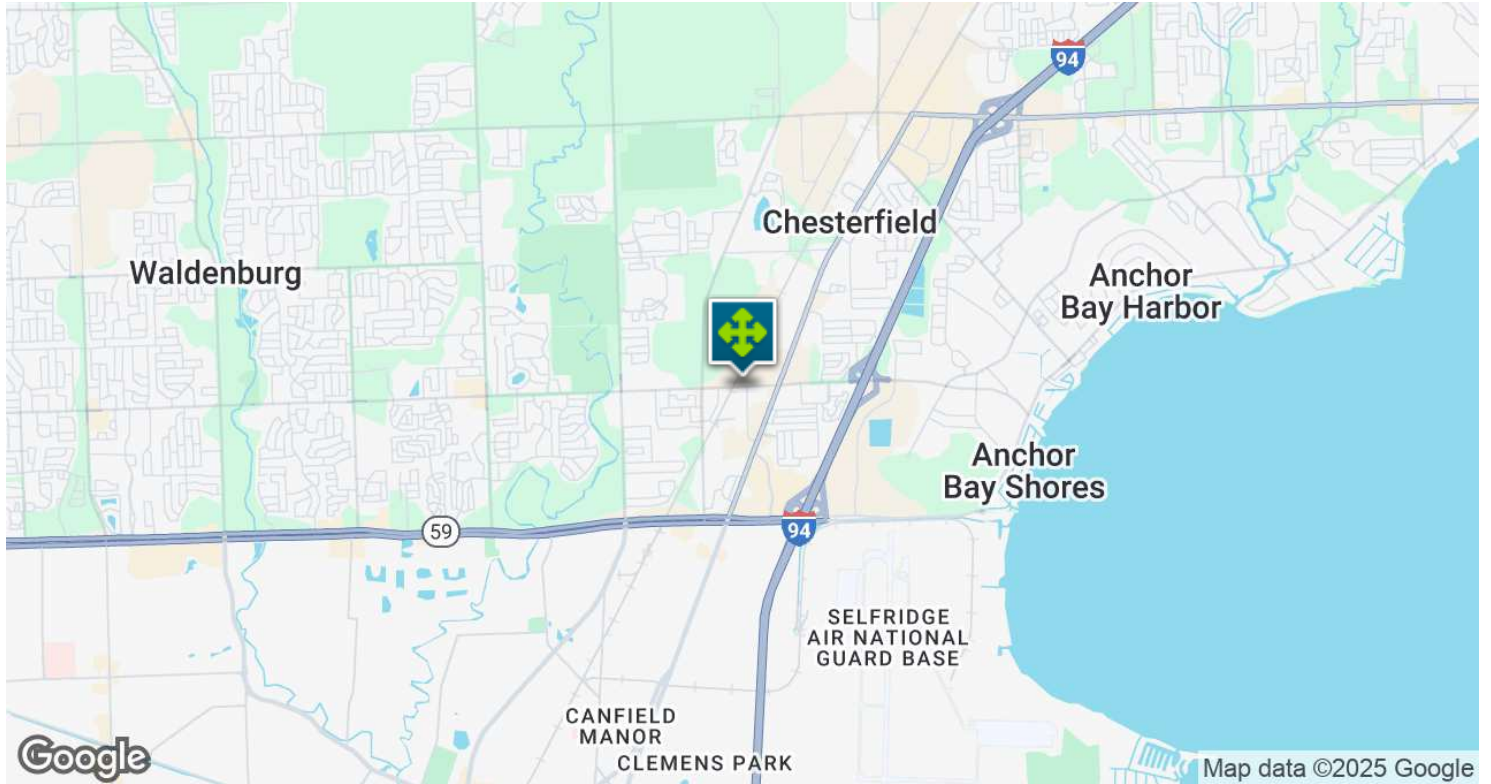


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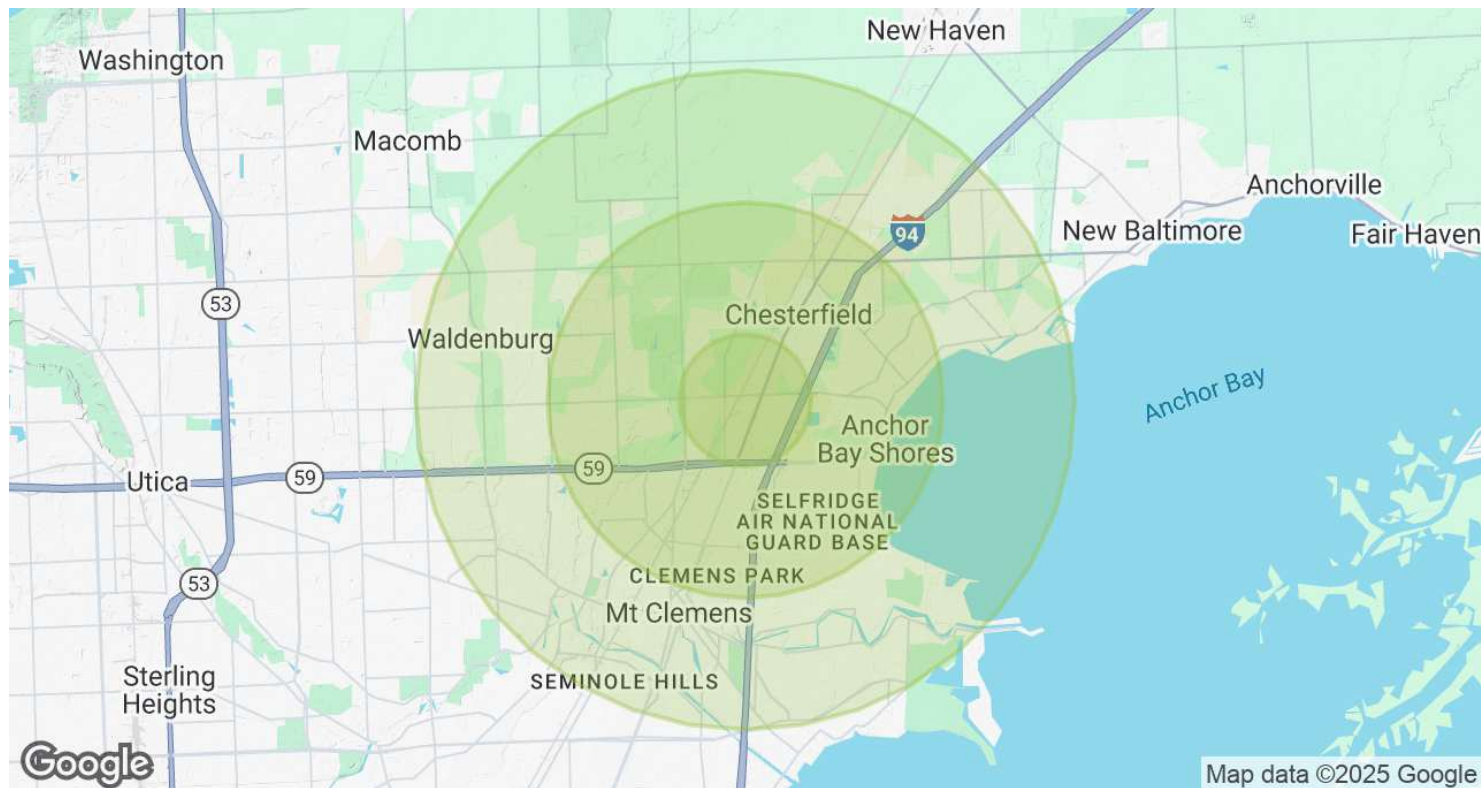
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,406	56,419	156,616
Average Age	42	40	41
Average Age (Male)	41	39	40
Average Age (Female)	43	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,838	21,702	61,577
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$132,038	\$109,271	\$111,359
Average House Value	\$297,716	\$284,380	\$301,392

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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