

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

# 15,600 SF M4 INDUSTRIAL BUILDING FOR SALE OR LEASE

6335 LYNDON ST  
DETROIT, MI 48238



- 15,600 SF Warehouse/Manufacturing Building
- Renovated in 2022 - clean throughout
- New Roof and New Grade-level Doors
- Gas Forced Air Heating
- Quick Access to I-96, M-10, and major transportation routes
- Seller Financing Available!



**P.A. COMMERCIAL**  
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$400,000</b>
<b>Lease Rate</b>	<b>\$5.00 SF/YR (NNN)</b>

## PROPERTY OVERVIEW

Clean Two-Story industrial building for lease. Formally a tire shop. The owner updated and renovated the building then moved their operation to a larger facility. This building is move-in ready. The property is located in the Green Zone and power can easily be increased. Seller Financing is available!

## OFFERING SUMMARY

<b>Building Size:</b>	15,600 SF
<b>Available SF:</b>	15,600 SF
<b>Lot Size:</b>	0.3 Acres
<b>Price / SF:</b>	\$25.64
<b>Year Built:</b>	1940
<b>Renovated:</b>	2022
<b>Zoning:</b>	M-4
<b>Market:</b>	Detroit
<b>Submarket:</b>	W of Woodward

## LOCATION OVERVIEW

Located in a busy industrial area and Green Zone next to heavy retail and traffic on Livernois immediately to the east. Steel, auto, tire, and manufacturing, and fast food surround the property. Quick access to M-10, I-96 Freeways, and Davison M8 via Livernois.

## PROPERTY HIGHLIGHTS

- 15,600 SF Warehouse/Manufacturing Building
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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	15,600 SF
<b>Space Available:</b>	15,600 SF
<b>Shop SF:</b>	15,600 SF
<b>Office SF:</b>	0 SF
<b>Occupancy:</b>	Vacant
<b>Zoning:</b>	M-4
<b>Lot Size:</b>	0.3 Acres
<b>Parking Spaces:</b>	2 street and additional interior
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1940 / 2022
<b>Construction Type:</b>	Block
<b>Clear Height:</b>	12 - 14'
<b>Overhead Doors:</b>	Two (2)
<b>Truckwells/Docks:</b>	No
<b>Cranes:</b>	No
<b>Column Spacing:</b>	N/A
<b>Power:</b>	200 AMP with ability to increase
<b>Air Conditioning:</b>	No
<b>Heat Type:</b>	Forced Air Gas
<b>Lighting:</b>	N/A
<b>Sprinklers:</b>	No
<b>Floor Drains:</b>	No
<b>Taxes:</b>	N/A



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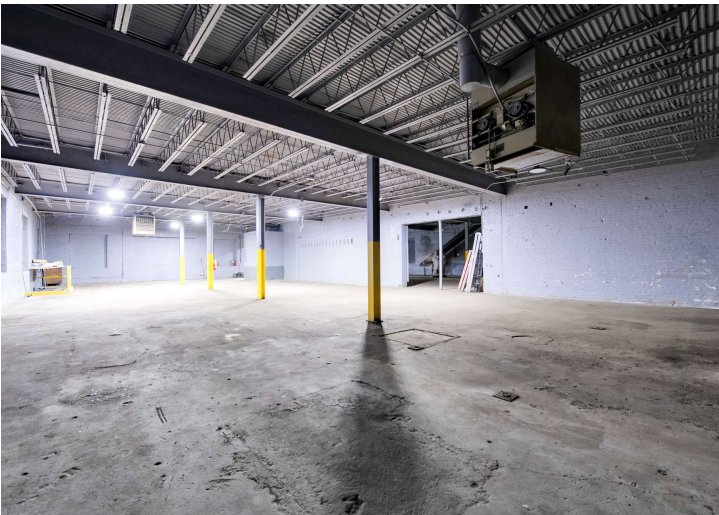
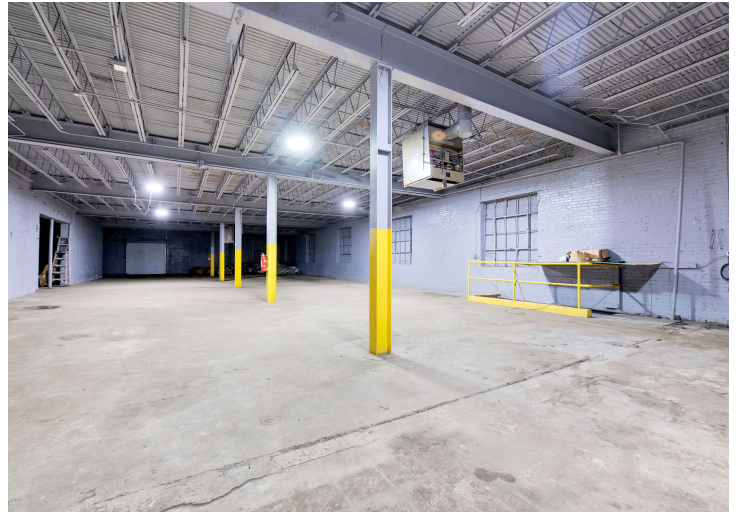
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# ADDITIONAL PHOTOS



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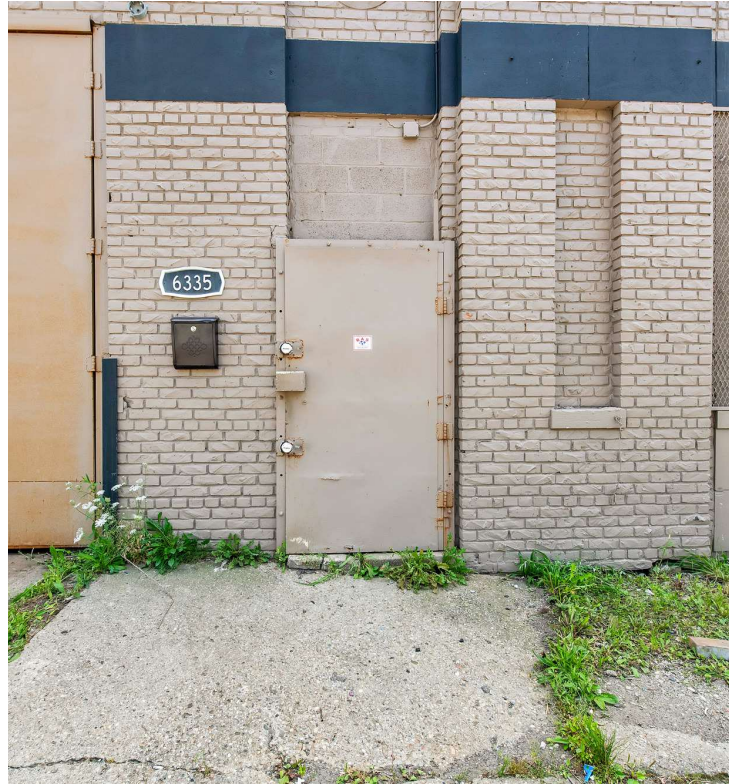
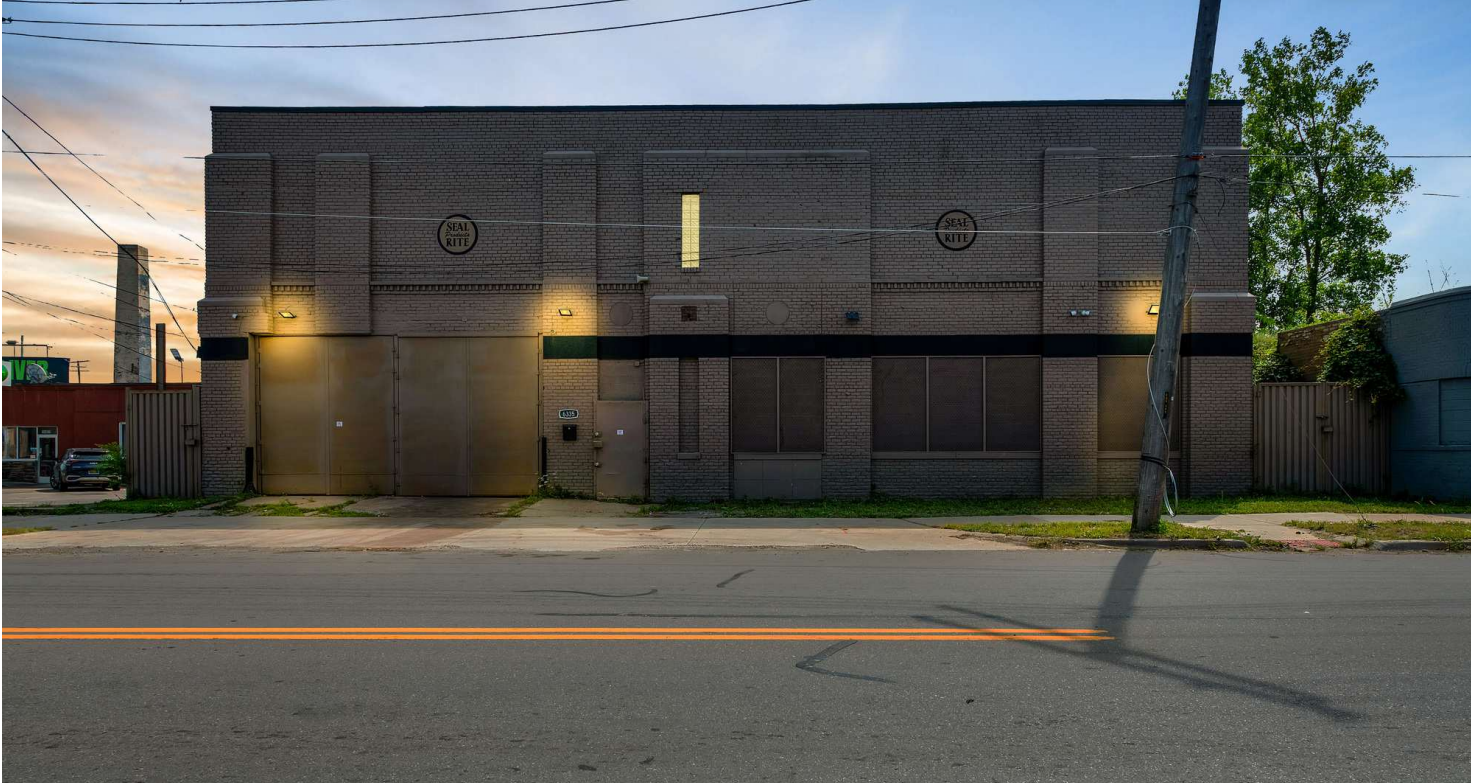
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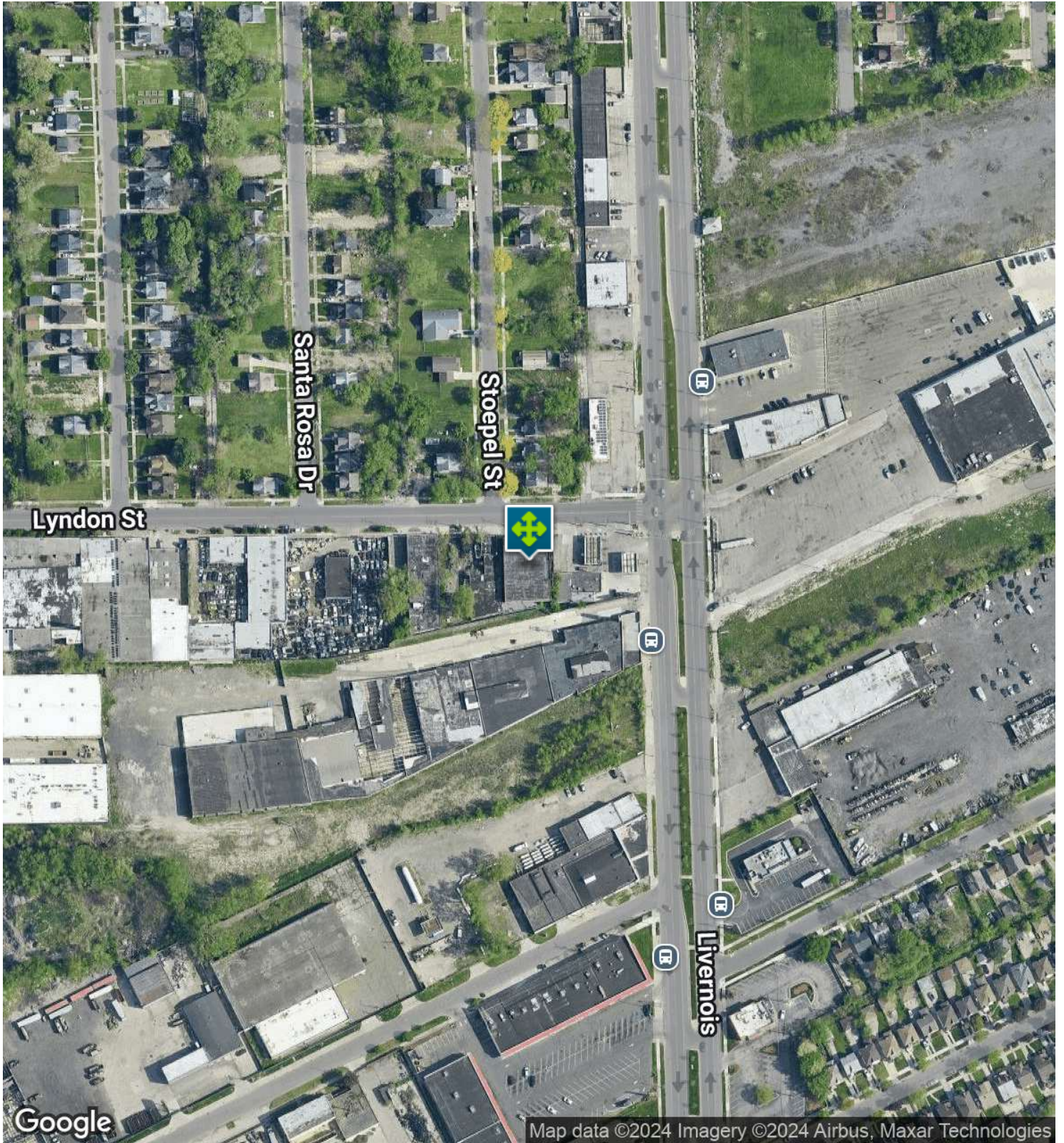
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# AERIAL MAP



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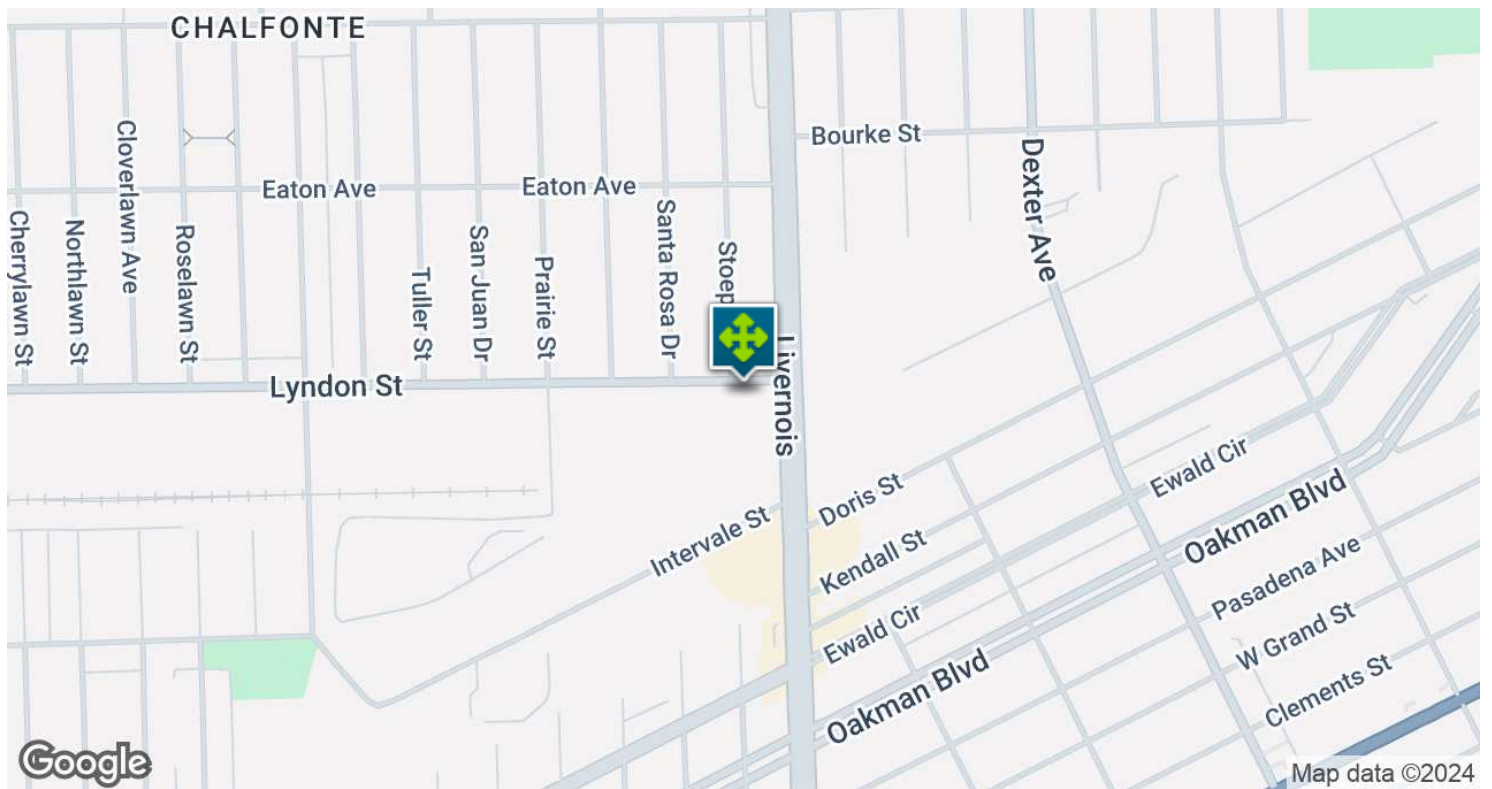
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# LOCATION MAP



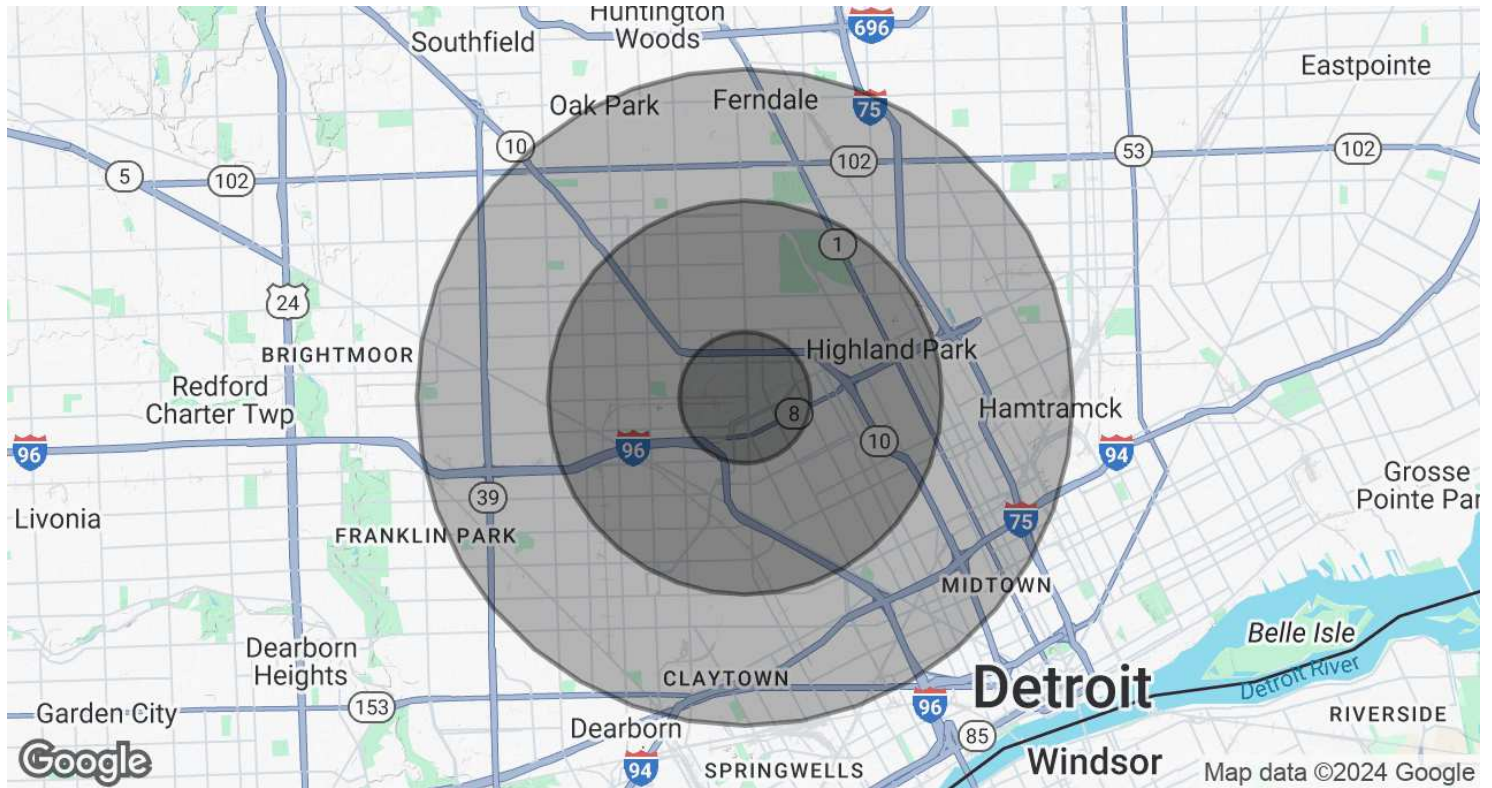
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	15,240	137,978	428,043
<b>Average Age</b>	39	39	38
<b>Average Age (Male)</b>	38	38	36
<b>Average Age (Female)</b>	40	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,419	56,138	165,727
<b># of Persons per HH</b>	2.4	2.5	2.6
<b>Average HH Income</b>	\$46,492	\$53,773	\$57,389
<b>Average House Value</b>	\$103,737	\$136,407	\$150,152

Demographics data derived from AlphaMap



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CONTACT US



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