

# FOR SALE

## 7720 W CHICAGO



### 7720 W CHICAGO DETROIT, MI 48204

#### PROPERTY HIGHLIGHTS:

- 15,585 SF Available
- 2.25 Acre Yard Fully Fenced & Gated
- Zoned M-4
- Excellent Shop & Outdoor Storage Opportunity
- Excellent Access Within 1/2 Mile of I-96 & Livernois
- For Sale: \$825,000

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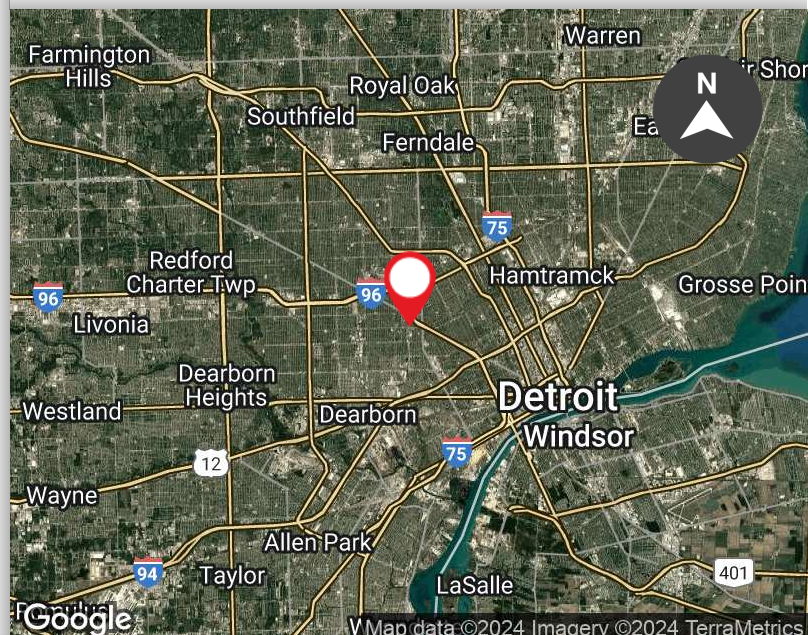
FOR MORE INFORMATION PLEASE CONTACT:



**RYAN STIPP**  
ryan.stipp@freg.com

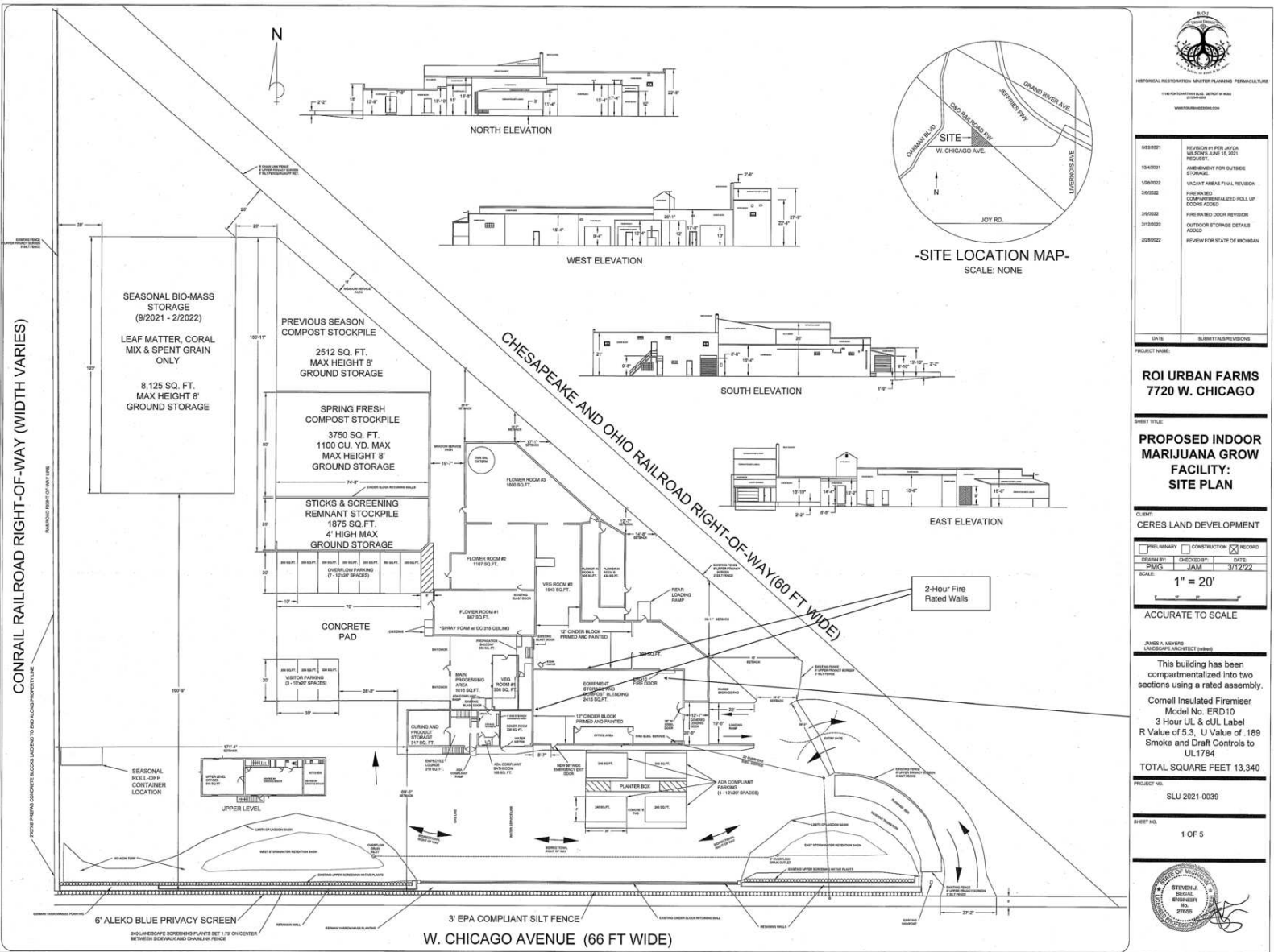
**248.324.2000**

**eCODE 341**





# 7720 W CHICAGO SITE PLAN



1543001	REVISION BY PERMIT OFFICE WILCOX'S ARE ILI USE REQUEST
1543001	AMENDMENT FOR OUTSIDE STORAGE
1543002	VACANT AREAS FINAL REVISION
200502	FIRE RATED COMPARTMENTALIZED ROLL UP DOORS ADDED
397002	FIRE RATED DOOR REVISION
3123002	OUTSIDE STORAGE DETAILS ADDED
2008002	REVIEW FOR STATE OF MICHIGAN

**ROI URBAN FARMS  
7720 W. CHICAGO**

**PROPOSED INDOOR  
MARIJUANA GROW  
FACILITY:  
SITE PLAN**

CLIENT:  
CERES LAND DEVELOPMENT

<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input checked="" type="checkbox"/> RECORD
DESIGN BY: CHESNEY & CO.	DATE: 3/12/22	
SCALE: 1" = 20'		

ACCURATE TO SCALE

JAMES A. MEYERS  
ENGINEER (REGISTERED) (MICHIGAN)

This building has been compartmentalized into two sections using a rated assembly. Cornell Insulated Firemer Model No. ERD10 3 Hour UL & cUL Label R Value of 5.3, U Value of .189 Smoke and Draft Controls to UL1784

TOTAL SQUARE FEET 13,340  
PROJECT NO. SLU 2021-0039

SHEET NO. 1 OF 5



**7720 W CHICAGO**

## **ADDITIONAL PROPERTY HIGHLIGHTS**

### **ADDITIONAL PROPERTY HIGHLIGHTS**

- New 800 Amp Service Panel
- On-Site Storm Water Management System - \$11,479.80 Annual Savings
- Entire Site Capped with 6" 21AC Clean Gravel
- Phase I, Phase II and BEA Completed in 2020
- Professionally Prepared Site Plan Available
- New Office Roof 2023
- Ultra-High Definition 1050 dpi Lorax Main 29-Camera System
- Clean, Well-Maintained Building
- New Entrance Gate 2023
- Large Bay Doors & Loading Dock
- 15' - 25' Ceilings
- Professionally Monitored Security System
- Real Estate Taxes: Summer \$8,820 | Winter \$1,120
- New Fire Separation Door - Sprinklers Not Required
- New Joe Louis Greenway (Bike & Pedestrian Trail) Being Built on West Side of Property
- 2nd Floor Office with Bathroom and Kitchen