

## INDUSTRIAL PROPERTY // FOR SALE

# 37,670 SF INDUSTRIAL BUILDING 100% LEASED | 10.02% CAP RATE WITH BUMPS

21630 W 7 MILE RD  
DETROIT, MI 48219

## PRICE REDUCED | MOTIVATED SELLER!



- 37,670 SF distribution building with 2,670 SF office area
- 5-yr tenant expiring 10/31/2027
- Three (3) truckwells for efficient loading and unloading
- Fully fenced yard for added security and privacy
- Prime location in the Detroit area for convenient access
- Ample space for warehousing, distribution, and industrial activities



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## EXECUTIVE SUMMARY



**Sale Price**

**\$1,895,000**

### OFFERING SUMMARY

<b>Building Size:</b>	37,670 SF
<b>Lot Size:</b>	2.05 Acres
<b>Price / SF:</b>	\$61.02
<b>Cap Rate:</b>	10.02 %
<b>Year Built:</b>	1990
<b>Renovated:</b>	2021
<b>Zoning:</b>	B-4 Warehouse Use
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit West
<b>Traffic Count:</b>	18,000

### PROPERTY OVERVIEW

Investment Opportunity with 5-Year Tenant. This 37,670 SF Industrial/Distribution Building features a 35,000 +/- shop area with a 2,770 SF office area. The building features 20' clear height, three truckwells, a clear-span bay, LED lighting, 220 Volt/600 Amp power, and is very clean throughout. The building has 100% fire suppression. The depth of the truckwells were recently renovated to accommodate typical semi-trailers. The building is situated on a fully-fenced and gated 2.05-acre site with 60-car parking.

### LOCATION OVERVIEW

This property is located on 7 Mile Rd, at the corner of Lahser Rd. The area surrounding the property offers access to major transportation routes and logistical infrastructure, making it an ideal hub for industrial, warehouse, and distribution operations. Situated close to major highways and transportation hubs, the location provides convenient access for shipping and receiving. Nearby points of interest include Detroit Metropolitan Wayne County Airport, the Port of Detroit, and key industrial parks. As a renowned center for automotive and manufacturing industries, the region offers a skilled workforce and business-friendly environment, making it an attractive destination for industrial investors seeking strategic positioning and growth opportunities.



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## INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	37,670 SF
Shop SF:	35,000 +/- SF
Office SF:	2,670 SF
Occupancy:	100%
Zoning:	B-4 Warehouse Use
Lot Size:	2.05 Acres
Parking Spaces:	100
Fenced Yard:	Entire building is fenced and gated
Trailer Parking:	Yes
Year Built / Renovated:	1990 / 2021
Construction Type:	Block & Steel
Clear Height:	9 - 20'
Overhead Doors:	0
Truckwells/Docks:	Three (3)
Cranes:	0
Column Spacing:	Clear Span
Power:	220 Volt, 600 Amp
Buss Duct:	No
Air Conditioning:	Offices & Part of Shop
Heat Type:	HVAC
Lighting:	LED & Fluorescent
Sprinklers:	Yes, Full Fire Suppressant
Floor Drains:	N/A
Taxes:	\$34,299.41



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## LEASE TERMS

### 5yr Lease Terms

21630 W 7 Mile Rd

Investment sale 100% leased to Bond Manufacturing LLC, with personal guarantee, who is a local marketing and training company. 5-year lease as follows:

Per Month:		NOI:	Cap Rate:
\$18,835.00	NNN: Nov 1, 2022 - Oct 31, 2024	\$226,020.00	9.83%
\$19,211.70	NNN: Nov 1, 2024 - Oct 31, 2025	\$230,540.40	10.02%
\$19,595.83	NNN: Nov 1, 2025 - Oct 31, 2026	\$235,151.16	10.22%
\$19,987.85	NNN: Nov 1, 2026 - Oct 31, 2027	\$239,854.20	10.40%

NNN= Tenant pays the real estate taxes, building insurance, landscaping, and grass cutting, snow removal, repairs to the mechanicals. The landlord maintains the roof and (4) outer walls.

The seller has made many improvements to the building in the last year; including adding (3) walls to the warehouse and removing the interior separation wall to create a climate-controlled warehouse, which prior to it was a port area. New 6' concrete reinforced floors were also added.



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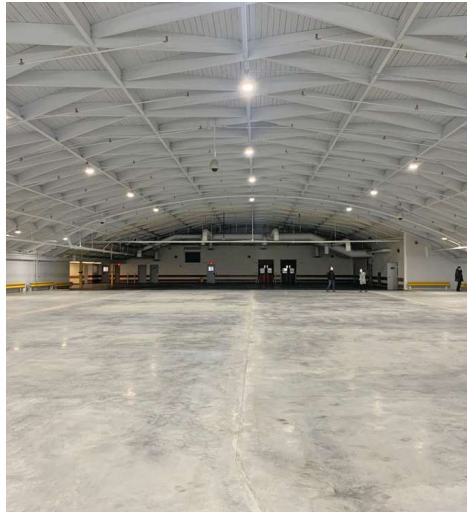
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## ADDITIONAL PHOTOS



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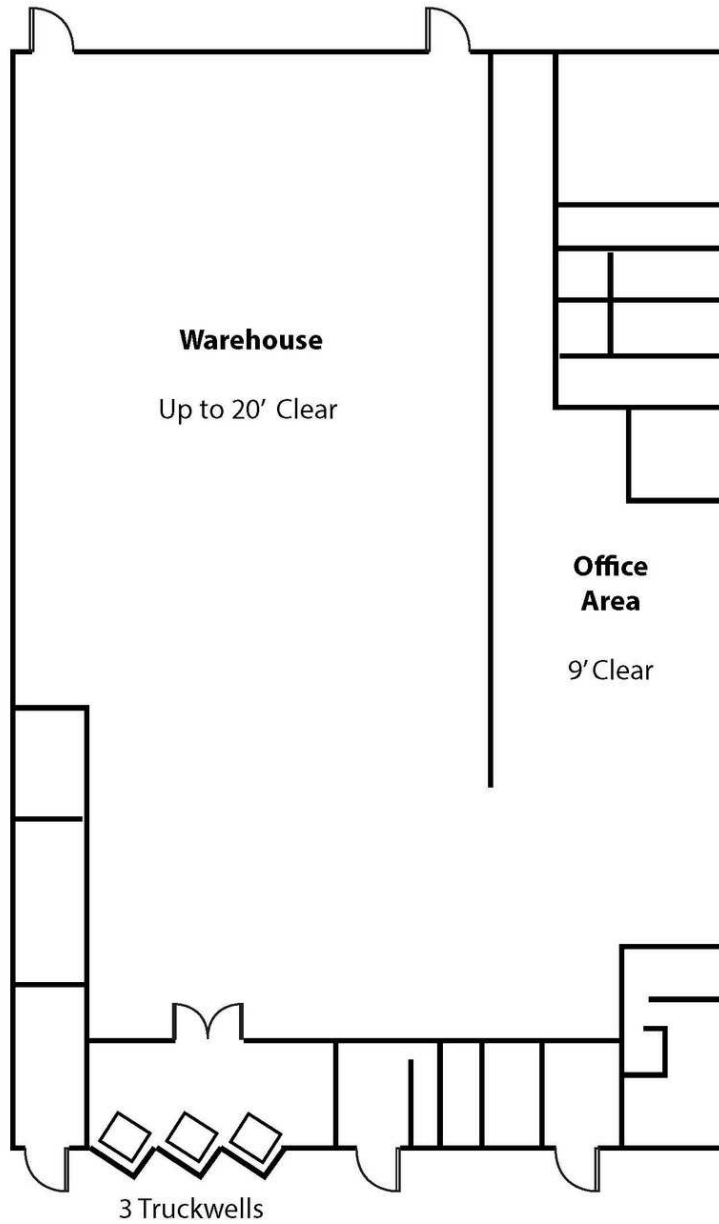
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## FLOOR PLANS



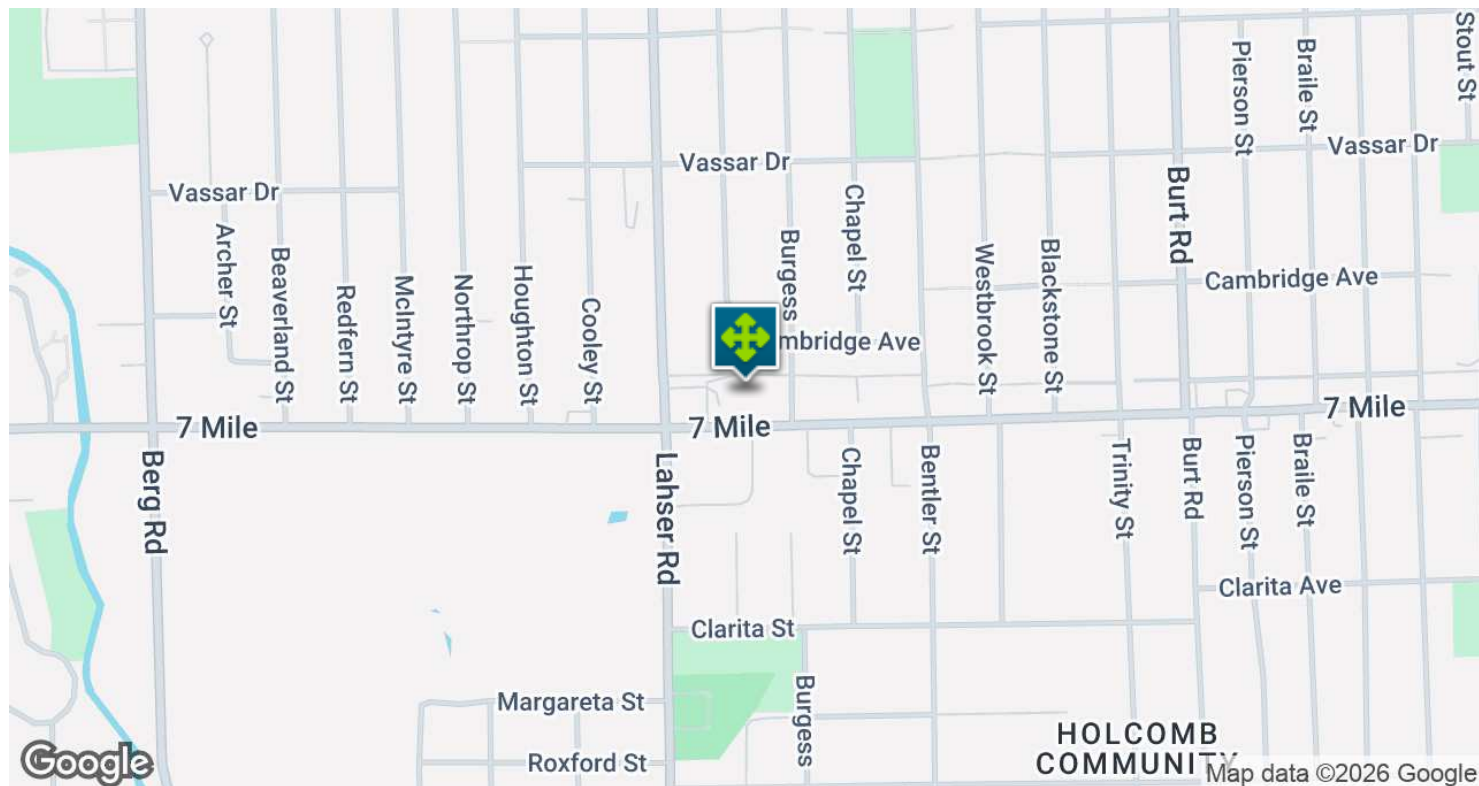
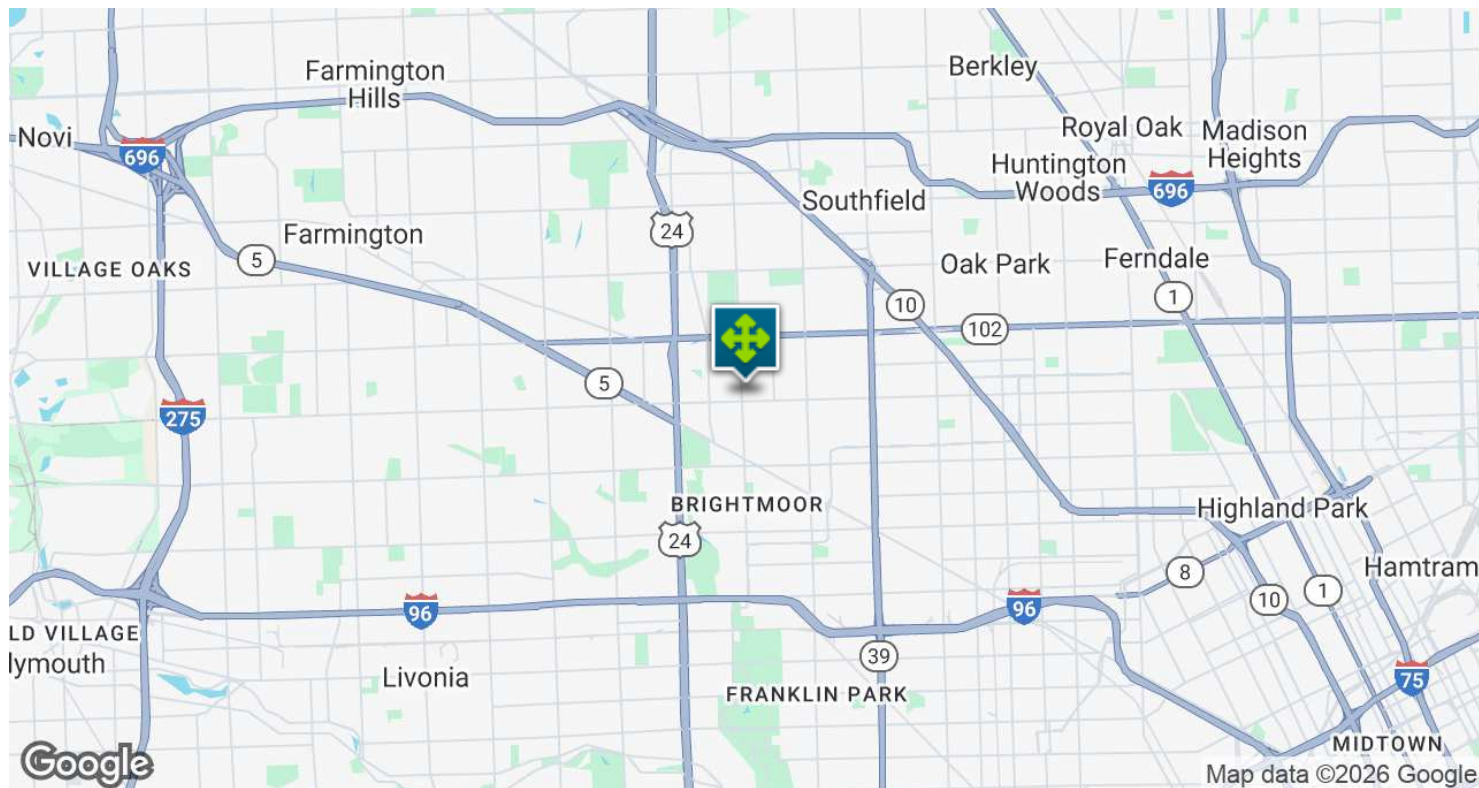
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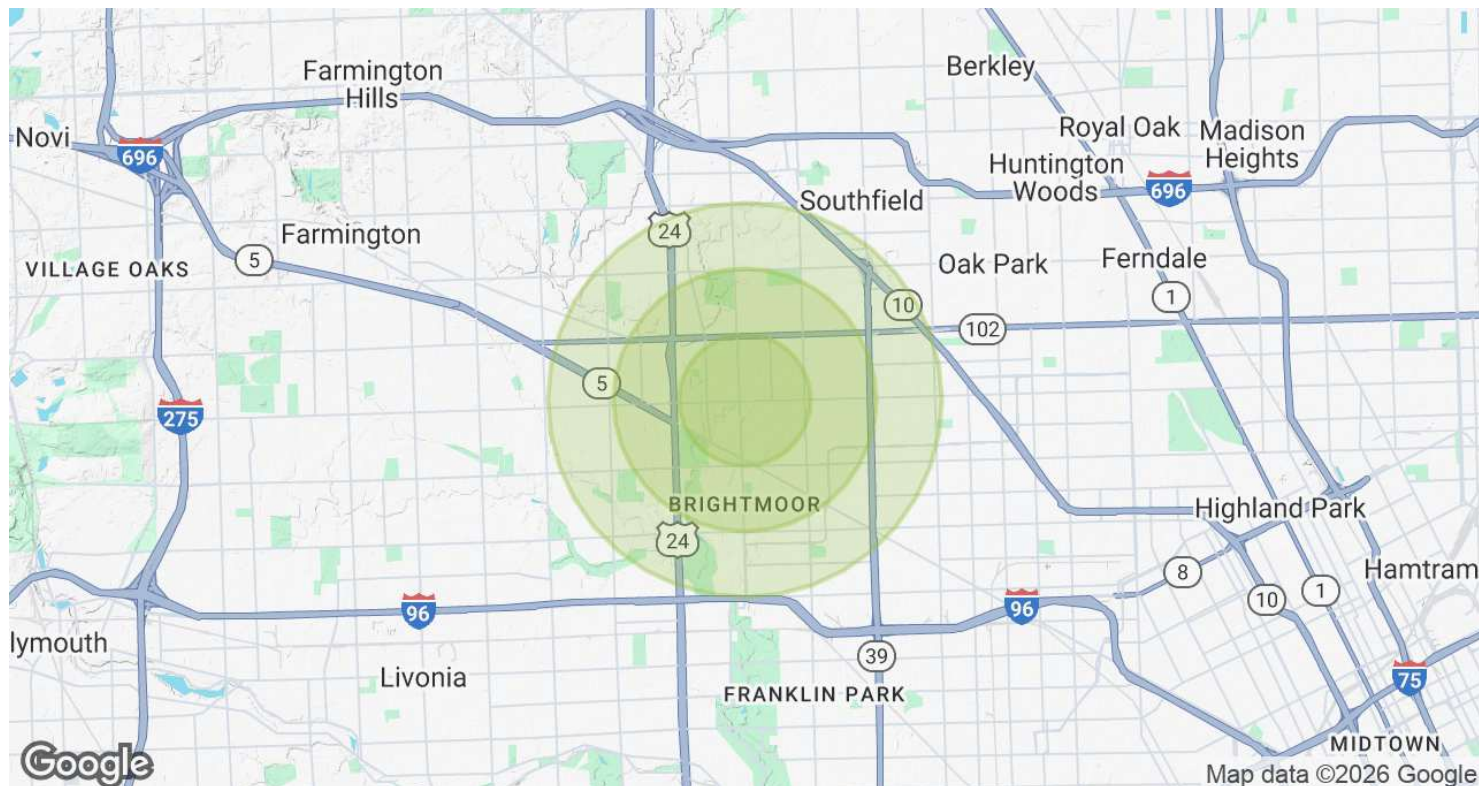
## LOCATION MAP





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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,976	66,406	129,538
Average Age	33.8	34.3	35.7
Average Age (Male)	32.9	32.6	33.1
Average Age (Female)	34.6	35.7	37.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,284	23,401	47,054
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$41,965	\$45,044	\$49,171
Average House Value	\$117,684	\$111,200	\$118,040

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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