



M4 HEAVY INDUSTRIAL

2.39 ACRES + SECURED YARD

13,500 SF | THREE BUILDINGS

14243 & 14255 SCHAEFER HWY

OFFERED FOR SALE

\$749,900



SHOWCASE COMMERCIAL

TWO PARCELS | SOLD TOGETHER

2.390 AC

TOTAL LAND

13,500 SF

THREE BUILDINGS

\$7.21 / SF

LAND PRICING

M4

INTENSIVE INDUSTRIAL

PROPERTY HIGHLIGHTS

- M4 Intensive Industrial zoning - one of Detroit's most permissive heavy-use designations.
- Approximately 2 acres of open, gated gravel yard - the primary value driver for fleet and equipment users.
- Rare 6.5:1 yard-to-building ratio in an infill Detroit location.
- Three structures support owner-user occupancy plus income, or dedicated shop and office functions.
- Deep lot and wide turning radius for tractor-trailer maneuverability.
- Schaefer Hwy frontage; immediate access to I-96, M-39 and I-94; rail corridor at the west line.
- Outside a regulated flood hazard zone; offered at approximately \$7.21 per land SF.

CONNECTED INDUSTRIAL LOCATION

DIRECT SCHAEFER HIGHWAY FRONTAGE | ADJACENT RAIL CORRIDOR

IMMEDIATE ACCESS TO I-96, M-39 + I-94

GATED ENTRY | PERIMETER FENCING | CONCRETE + ASPHALT + GRAVEL

PROPERTY DETAILS

SALE PRICE	\$749,900
TOTAL LAND	104,045 SF 2.390 AC
14255 SCHAEFER	8,000 SF
14243 SCHAEFER	4,000 SF
ACCESSORY / SHOP	1,500 SF
TOTAL BUILDINGS	13,500 SF
PRICE / BUILDING SF	\$55.55 / SF
PRICE / LAND SF	\$7.21 / SF
ZONING	M4 INTENSIVE INDUSTRIAL
FLOOD	NO REGULATED HAZARD ZONE

IDEAL USES

- Truck / trailer / bobtail parking
- Towing / recovery / impound
- Trucking + logistics operations
- Construction + contractor yards
- Dispatch + freight brokerage yards
- Heavy equipment storage
- Last-mile + cross-dock distribution
- Equipment rental + sales
- Truck / auto repair + fleet maintenance
- Landscaping + snow operations
- Diesel service + tire shops
- Metal fabrication + welding
- Building-material distribution
- Auto body + collision
- Salvage + recycling
- Warehousing + outdoor storage
- Owner-user HQ with excess yard

MAURICE KHALIFA | ASSOCIATE BROKER

REALTY EXECUTIVES SHOWCASE COMMERCIAL

586.615.0101

maurice@showcaseonerealestate.com | mauricekhalifa.showcasecommercial.com

All information contained herein has been obtained from sources deemed reliable; however, no warranty or representation is made as to its accuracy. Buyer is advised to independently verify all information, including zoning, permitted uses, square footage, and site conditions. Subject to prior sale, change in price, or withdrawal without notice.