



FOR LEASE

37,688 SF - Warehouse Lease Opportunity

19400 Allen Road
Melvindale, MI 48122

37,688 SF	\$6.95
AVAILABLE	SF/YR

Yousef Beydoun
Commercial Division
313-525-1101 (Direct)
yousef.beydoun@remax.net

Re/Max Commercial
23676 Park Street
Dearborn, MI 48124
3135251101



Property Overview

37,688 SF
AVAILABLE SF

\$6.95
ASKING RATE SF/YR

5.03
LOT SIZE

37,688
BUILDING SQFT

M-1
ZONING

Wayne
COUNTY

230
FRONTAGE

47011050009301
PARCEL ID

EXECUTIVE SUMMARY

37,688 SF - Warehouse Lease Opportunity is a 37,688 square foot industrial facility located at 19400 Allen Road in Melvindale, Michigan.

Newly renovated industrial warehouse situated on over 5 acres. Features multiple loading docks and four (4) drive-in doors for efficient shipping and receiving. Ceiling heights range from 15' to 24', accommodating a variety of industrial, warehouse, manufacturing, and distribution uses. Excellent location with close proximity to I-75, I-94, and the Southfield Freeway (M-39), providing outstanding regional access. Ample site area offers flexibility for parking, outdoor storage, or fleet operations. Ideal for logistics, distribution, manufacturing, or warehouse users.

PROPERTY HIGHLIGHTS

- Newly renovated industrial warehouse
- Situated on **5+ acres**
- Multiple loading docks
- Four (4) grade-level drive-in doors
- Ceiling heights ranging from **15'-24'**
- Ideal for warehouse, distribution, manufacturing, and logistics operations
- Excellent access to **I-75, I-94, and M-39 (Southfield Freeway)**
- Ample parking and truck maneuvering area
- Outdoor storage or fleet parking potential (subject to zoning)
- Flexible layout suitable for a variety of industrial users
- Strong regional connectivity for shipping and distribution
- Move-in ready condition

ACCESSIBILITY

TRANSIT

Outer Drive @ Enterprise Dr	0.5 mi
Allen Rd @ University	0.6 mi
Allen Rd @ Keppen	0.7 mi

AIRPORTS

Detroit Metropolitan Wayne County Airport	9.3 mi
Cottam Airport	29.1 mi
Willow Run Airport	17.2 mi

HIGHWAYS

Detroit Industrial Expressway	0.5 mi
Southfield Freeway	1.2 mi
Fisher Freeway	1.2 mi
Southfield Road	1.3 mi

Space Available

19400

\$6.95 SF/Yr

SF AVAILABLE

37,688 SF

TYPE

NNN

TERM

Negotiable

USE

Industrial



Photo Gallery



Photo Gallery



Photo Gallery

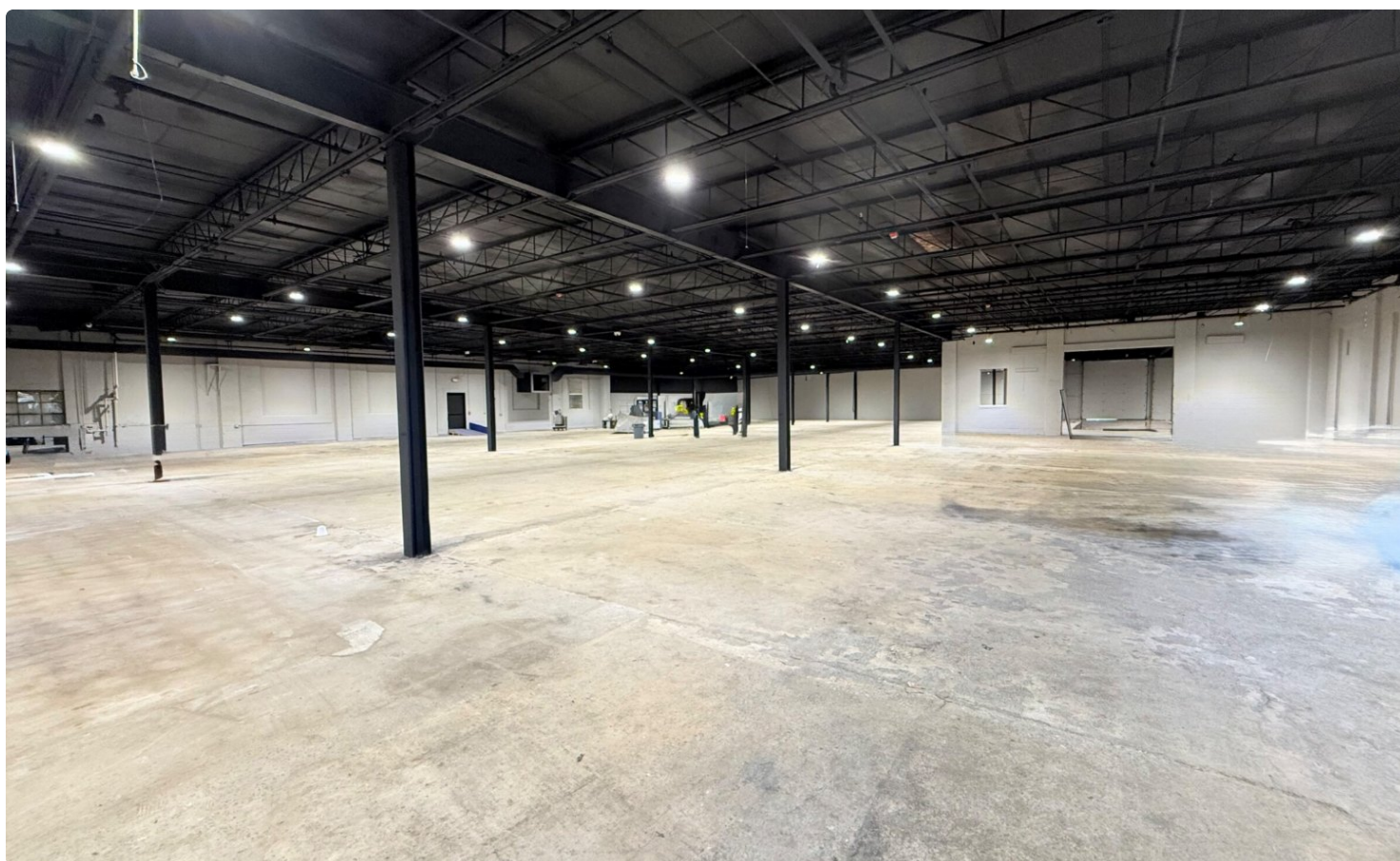
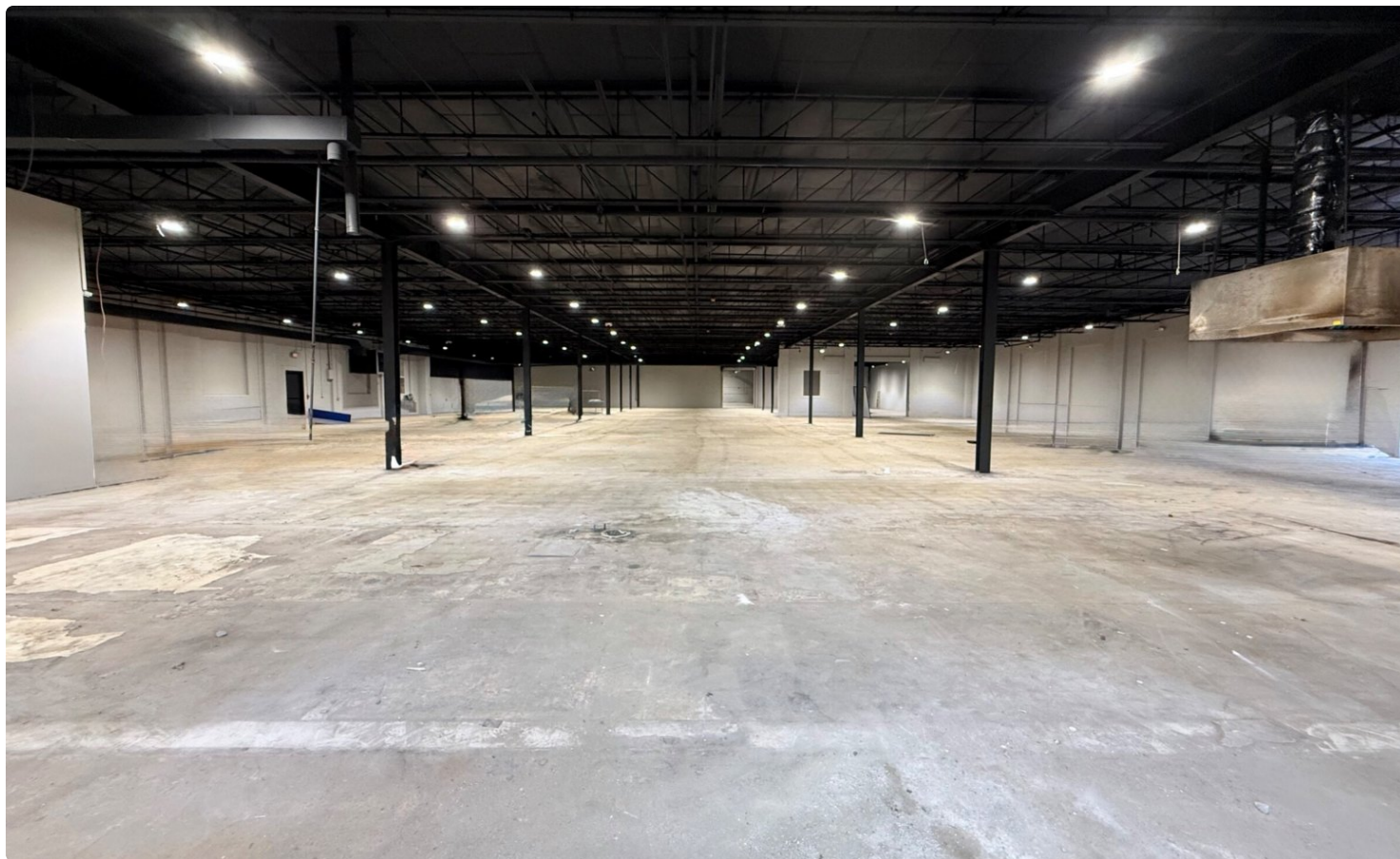


Photo Gallery

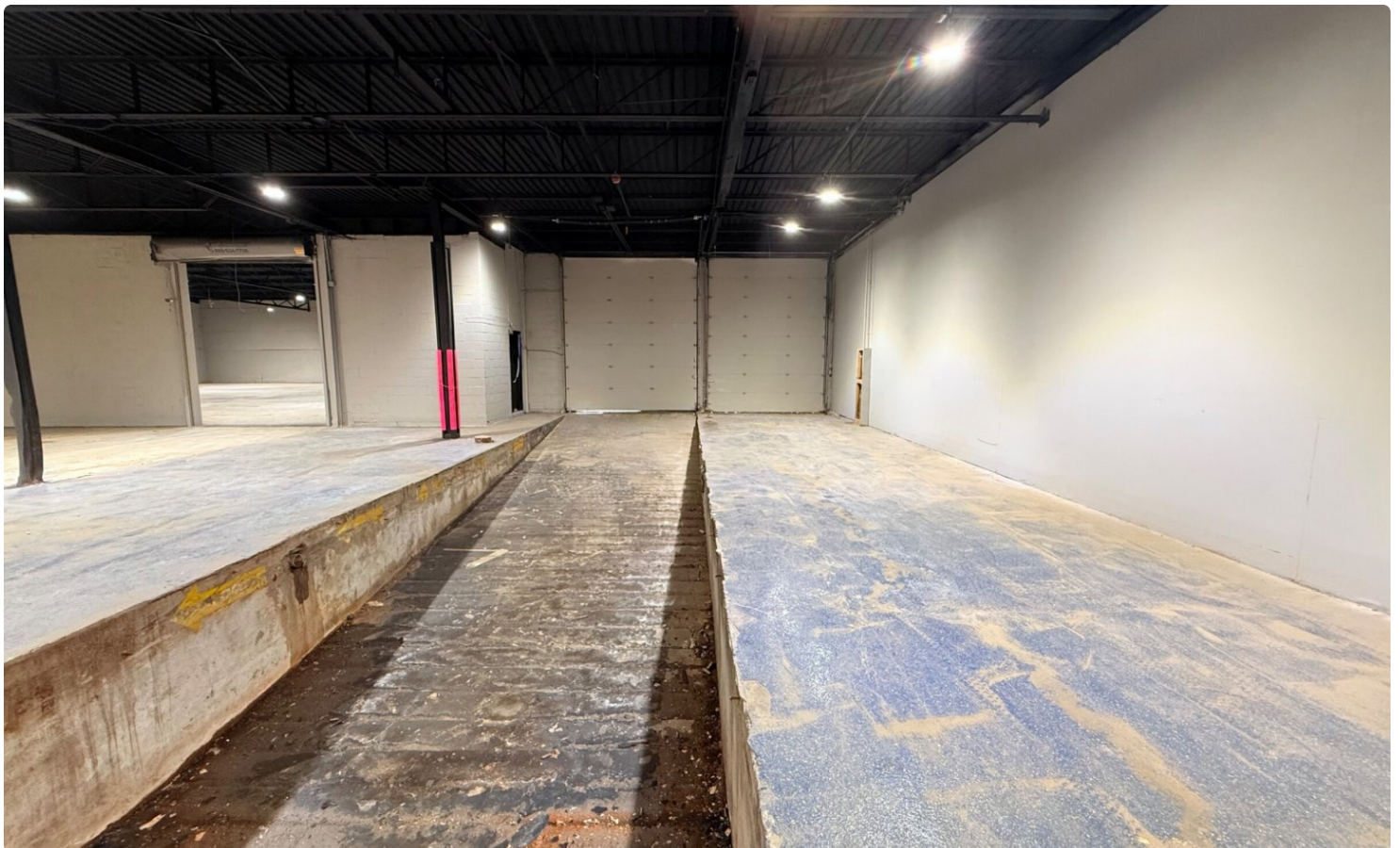


Photo Gallery



Photo Gallery



Market Overview



POPULATION
12,851

AREA
2.8 sq mi

ELEVATION
587 ft

COUNTY
Wayne County

INCORPORATED
1924

STATE
Michigan

Market Overview: Melvindale, MI

Melvindale is a city in Wayne County in the U.S. state of Michigan. An inner-ring, Downriver suburb of Detroit, Melvindale is located roughly 8 miles (12.9 km) southwest of downtown Detroit. As of the 2020 census, the city had a population of 12,851.

DEMOGRAPHIC SNAPSHOT

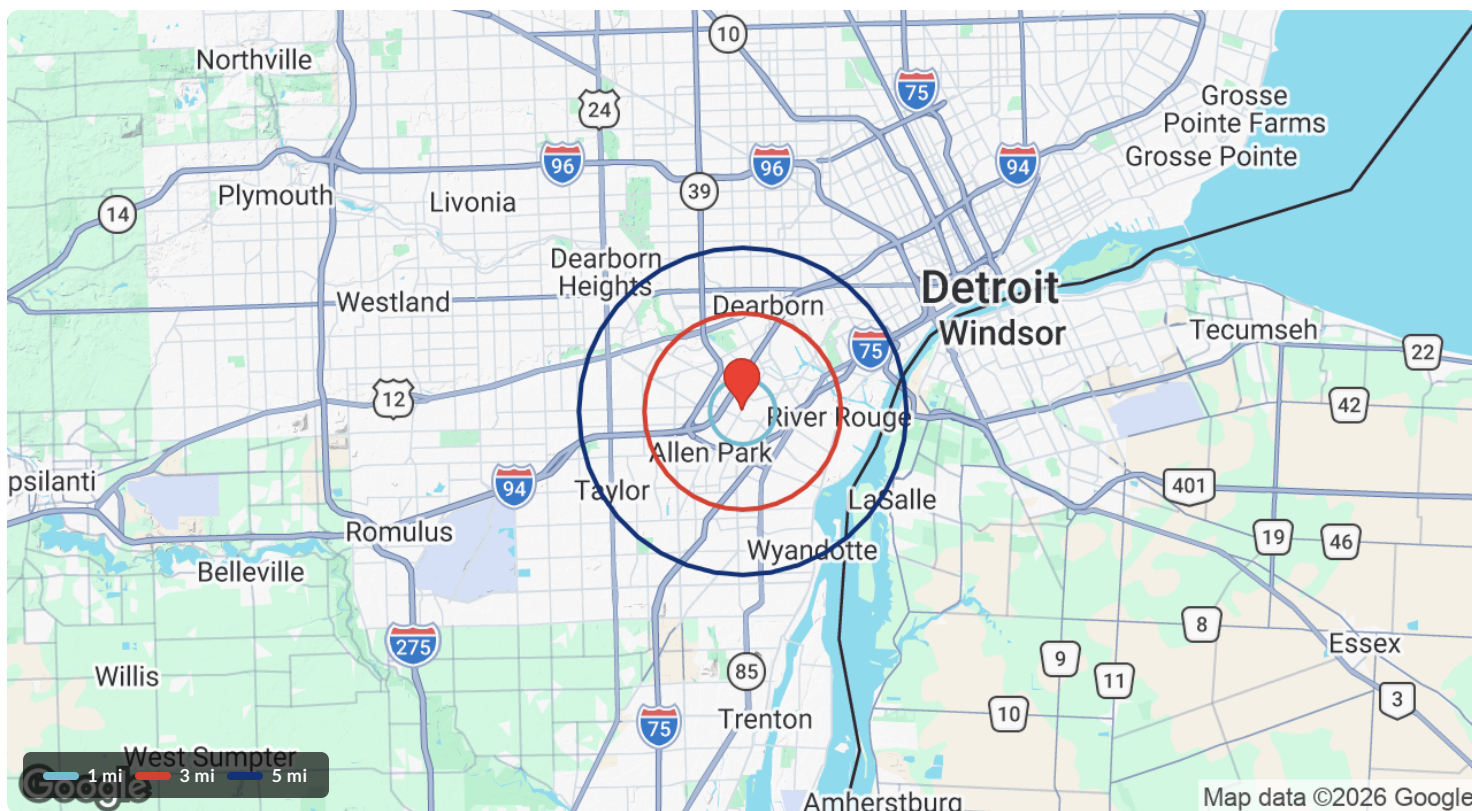
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,997	Population	110,493	Population	320,925
Median HH Income	\$60,849	Median HH Income	\$62,708	Median HH Income	\$61,918
Households	5,866	Households	44,176	Households	123,007

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,026	116,211	338,107
2010 Population	13,437	108,884	318,297
2026 Population	14,997	110,493	320,925
2031 Population	14,722	108,277	314,189
2026-2031 Growth Rate	-0.37 %	-0.40 %	-0.42 %
2026 Daytime Population	12,527	112,954	313,719

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	5,880	46,654	129,528	less than \$15,000	652	5,079	15,528
2010 Total Households	5,605	43,205	118,663	\$15,000-\$24,999	535	3,141	9,330
2026 Total Households	5,866	44,176	123,007	\$25,000-\$34,999	538	3,795	10,933
2031 Total Households	5,838	44,002	122,489	\$35,000-\$49,999	659	5,231	13,755
2026 Avg. Household Size	2.55	2.49	2.6	\$50,000-\$74,999	1,120	8,234	22,395
2026 Owner Occupied Housing	3,956	31,282	84,039	\$75,000-\$99,999	674	5,143	14,537
2031 Owner Occupied Housing	4,017	31,685	85,141	\$100,000-\$149,999	1,066	8,004	20,966
2026 Renter Occupied Housing	1,910	12,894	38,968	\$150,000-\$199,999	338	2,971	8,249
2031 Renter Occupied Housing	1,821	12,317	37,348	\$200,000 or greater	284	2,577	7,313
2026 Vacant Housing	316	2,678	8,179	Median HH Income	\$60,849	\$62,708	\$61,918
2026 Total Housing	6,182	46,854	131,186	Average HH Income	\$75,377	\$80,606	\$80,395



Source: ESRI / ArcGIS Business Analyst

37,688 SF - Warehouse Lease Opportunity

19400 Allen Road, Melvindale, MI,
48122

PRESENTED BY

Yousef Beydoun

Commercial Division

313-525-1101 yousef.beydoun@remax.net

Lic# 6501354088

Michael Beydoun

Commercial Division

3139125566 Michael.Beydoun@remax.net

Lic# 6501463438

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Re/Max Commercial and it should not be made available to any other person or entity without the written consent of Re/Max Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Re/Max Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Re/Max Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Re/Max Commercial has not verified, and will not verify, any of the information contained herein, nor has Re/Max Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE Re/Max Commercial ADVISOR FOR MORE DETAILS.



Re/Max Commercial

23676 Park Street

Dearborn, MI 48124

3135251101