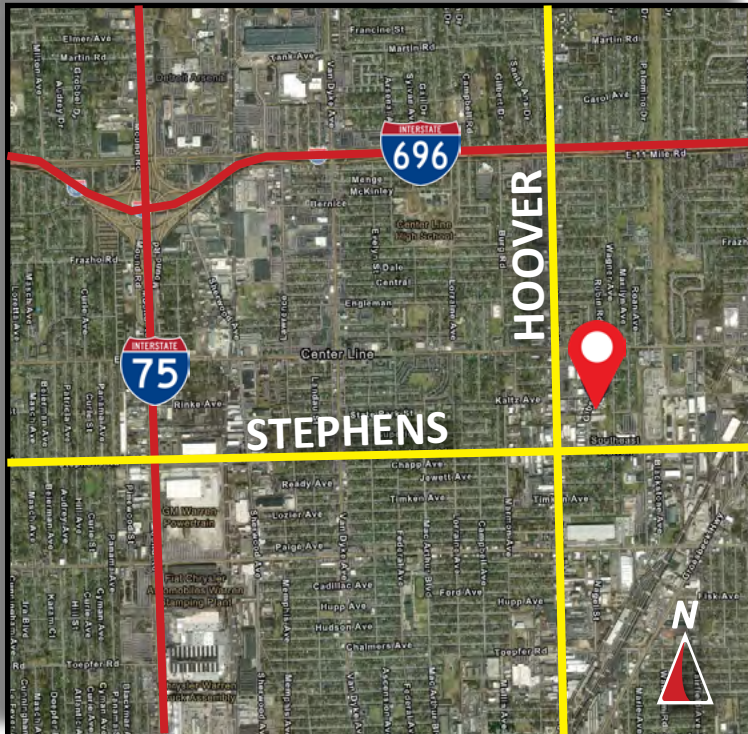


Burger

& COMPANY

FOR SALE

24296 Gibson Drive
Warren, Michigan
10,260 Square Feet



- Terrific small manufacturing building
- Very high rear bay - 38 feet clear
- Heavy power 1000 amps
- Nice gated and fenced lot
- Good freeway access
- 800 square foot shed

Burger & Company

Victor Burger
Sales Associate
Cell: 810.206.5747
vic@burgercollc.com

Joe Pellerito
Senior Associate
Cell: 248.417.8246
joe.pellerito@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

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FOR SALE

24296 Gibson Drive
Warren, MI



BUILDING SPECIFICATIONS

Location	East of Hoover Between Stephens & E 10 Mile	Total Building Square Feet	10,260 SF
Parcel	12-13-26-152-015	Square Feet Available	10,260 SF
County	Macomb	Office Square Feet	1,800 SF
Zoning	M-2 Industrial District	Warehouse Square Feet	8,460 SF
Lot Size	1.15 Acres	Year Built	1966 addition 1980
Construction	Brick, Block and Metal	Grade Level Doors	Two (2) 12'x14' and 12'x16'
Clear Height	16'-38'	Dock Doors	No
Cranes	Two Cranes	Power	1000 Amps 240 Volts
Lighting	Sodium Vapor, Fluorescent and LED	Heating	Gas Forced Air and Radiant Tube
Warehouse A/C	No	Sprinklers	No
Buss Duct	No	Railroad	No
Parking	Ample	Property Taxes	\$18,520.02 (2025)

Description

- Terrific small manufacturing building
- Very high rear bay - 38 feet clear
- Heavy power 1000 amps
- Nice gated and fenced lot
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Sale Price

\$775,000.00 (\$75.53 PSF)

Terms

Cash or terms acceptable to Seller

Availability

Immediate Occupancy

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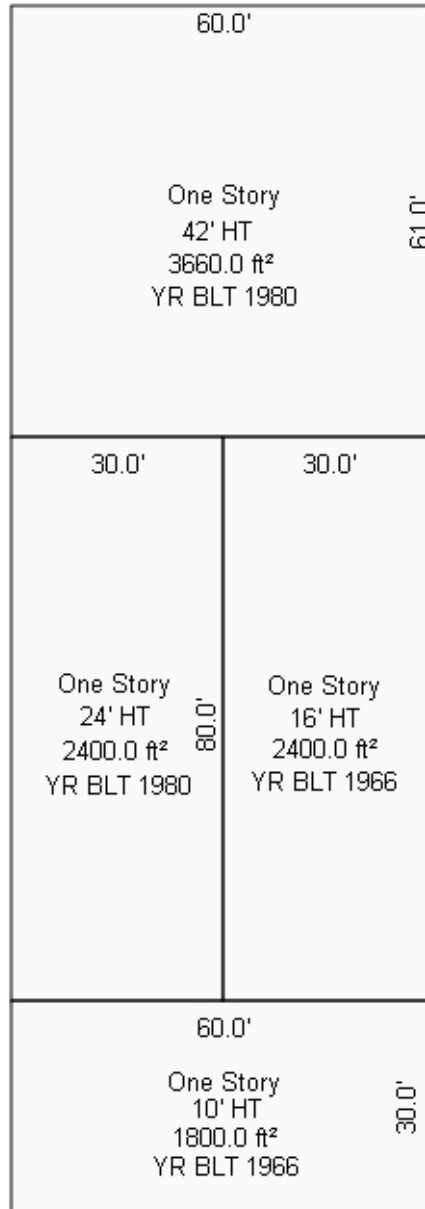
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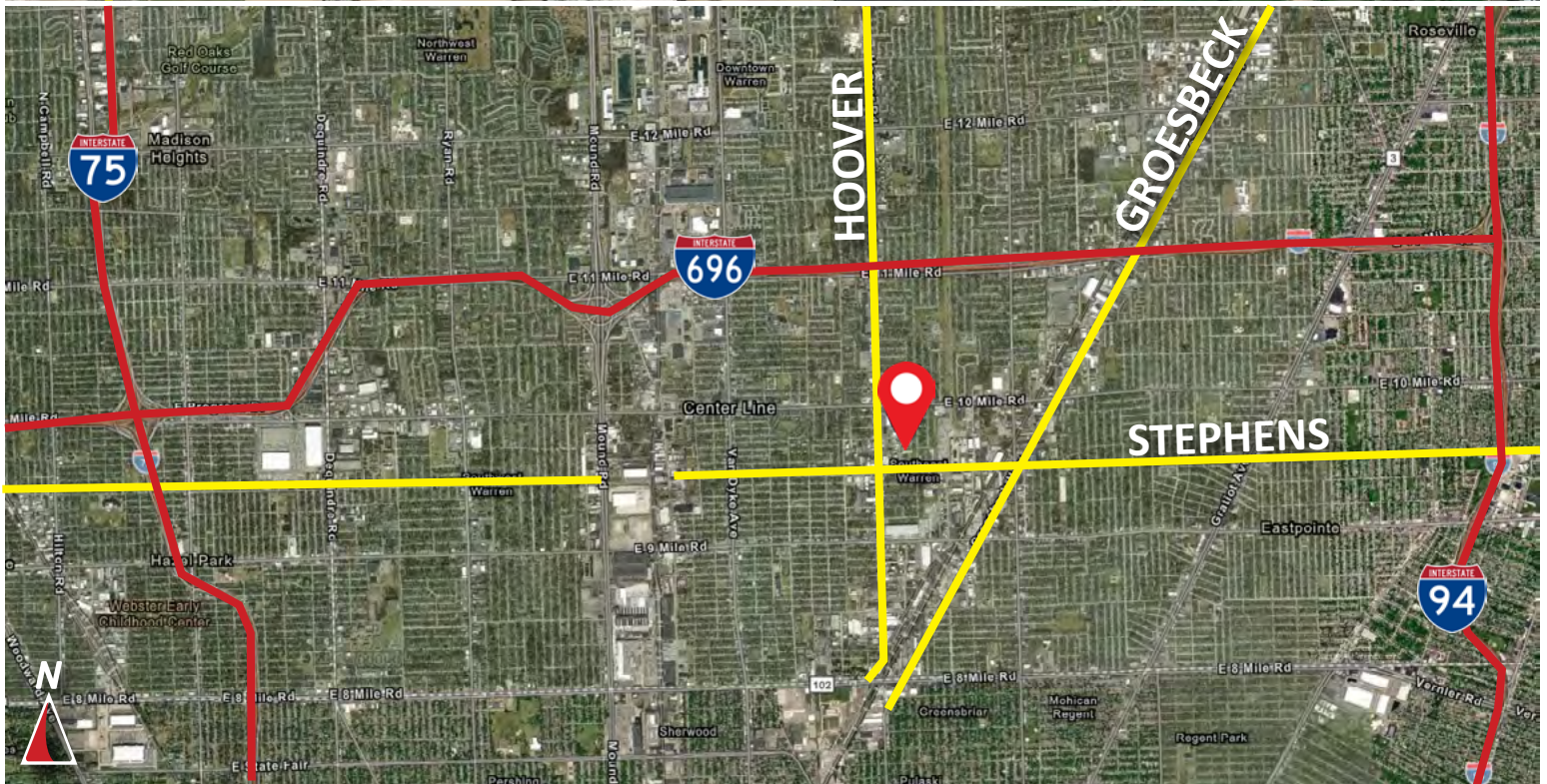
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