



# 8655

# E 8 MILE RD, WARREN, MI 48089



77,697 SF High-Power Industrial Facility on 3 Acres at the Macomb-Wayne County Border

**RE/MAX FIRST**

Floyd Black | 248-379-6951 | [floydkingblack@hotmail.com](mailto:floydkingblack@hotmail.com)

# Executive Summary

Strategically located on the border of Macomb and Wayne Counties as well as 8 Mile Road which is a main artery offering great traffic counts. The property is three acres and a single building of 77,697 sf which consists of a 16,056 sf showroom (15ft ceiling), a 27,253 sf warehouse (24ft & 27ft ceilings) along with substantial ground floor/mezzanine office space. Floor plans are attached. The M2 zoning provides maximum flexibility usage. Highlights include: 54,000sf of paved parking with 126 parking places, 16 Ft Overhead door with cranes along with 3 truck wells, Substantial power at site (5,000-amps), Updated fire suppression system throughout building, newer premium roof, Entire back of property is gated including parking, Direct access to the City of Detroit, Directly across the street from a new multi-million dollar redevelopment. Newer Duro-Last roof on all but showroom (20), Sprinkler System (21), and LED lighting (22).



County	Macomb
Year Built	1952
Gross Building Area	77,283 SF
Lot Size Area	3 AC
Heating	Forced Air, Natural Gas
Cooling	Central Air
Levels	2
Lot Dimensions	310 x 425
Exterior Features	Fence
Fencing	Perimeter
Building Features	Elevator(s), Overhead Doors
Road Surface	Paved

CONTACT FOR MORE INFO:

**FLOYD BLACK**  
Listing Agent  
248-379-6951  
floydkingblack@hotmail.com

# Investment Conclusions

List Price **\$6,900,000**

Total SF **77,283**

Price Per SF **\$89**

Special Listing Conditions **Standard**

Gross Scheduled Income **\$0**

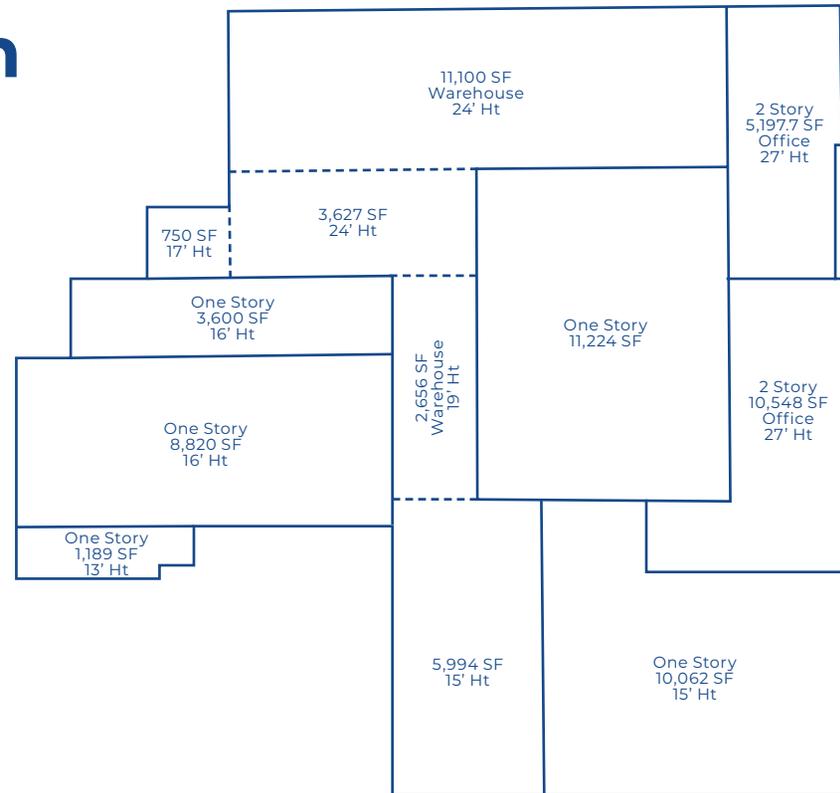
Lease Considered **No**

Listing Terms **Cash,  
Conventional**

Possession **Close Plus 30  
Days**

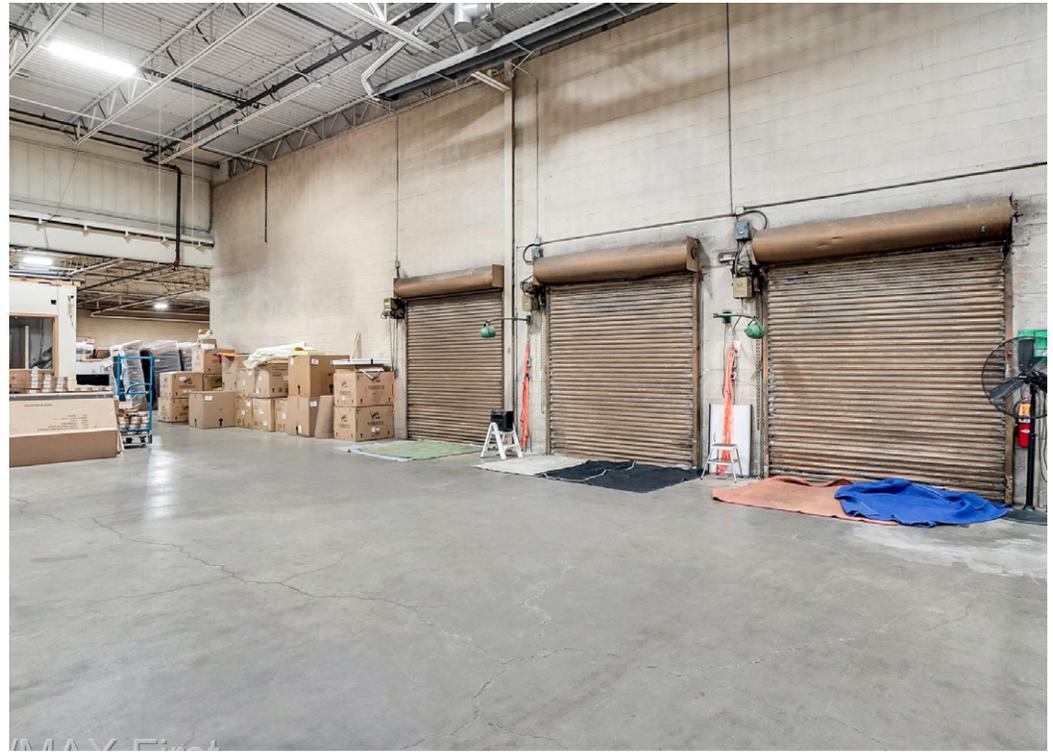
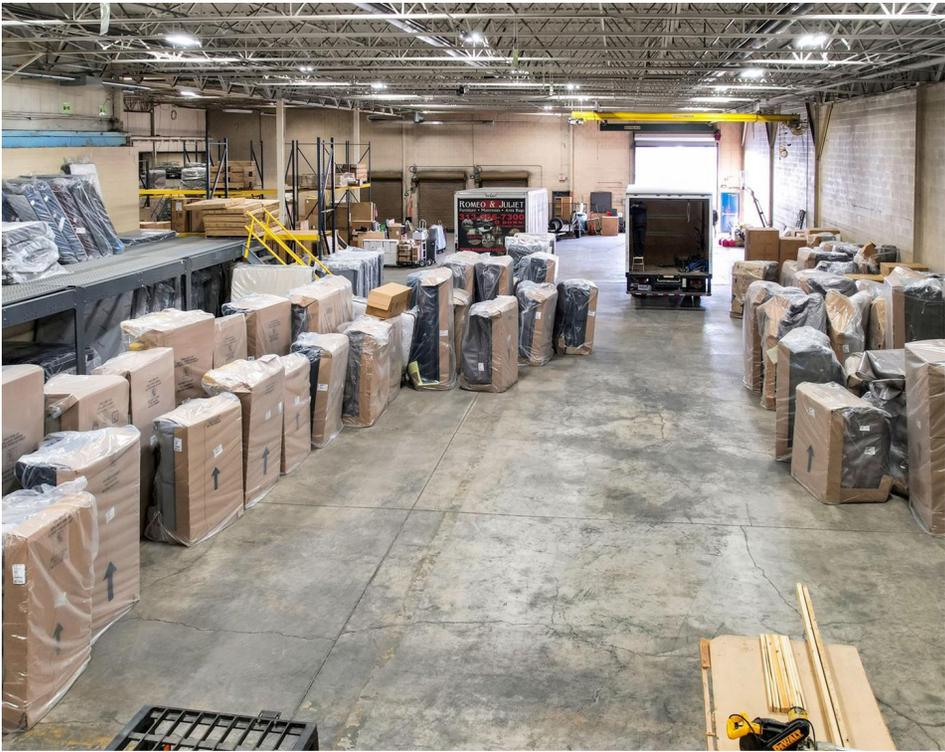
## RE/MAX FIRST

## Floor Plan



## Location







**8655**

**E 8 MILE RD, WARREN, MI 48089**



**FLOYD BLACK**

248-379-6951

floydkingblack@hotmail.com

**RE/MAX FIRST**