



48000 STRUCTURAL DRIVE
CHESTERFIELD TOWNSHIP, MICHIGAN

53,739 SF, 3-Building Industrial Campus



CRANES



HEAVY POWER



+/- 7.45
ACRE YARD



EXPANSION
POTENTIAL

SITE SUMMARY

This 53,739 SF multi building industrial campus offers a rare combination of crane capacity, heavy power, significant covered storage, and expansive yard area on 7.45 net acres. The 40,239 SF main crane building includes 20,371 SF of covered storage, supported by two additional buildings of 7,500 SF and 6,000 SF, the latter a 60' x 100' clear span crane equipped structure. Located on a cul de sac at the end of Structural Drive in the 22 Mile Rd and Gratiot Ave area, the site provides excellent access to I-94 and the flexibility to accommodate specialty manufacturing, contractors, fleet operators, heavy equipment, material handling or other users requiring indoor/outdoor functionality with expansion potential.

For information, please contact:

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Property Highlights

Total Building Area: 53,739 SF
(Three Building Industrial Campus)

Breakdown by Building

MAIN OPERATIONS BUILDING (40,239 SF): Equipped with (3) 10-ton and (4) 5-ton cranes; 2,000A/480V power

- New roof 2024 (tear off)
- Covered storage area also served by (1) 10-ton and (2) 5-ton cranes

TOOL & MAINTENANCE FACILITY (7,500 SF):
2 Units – 4,000 SF & 3,500 SF

FLEXIBLE USE SHOP (6,000 SF): 60' x 100' clear span, crane building with drive-thru and 5 overhead doors

- Includes a shop fully serviced by a 3-ton crane

Site Features

- +/-7.45 net acres (estimate, net of detention pond)
- Fully fenced site
- Cul de sac at the end of Structural Drive
- 22 Mile Rd & Gratiot Ave
- Minutes from the I 94 interchange

Operational Advantages

- Crane capacity, large yard, and covered storage provide exceptional flexibility
- Expansion potential
- Currently used for steel fabrication
- Suitable for specialty manufacturing, contractors, fleet operators, and other users requiring versatile indoor/outdoor functionality

Sale Price

- \$5,875,000 (\$109.32 / SF)

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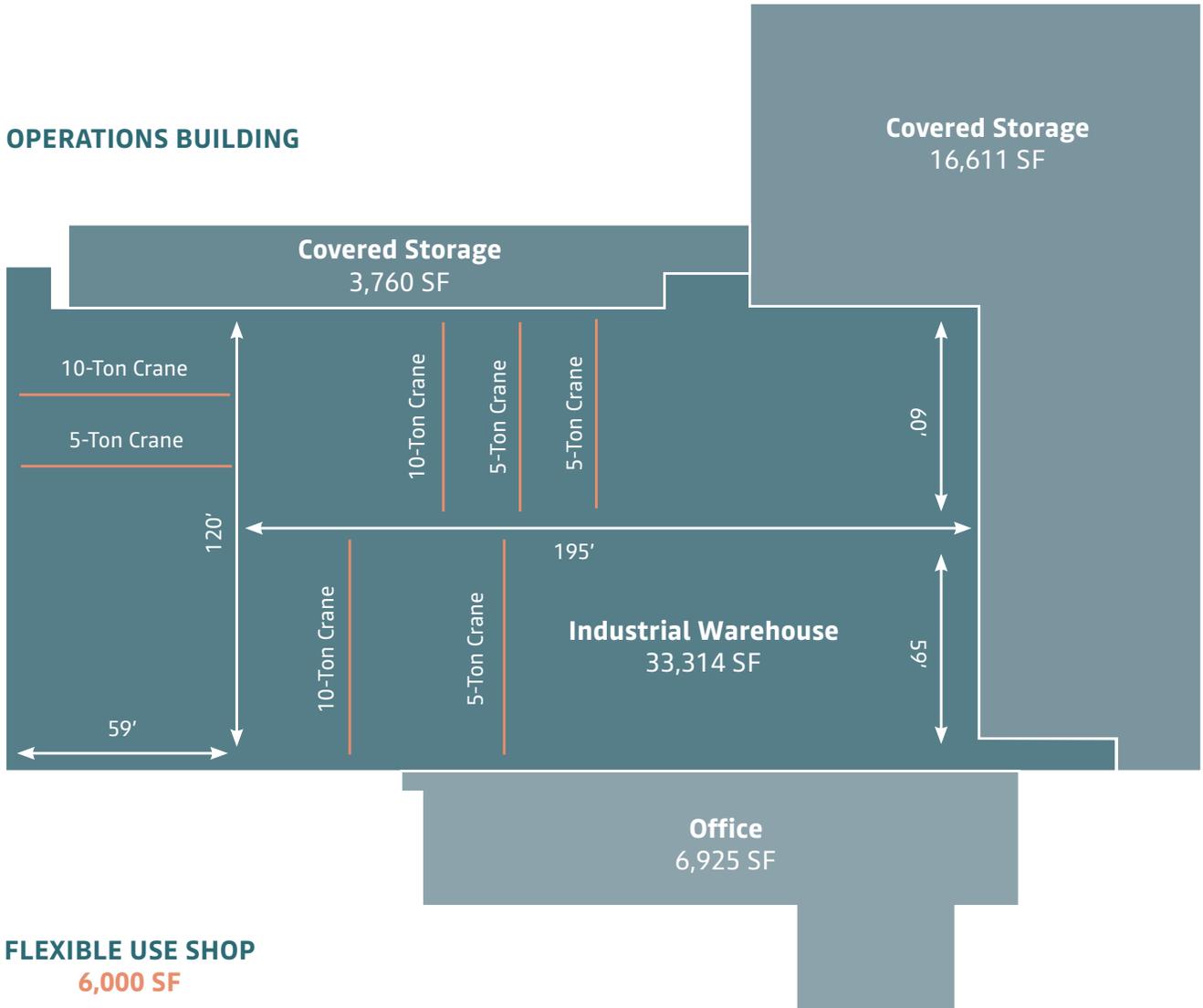
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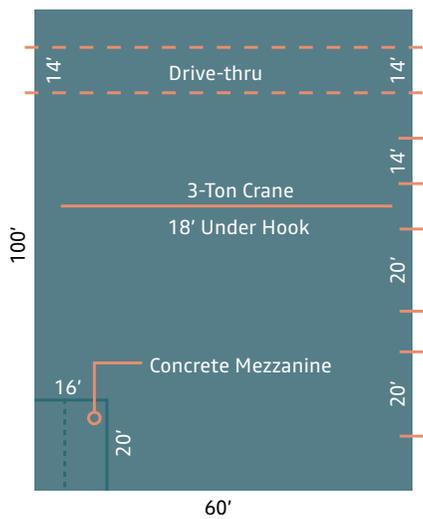
FLOOR PLANS

MAIN OPERATIONS BUILDING



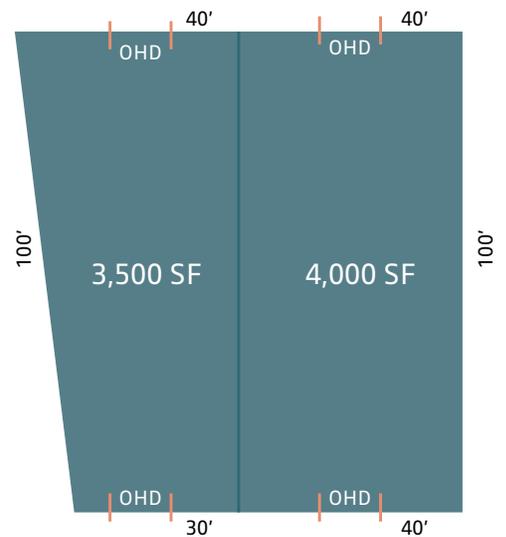
FLEXIBLE USE SHOP

6,000 SF



TOOL & MAINTENANCE FACILITY

7,500 SF



PHOTOS



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INDUSTRIAL – Sale

48000 Structural Drive
Chesterfield Township, MI 48051

Building 1 (Main Operations Bldg.)



Total Building Size:	40,239
Total Available:	40,239
Age:	1990
Factory:	33,314
Office:	6,925
Minimum Divisible:	
Zoned:	M2

Sale Price:	\$5,875,000
Property Taxes:	\$85,452.04

Property Details

Acreage:	7.45+/- (Net of detention area)	Power:	2,000 Amps / 480 Volt
Frontage:	Cal-de-sac	Buss:	Yes
Depth:	720'	Lights:	T5 / T8
Parking:	146	Truckwell:	N/A
Expandable:	Yes	Grade Door:	5: (4) 14'x14'; (1) 16'x16'
Storage:	Possible	Heating:	Radiant Tube
Clearance:	22' – 24'	A/C:	Office
Bay Size:	59' & 60'	Sprinklered:	Yes
Lavatories:	(4) office; (1) shop	Airlines:	Yes
Crane:	(4) 5-ton; (3) 10-ton	Compressor:	Yes
Underhook:	17' – 19'	Floordrains:	No

Additional Information:

Included is 20,371 SF of covered storage along the south and east sides, that is equipped with 10-ton and (2) 5-ton cranes. The roof was replaced (tear-off) in 2024. There is a backup generator for the office area.

The Main Operations Building is complemented by a 6,000 SF crane building (Building 2) with five overhead doors, as well as a 7,500 SF tool & maintenance building (Building 3).

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INDUSTRIAL – Sale

48001 Structural Drive
Chesterfield Township, MI 48051

Building 2 (Flexible Use Shop)



Total Building Size:	6,000
Total Available:	6,000
Age:	1990
Factory:	5,685
Office:	315
Minimum Divisible:	N/A
Zoned:	M2

Property Details

Acreage:		Power:	400 Amps / 480 Volt
Frontage:	Cal-de-sac	Buss:	No
Depth:		Lights:	T5
Parking:	20+	Truckwell:	No
Expandable:	Yes	Grade Door:	(2) 20'x14'; (3) 14'x14'
Storage:	Possible	Heating:	Radiant Tube
Clearance:	23'6"	A/C:	No
Bay Size:	60'	Sprinklered:	No
Lavatories:	1	Airlines:	Yes
Crane:	3-ton	Compressor:	No
Underhook:	18'6"	Floordrains:	Yes

Additional Information:

Freestanding crane building situated on its own parcel with a separate address, but located within the yard and overall campus. 60' x 100' clear span layout with a 3 ton crane servicing the entire shop. Features include a small office with mezzanine and a lavatory, along with drive through access on the south side. Multiple overhead doors, crane and upgraded power make this a highly versatile building to support operations in the main facility or available as a standalone rental. 315 SF concrete mezzanine, skylights.

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Building 3 (Tool & Maintenance Facility)



Total Building Size:	7,500
Total Available:	7,500
Age:	1990
Factory:	7,500
Office:	N/A
Minimum Divisible:	N/A
Zoned:	M2

Property Details

Acreage:		Power:	
Frontage:		Buss:	
Depth:		Lights:	Fluorescent
Parking:		Truckwell:	
Expandable:		Grade Door:	4
Storage:		Heating:	
Clearance:	16'	A/C:	No
Bay Size:		Sprinklered:	
Lavatories:	No	Airlines:	
Crane:		Compressor:	
Underhook:		Floordrains:	

Additional Information:

2 units. One 4,000 sf and 3,500 sf. Originally built as a maintenance and repair building. Expanded in 19____ by 3,500sf.

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