

**INDUSTRIAL PROPERTY // FOR SALE**

# 35,099 SF RECENTLY RENOVATED WAREHOUSE IN AN OPPORTUNITY ZONE

5143 BELLEVUE ST  
DETROIT, MI 48211



- 35,099 SF clean warehouse
- 33,099 SF shop and 2,000 SF office
- M-4 Zoning with fenced yard/parking
- New roof, LED lighting, camera system, security doors, and radiant heat in 2021
- 19' 7" Clear Height, Two (2) Interior Truckwells, Five (5) Overhead Doors
- 480 Volt | 3,600 AMP power
- Located in an Opportunity Zone
- Great Location between Gratiot Ave and I-94



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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## EXECUTIVE SUMMARY



### Sale Price

**\$1,100,000**

### OFFERING SUMMARY

Building Size:	35,099 SF
Lot Size:	1 Acres
Price / SF:	\$31.34
Year Built:	1950
Renovated:	2021
Zoning:	M4
Market:	Detroit
Submarket:	Detroit East
Traffic Count:	23,822

### PROPERTY OVERVIEW

This impressive 35,099 SF industrial property features a modern, clean warehouse with a 2,000 SF office, offering up to 19' 7" clear height, heavy power, fenced parking, two (2) interior truck wells, and five (5) overhead doors for easy access. Built in 1950 and renovated in 2021, which included a new roof, radiant heat, LED lighting, a new camera system, and security doors. With M4 zoning and a prime location between Gratiot Ave and I-94, this property is perfectly situated for industrial, warehouse, or distribution use. Positioned in an Opportunity Zone and surrounded by key automotive industry landmarks, this property is ready to meet your business needs.

### LOCATION OVERVIEW

Positioned between the historic Gratiot Ave and I-94, the location offers easy access to major transportation routes and key business hubs. Nearby, you'll find the former Packard Plant and GM Factory Zero, serving as prime examples of the area's industrial legacy and revitalization. You'll appreciate the property's proximity to important automotive industry landmarks and its position in an Opportunity Zone, highlighting the potential for growth and development in this dynamic market. With a strong industrial presence and strategic positioning, the area presents a compelling opportunity for businesses seeking to thrive in Detroit's thriving industrial landscape.



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**Matthew Schiffman** CEO/MANAGING MEMBER  
D: 248.281.9907 | C: 248.281.9907  
matt@pacommercial.com

**Mike Gunn** SENIOR ASSOCIATE  
D: 248.331.0202 | C: 248.924.7499  
mike@pacommercial.com

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## INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	35,099 SF
Shop SF:	33,099 SF
Office SF:	2,000 SF
Occupancy:	Vacant and ready for occupancy
Zoning:	M4
Lot Size:	1 Acre
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1950 / 2021
Construction Type:	Block & Steel
Clear Height:	Up to 19' 7"
Overhead Doors:	Five (5)
Truckwells/Docks:	Two (2) Interior
Cranes:	No
Column Spacing:	19' x 19'
Power:	480 Volt / 3,600 Amp
Buss Duct:	No
Air Conditioning:	No
Heat Type:	Radiant Heat
Lighting:	LED
Sprinklers:	No
Exhaust Fans:	Yes
Taxes:	N/A



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## ADDITIONAL PHOTOS



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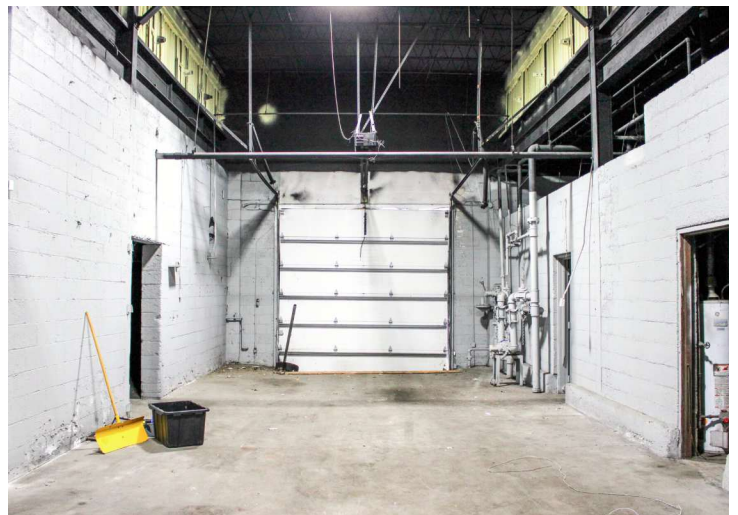
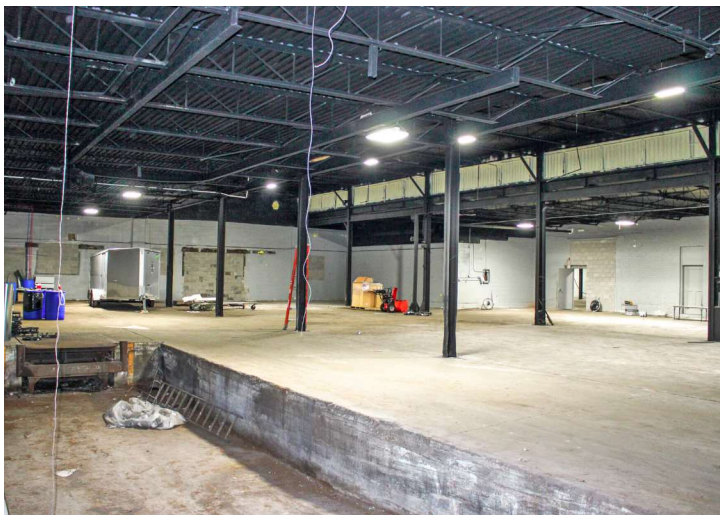
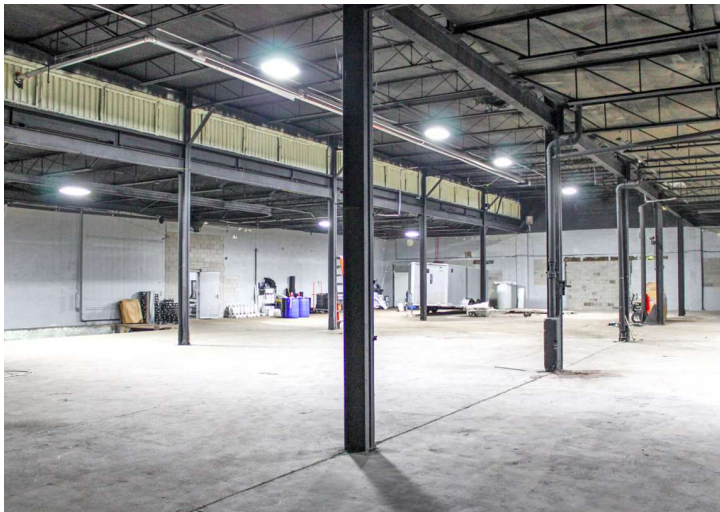
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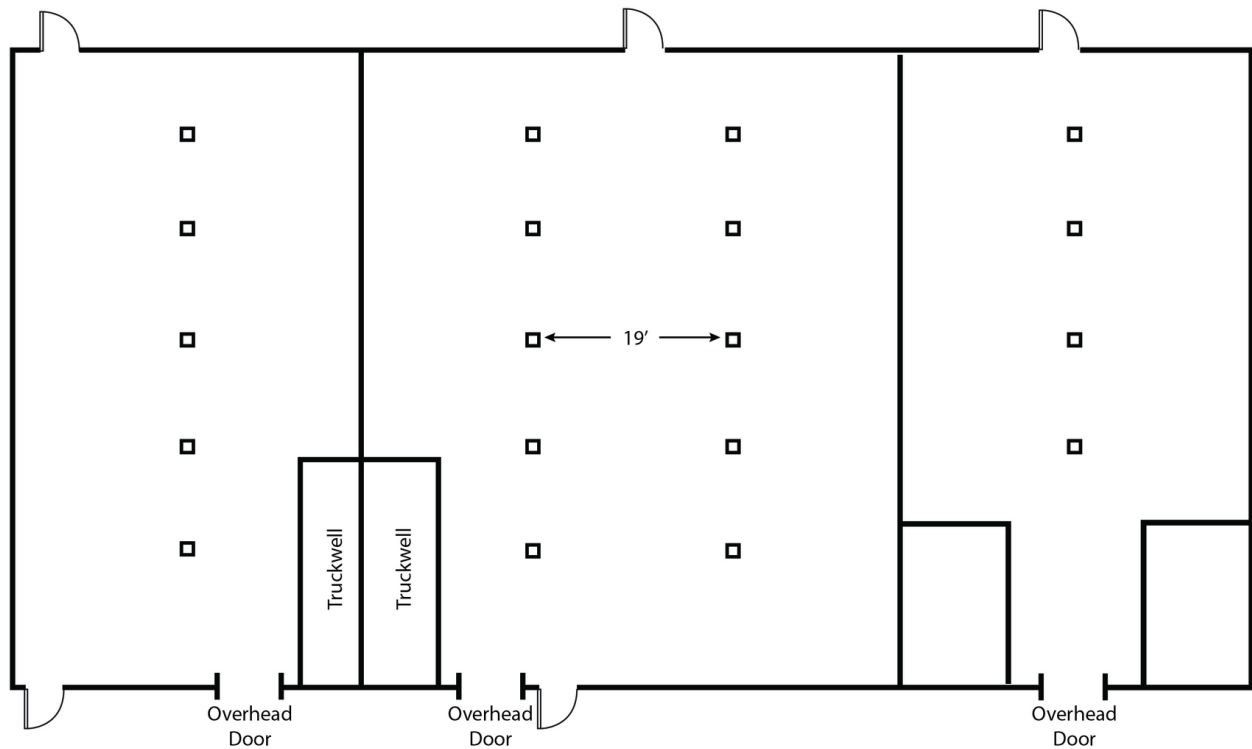
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## FLOOR PLANS



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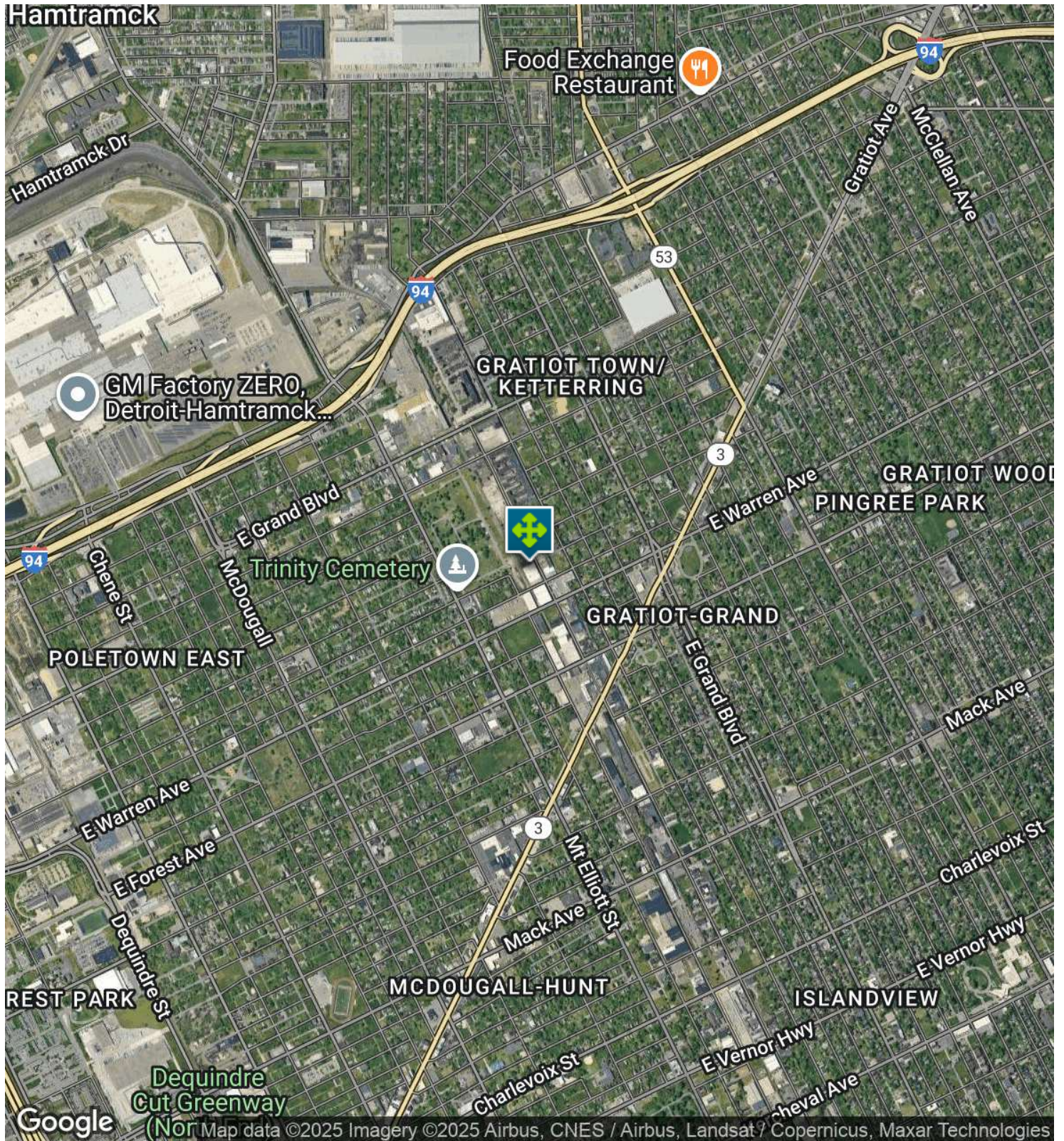
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## AERIAL MAP



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D: 248.281.9907 | C: 248.281.9907  
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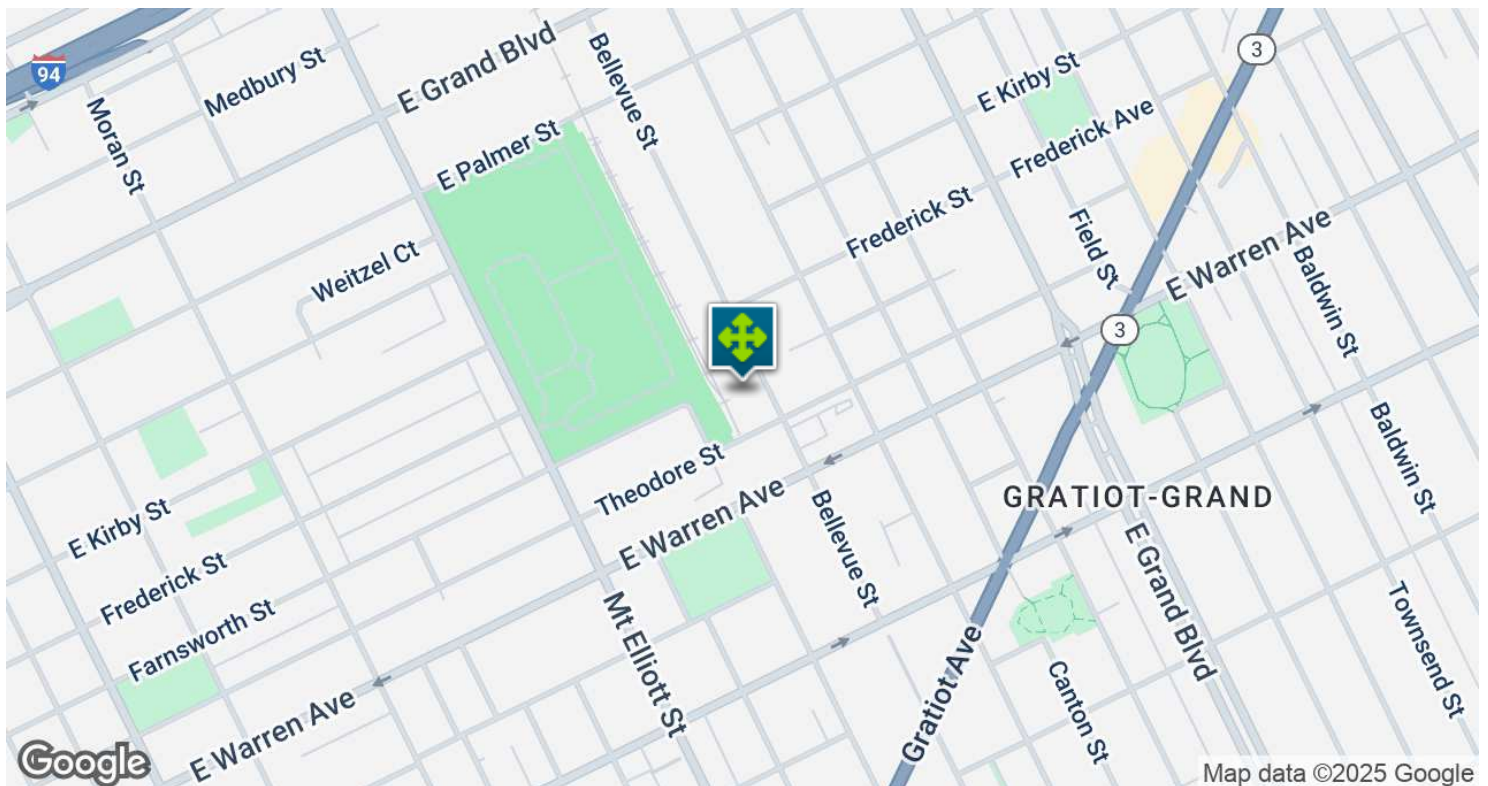
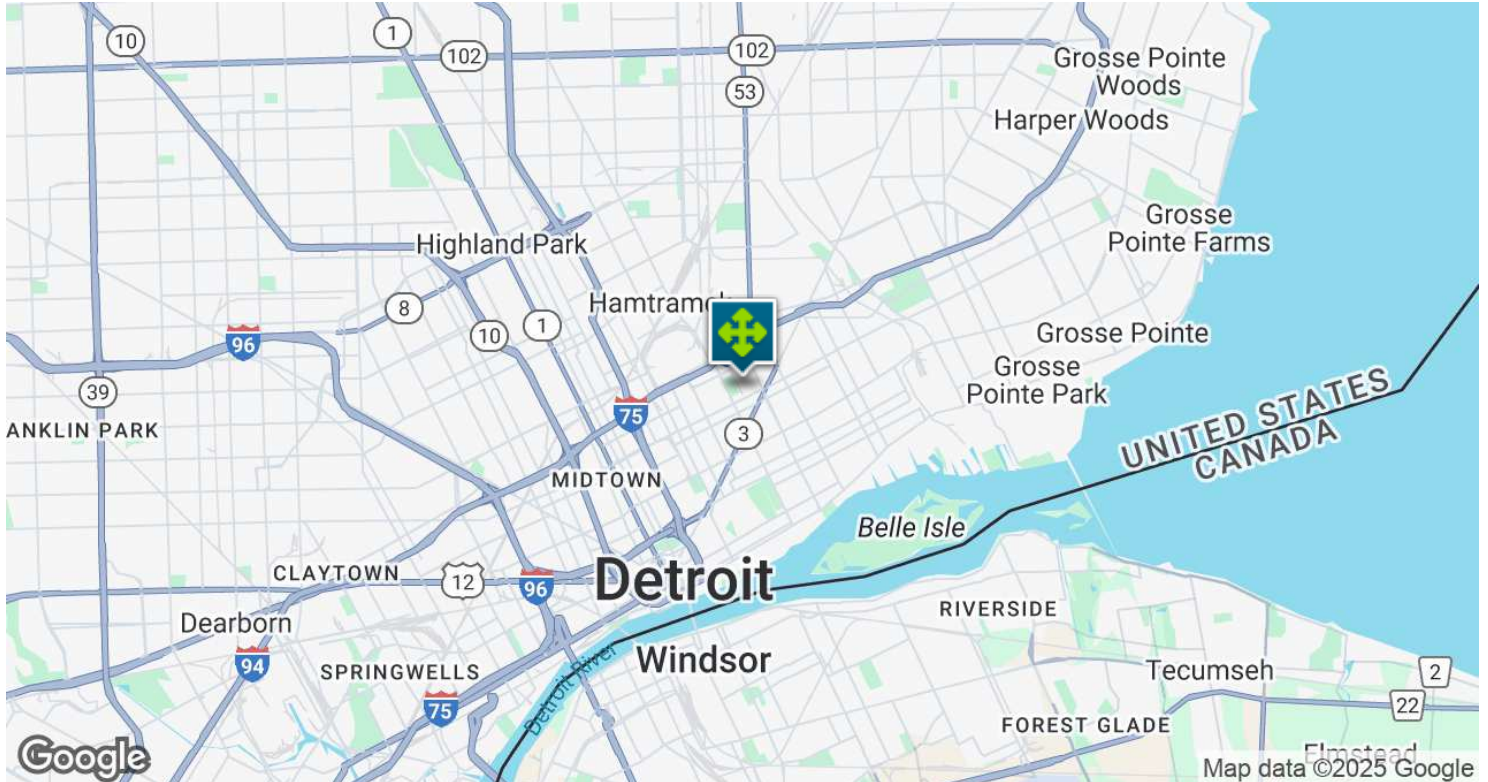
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## DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	35,326	273,929	973,068
Average Age	41	38	38
Average Age (Male)	40	37	37
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	15,513	115,478	389,883
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$49,690	\$57,507	\$69,526
Average House Value	\$178,320	\$187,346	\$183,362

Demographics data derived from AlphaMap



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CONTACT US



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