

# For Sale Industrial Building with Heavy Power

8107 Military Street, Detroit, Michigan 48204



**NAI Farbman** | **Farbman Group**  
MIDWEST EXPERTISE, GLOBAL REACH.

Wendy Acho

Leasing and Sales Associate

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## Offering Summary

Sale Price:	Contact Listing Agent(s)
Building Size:	8,500 SF
Lot Size:	0.29 Acres
Price / SF:	-
Year Built:	1946
Renovated:	2018
Zoning:	M-3 Light Industrial Zoning
Submarket:	Detroit West

## Property Overview

The site is directly across the street from the Detroit Edison – Warren Service Center - between Joy Rd and Livernois Ave, near Tireman Ave. Located minutes away from Downtown Detroit with easy access to I-94 and I-96.

## Property Highlights

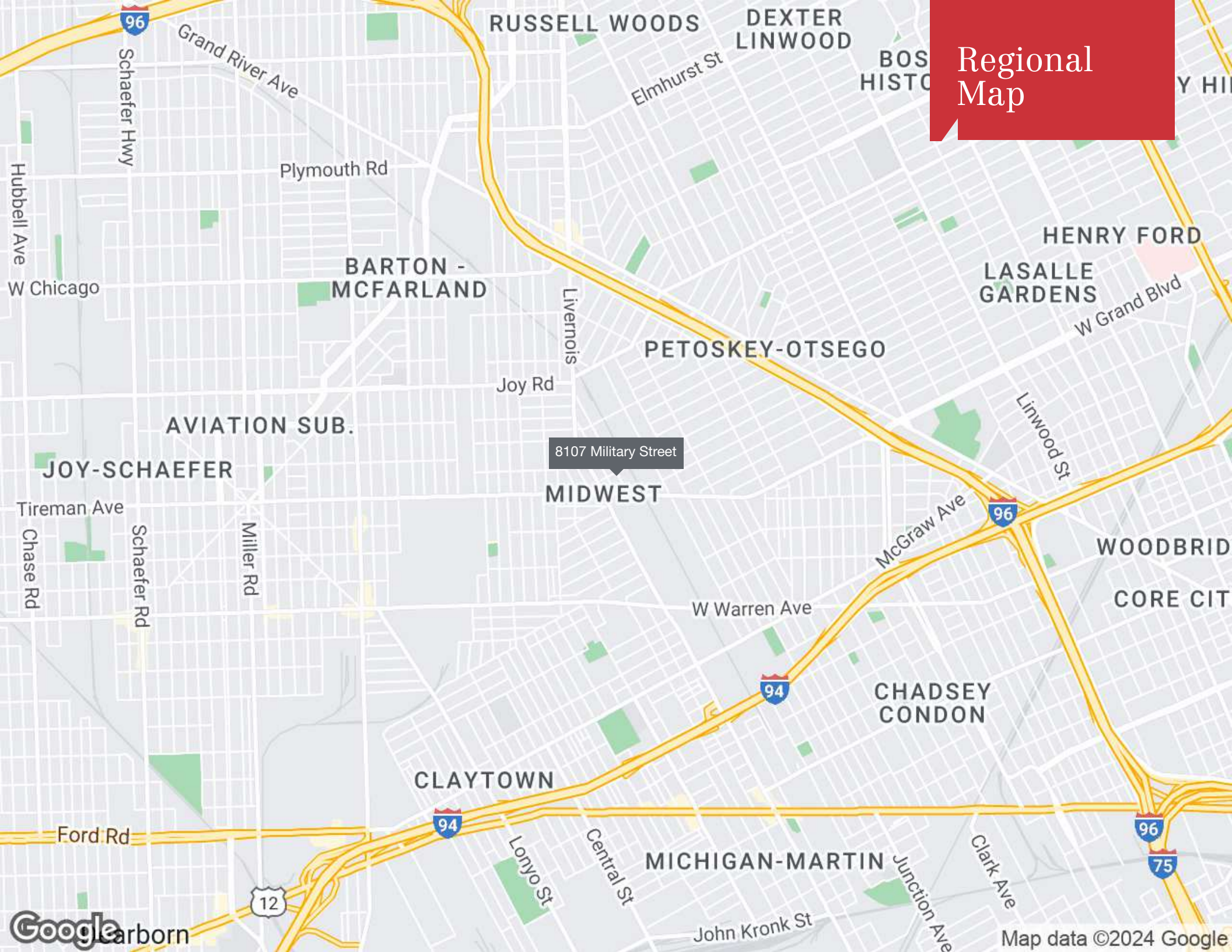
- 8,500 SF Industrial Warehouse/Commercial
- 3 Grow Rooms, Drying, Veg, Quarantine Testing Rooms + Small Cloning Room
- New Roof
- 2 Sets of Power /Electrical Rooms - 2,000a Heavy Power
- 2 Transformers
- 2 Meters
- Recreational (adult-use) Class-C Cultivation permit allowing up to 2,000 plants
- Pre-approved for stacking up to 10 Class-C Permits



Additional  
Photos



# Regional Map



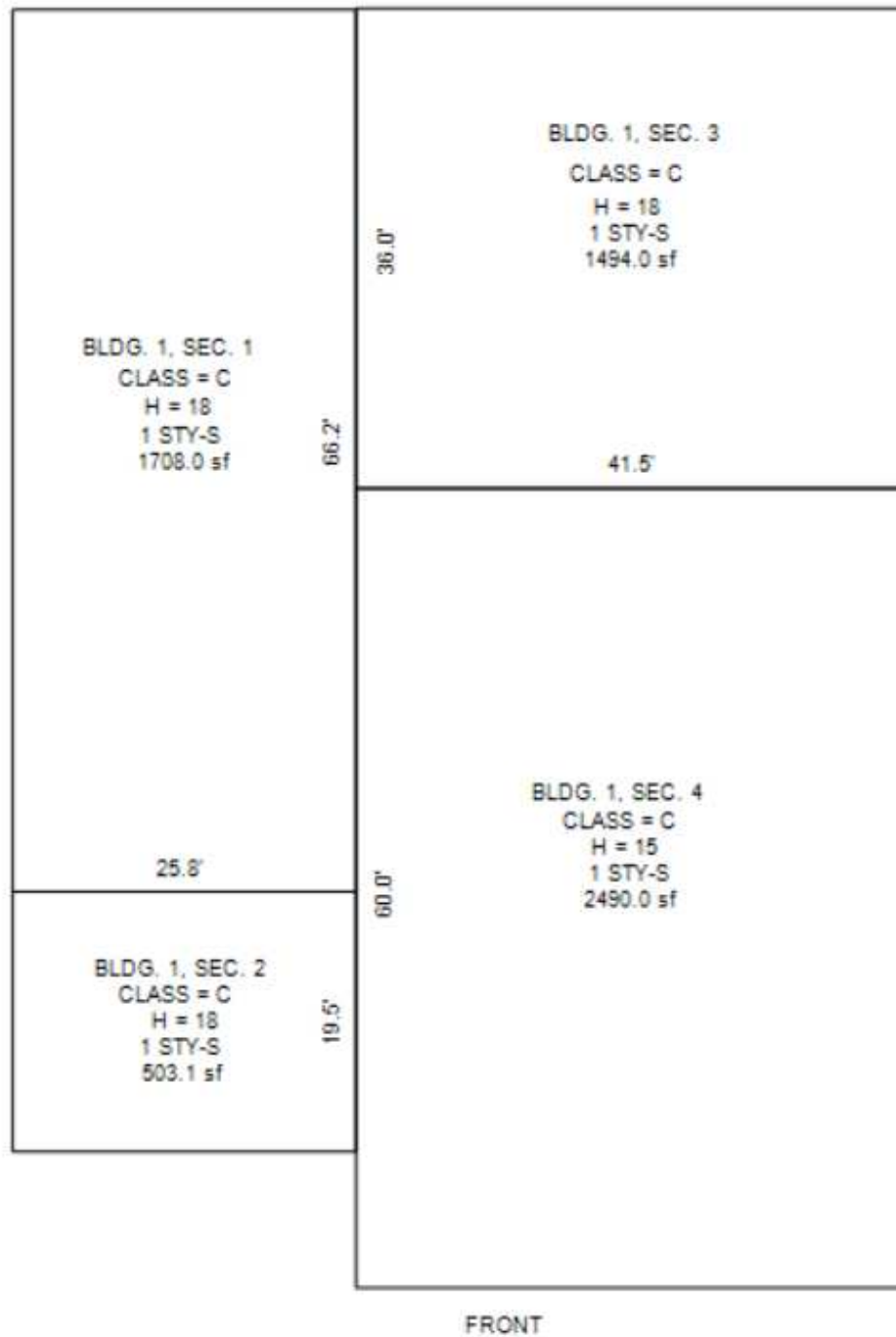
8107 Military Street

MIDWEST

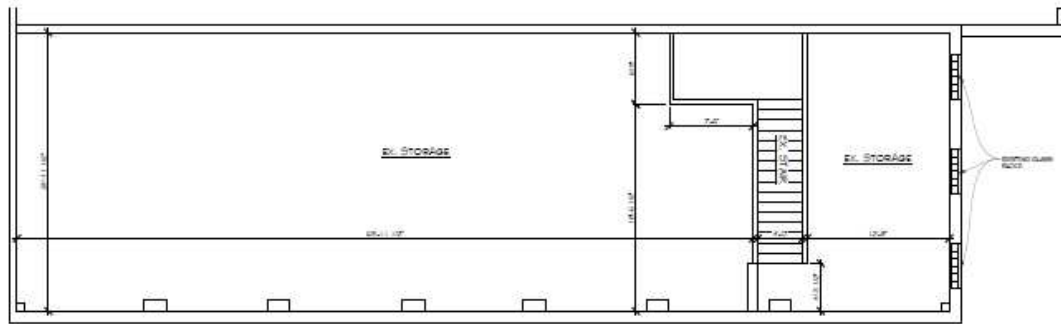




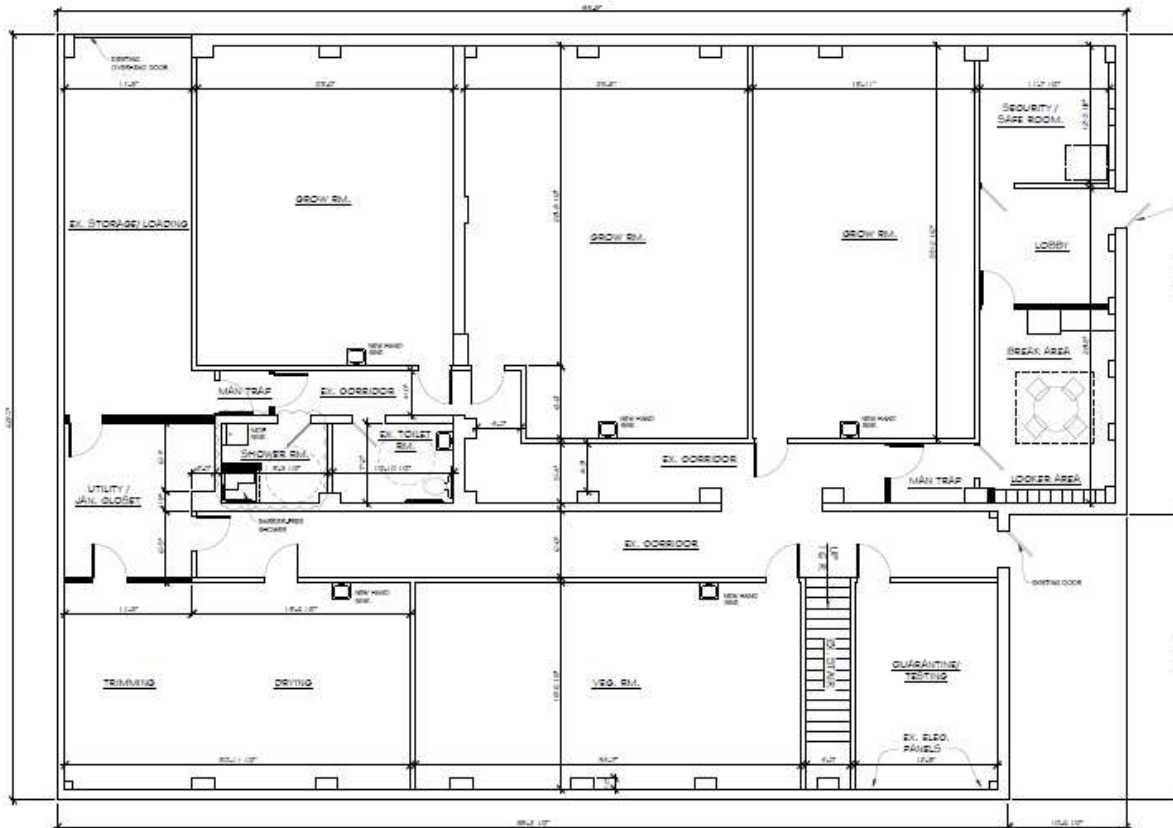
# Floor Plan



# Floor Plan



102  
A.1  
Scale: 3/16" = 1'-0"



101  
A.1  
Scale: 3/16" = 1'-0"

## GENERAL NOTES

- VERIFY EXISTENCES OF ALL INDICATED EXISTING SUBSTITUTED IN THE FIELD - VERIFY EXISTENCE IS SHOWN ON ANY DISCREPANCIES.
- EXISTING PARTS AND DETAILS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE. EXISTING PARTS AND DETAILS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.
- FIELD AND MATERIALS NOT INDICATED ARE TO BE SELECTED BY OWNER AND MAY BE INDICATED IN THESE DRAWINGS FOR COORDINATION PURPOSES ONLY.
- ALL MATERIALS AND METHODS ARE TO BE SELECTED BY OWNER AND MAY BE INDICATED IN THESE DRAWINGS FOR COORDINATION PURPOSES ONLY.
- REMOVE ANY EXISTING WALLS AFTER REMOVAL - REMOVE ALL EXISTING EXTERIOR WALLS EXCEPT EXISTING FOUNDATION. REMOVE ALL EXISTING EXTERIOR WALLS EXCEPT EXISTING FOUNDATION. REMOVE ALL EXISTING EXTERIOR WALLS EXCEPT EXISTING FOUNDATION.
- REMOVE EXISTING WALLS IN WALLS FOR EXTERIOR, INTERIOR, OR WALL MATERIALS EXCEPT FOR ACCORDANCE WITH LOCAL CODES. DIMENSIONS SHOWN ARE TO WALL FINISHES.
- REMOVE EXISTING WALLS AT ALL FINISHED FLOORS.
- REMOVE EXISTING WALLS AT ALL FINISHED FLOORS.

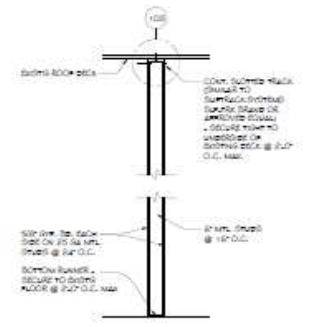
## WALL TYPE LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL TO REMAIN (SEE SECTION 103) @ 12" O.C. (EXCEPT FOR UNDESIGNED EXISTING WALLS WHICH SHALL REMAIN)

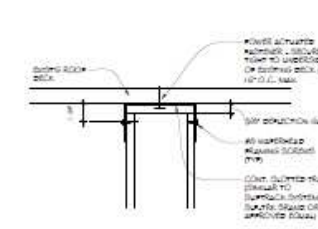
## FINISH NOTES

- FINISHES SHALL BE AS SHOWN (SEE SECTION 103) OR NOT MORE THAN 20' AWAY FROM EXISTING WALLS OR NOT MORE THAN 10' AWAY FROM EXISTING WALLS.
- EXTERIOR FINISHES SHALL BE AS SHOWN (SEE SECTION 103) OR NOT MORE THAN 20' AWAY FROM EXISTING WALLS OR NOT MORE THAN 10' AWAY FROM EXISTING WALLS.

ALL INTERIOR WALLS  
REMOVE EXISTING WALLS (NO CEILING)  
REMOVE EXISTING WALLS  
REMOVE EXISTING WALLS



104  
A.1  
Scale: 3/16" = 1'-0"



103  
A.1  
Scale: 1/8" = 1'-0"

**MCI**  
design group  
mcdesigngroup@gmail.com  
direct: 248.393.2243  
25280 Ryan Rd  
Warren, MI 48091

**OWNER:**  
Veritas Collective LLC  
38500 Woodward Ave  
Suite 300  
Bloomfield Hills, MI  
48304

**CONTACT:**  
Robert Semaan  
Bobby@modaDB.com  
248.444.9000

**PROJECT:**  
MARIJUANA CULTIVATION  
FACILITY - APPLICATION

**LOCATION:**  
8107 MILITARY ST  
DETROIT, MI

**ARCHITECT:**  
JESSICA ANN MARJI  
P.A., NCARB  
MI no: 1301059028



**SHEET TITLE:**  
Floor Plans, Details,  
Notes

**ISSUED:**  
• 08.18.21 Medical  
Marijuana Application  
• 11.04.21 Revised per  
City Comments

DO NOT SCALE PRINTS USE  
FIGURED DIMENSIONS ONLY

**PROJECT NO.**  
21019

**SHEET NO.**  
A.1





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[www.naifarbman.com](http://www.naifarbman.com)

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