

INDUSTRIAL PROPERTY FOR LEASE

Immaculate 4,400 SF Industrial Building with 5-Ton Crane

14076 E 9 MILE ROAD
WARREN, MI 48088



4,400 sf with 600 sf office

Two (2) grade-level doors

5-ton crane

220 Volt / 200 amp power

Free-standing building



P.A. COMMERCIAL
Corporate & Investment Real Estate

**OFFERING SUMMARY**

Available SF:	4,400 SF
Building Size:	4,400 SF
Lease Rate:	\$8.16 SF/yr (Gross)
Zoning:	Light Industrial, M-1
Year Built:	1960
Lot Size:	0.5 Acres
Market:	Detroit
Submarket:	Groesbeck South
Traffic Count:	15,000

PROPERTY OVERVIEW

Very nice building that has been recently renovated and is up to city codes with immediate occupancy. The shop area is 3,800 SF with Shiny epoxy floors, 5-ton crane, 12'-20' clear, 220 volt/ 200 amp power, two (2)-overhead doors - 12'x14' and 10'x10, and floor drains. The second-story office is 600 SF. There are also two main floor shop restrooms. Monthly lease amount of \$2,995 p/month gross. The landlord pays the taxes and insurance. The tenant is responsible for separately metered utilities.

LOCATION OVERVIEW

Located on the south side of E 9 Mile Rd, just east of and Schoenherr Rd in Warren. Close to I-696, I-94, and Groesbeck Hwy.

PROPERTY HIGHLIGHTS

- 4,400 sf with 600 sf office
- Two (2) grade-level doors
- 5-ton crane
- 220 Volt / 200 amp power
- Free-standing building

14076 E 9 MILE ROAD, WARREN, MI

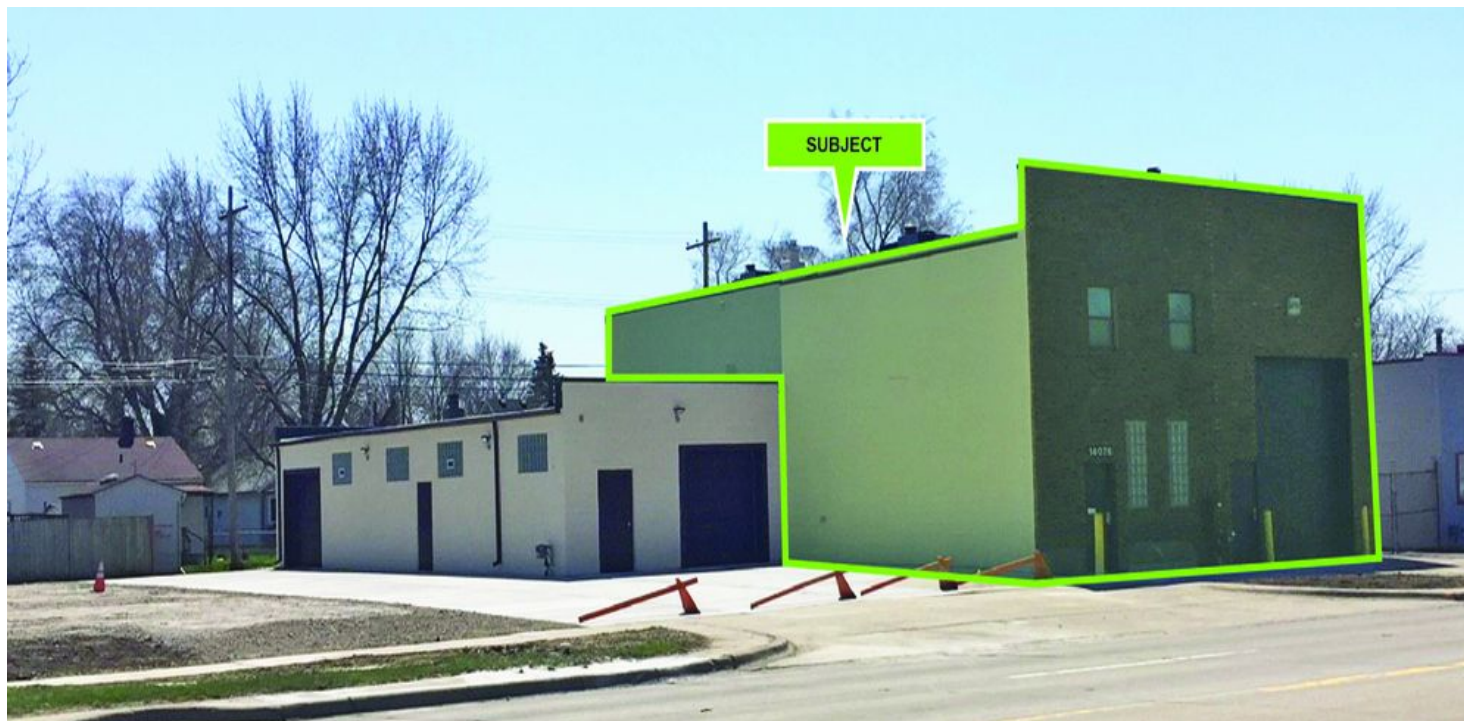
// INDUSTRIAL DETAILS

PROPERTY TYPE:	Industrial
OCCUPANCY:	Immediate
LEASE RATE:	\$8.16 SF/yr (Gross)
AVAILABLE SPACE:	4,400 SF
SHOP SF:	3,800 SF
OFFICE SF:	600 SF
ZONING:	Light Industrial, M-1
LOT SIZE:	0.5 AC - shared lot
CONSTRUCTION TYPE:	Block
CLEAR HIEGHTS:	12 - 20'
GRADE LEVEL DOORS:	One (1) 12' x 14' One (1) 10' x 10'
COLUMN SPACING:	20'
POWER:	220 volt / 200 amp
CRANES:	One (1) 5-ton
HEAT TYPE:	Radiant
AIR CONDITIONED:	Office Only
LIGHTING:	LED
PARKING SPACES:	6
YEAR BUILT / RENOVATED:	1960 / 2020
FENCED YARD:	No
TRUCKWELLS:	No
BUSS DUCT:	No
AIRLINES:	Yes
TAXES:	Landlord pays



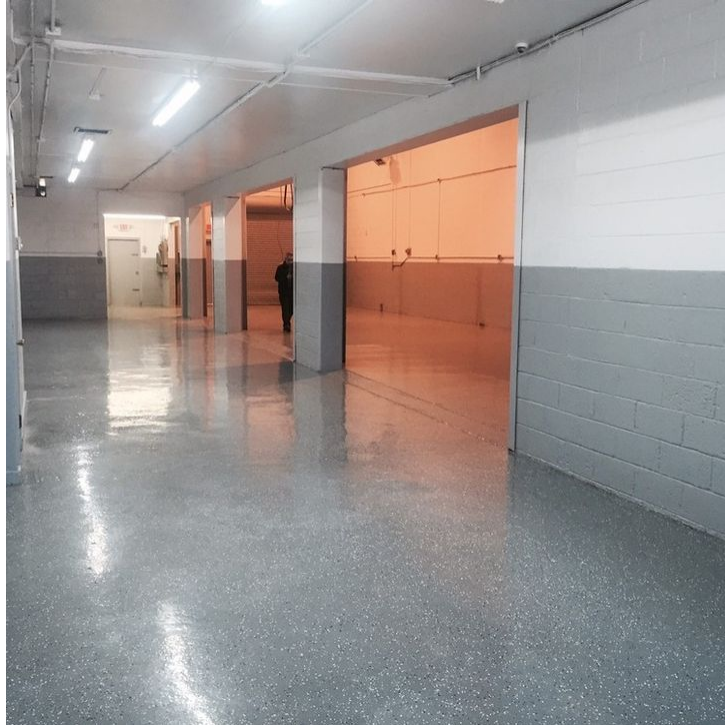
14076 E 9 MILE ROAD, WARREN, MI

// ADDITIONAL PHOTOS



14076 E 9 MILE ROAD, WARREN, MI

// ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

JOHN T. ARTHURS Principal
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

14076 E 9 MILE ROAD, WARREN, MI

// ADDITIONAL PHOTOS



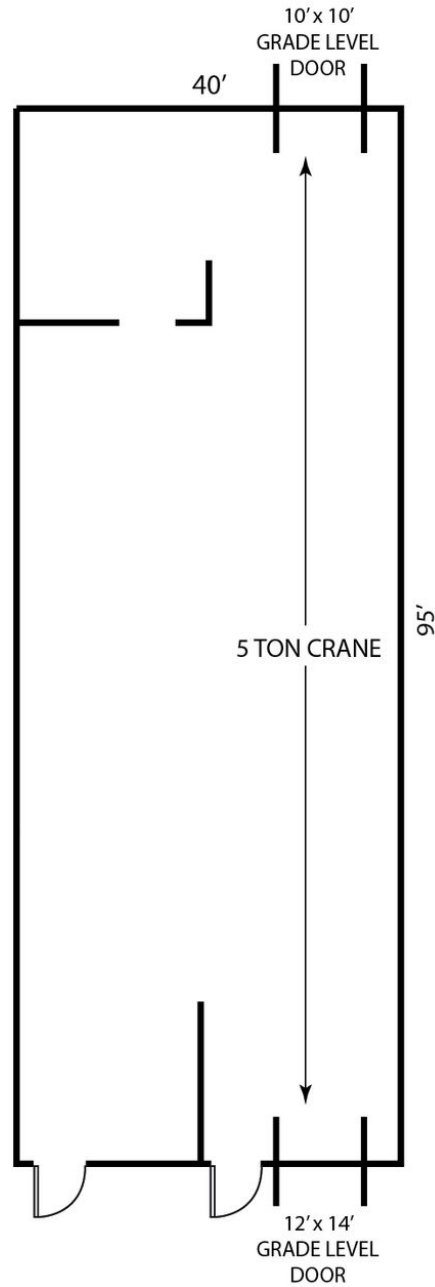
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

JOHN T. ARTHURS Principal
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

JOHN T. ARTHURS Principal
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

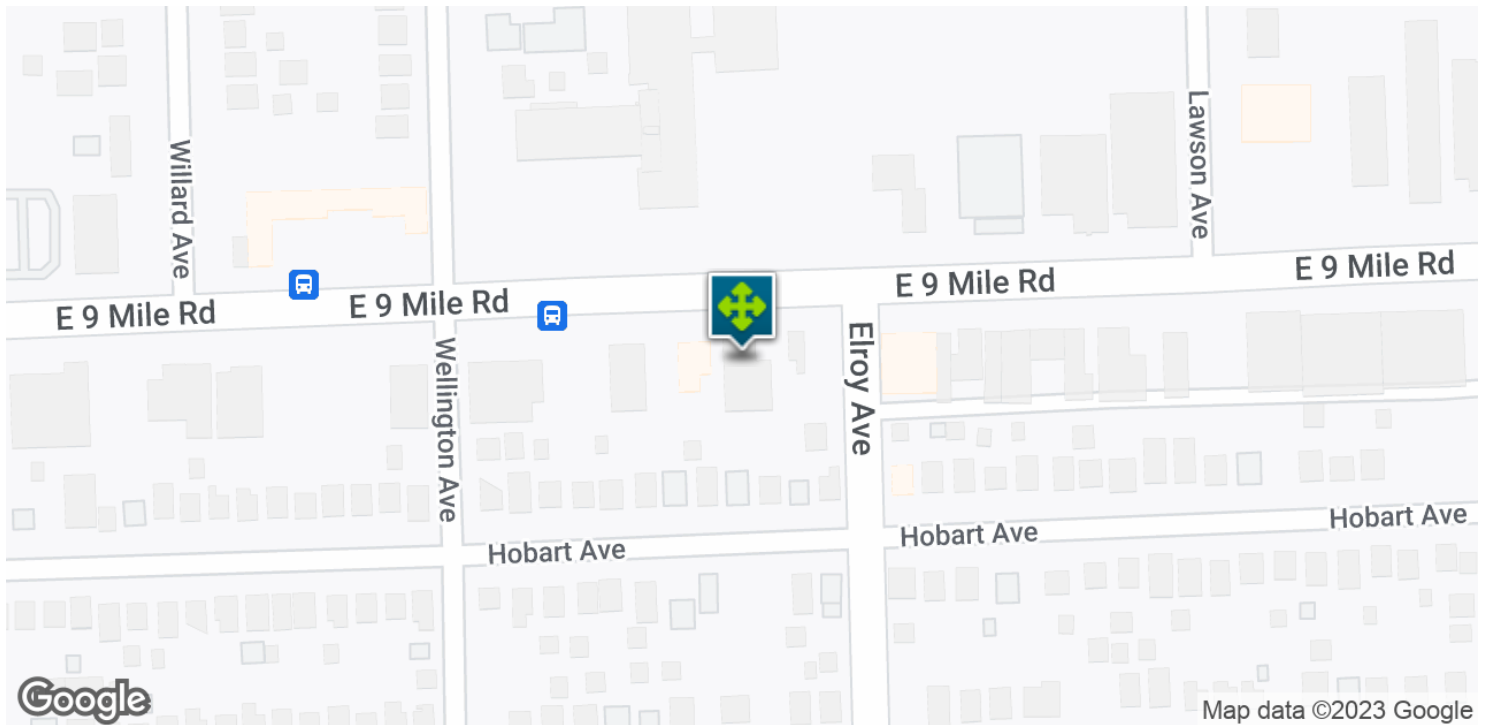
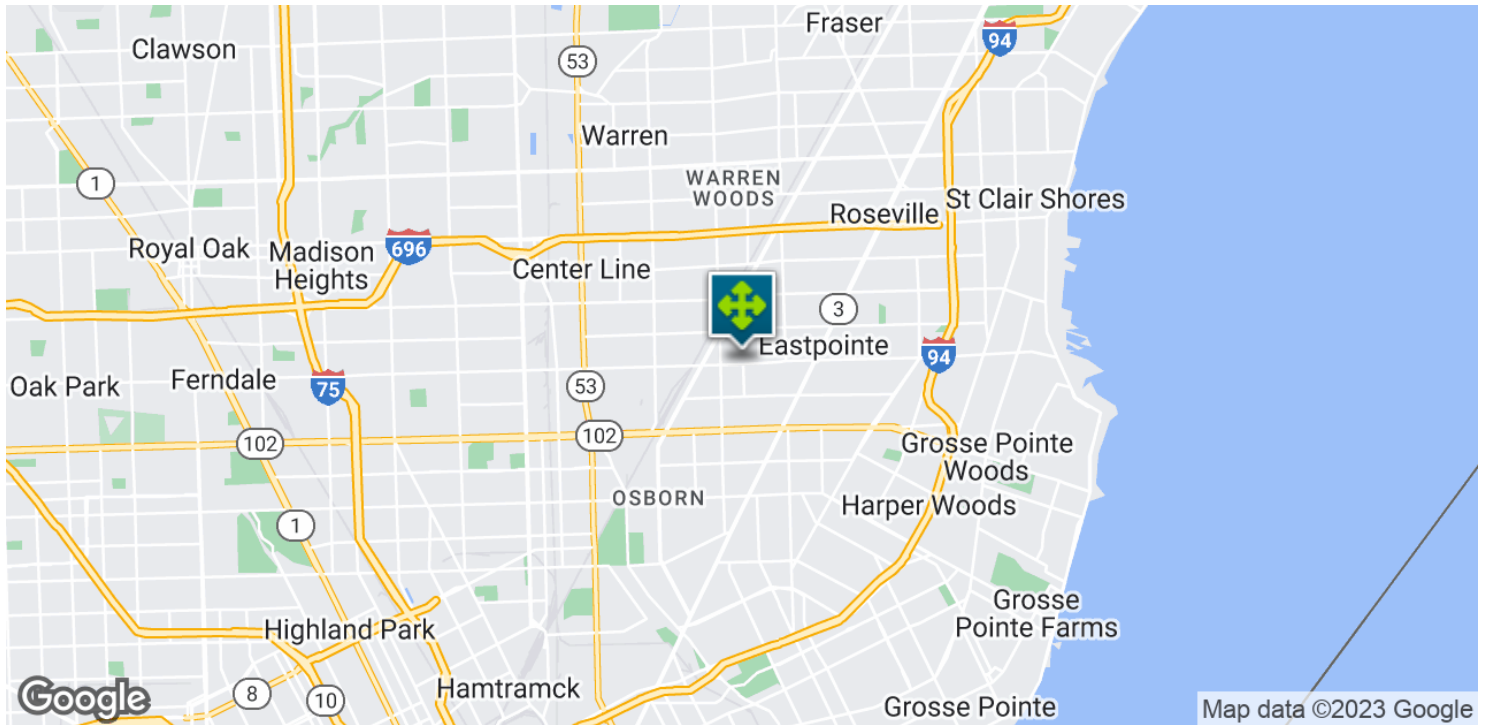
14076 E 9 MILE ROAD, WARREN, MI

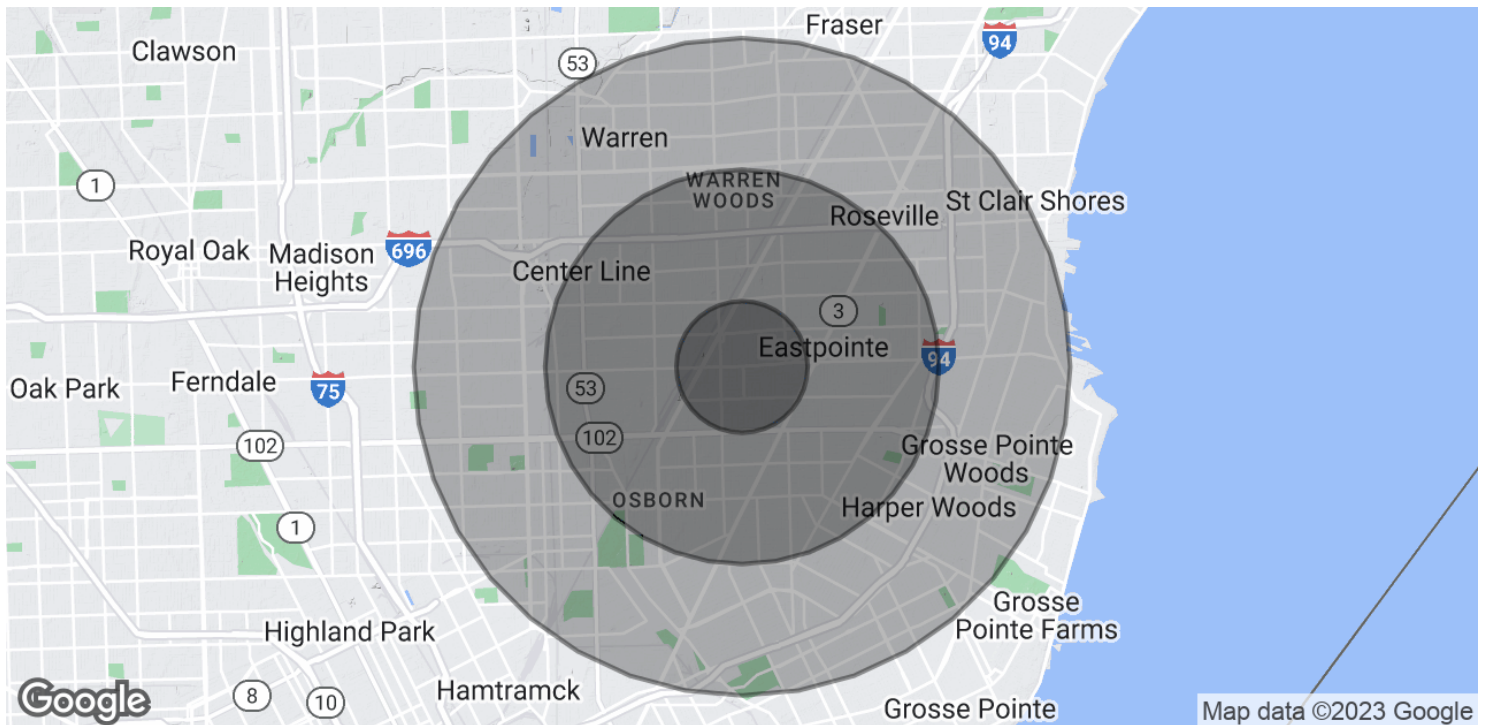
// AERIAL MAP



14076 E 9 MILE ROAD, WARREN, MI

// LOCATION MAP



**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	15,157	155,096	418,959
Average Age	33.5	33.2	35.0
Average Age (Male)	32.5	31.6	33.1
Average Age (Female)	34.3	34.7	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,797	56,431	156,257
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$43,805	\$47,493	\$48,303
Average House Value	\$91,997	\$105,992	\$111,032

* Demographic data derived from 2020 ACS - US Census