



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

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INDUSTRIAL BUILDING

21701 HOOVER RD, WARREN, MI 48089

FOR LEASE \$9.00 SF

LEGACYCREA.COM



21701



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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WARREN, MI

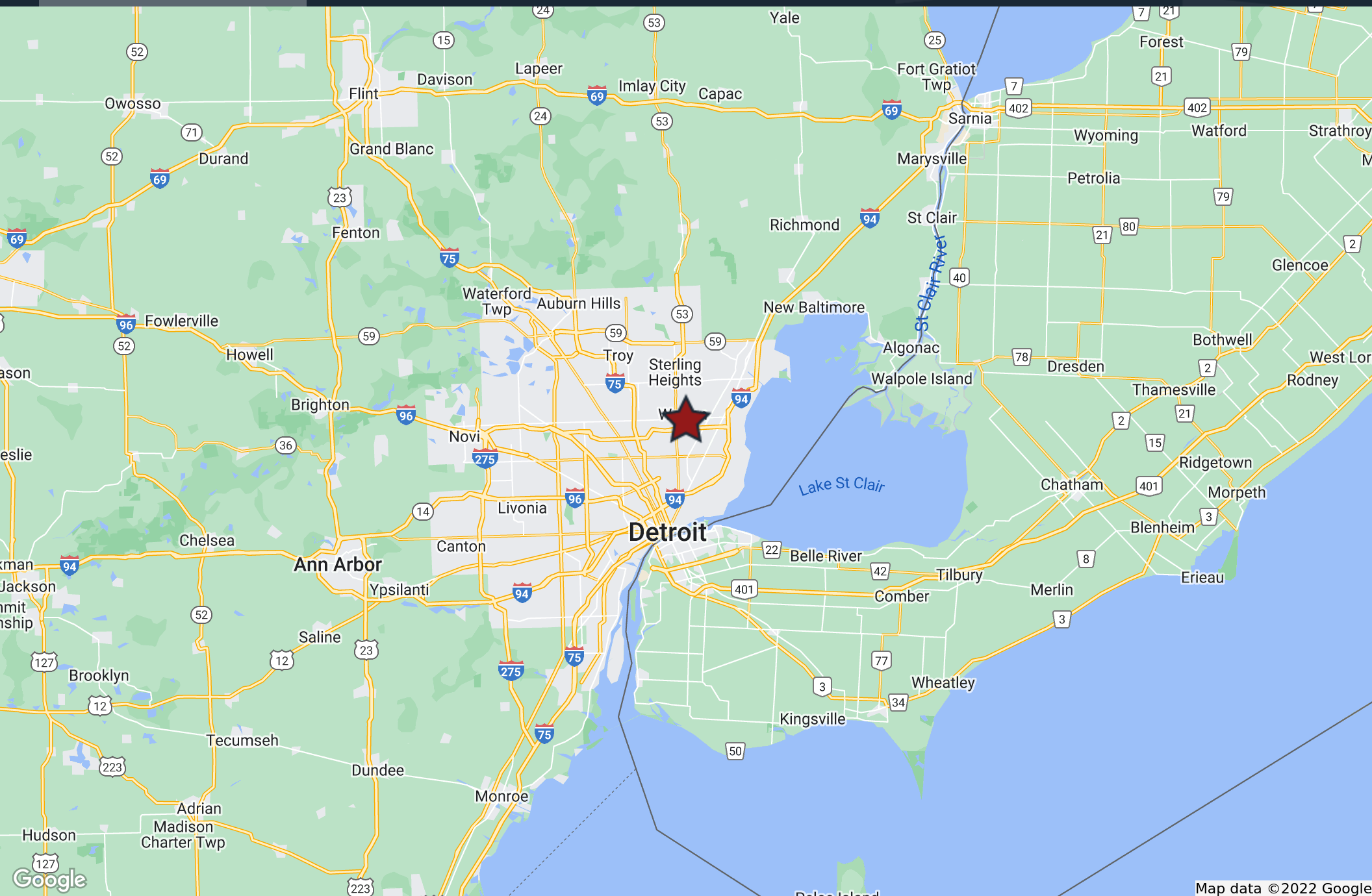
- Free-Standing Industrial Building in Warren, MI - Renovated in 2018
- Strong Potential Cannabis Facility Uses
- Detroit MSA - Top 20 - Ranked (#14) in the Country
- Amenities Include (2) 12 x 14 doors, (1) Exterior Truck Well, 16' Clear, 50' of Buss Duct, 480 Volt/1400 AMP
- Situated on a 1.1 Acre Lot on the Northwest Corner of Hoover and Toepfer Ave.
- Building is 100% Fire Suppressant with a Recently Replaced roof, Constructed with 1,350 SF of Office, Trench Drains, and Concrete Parking
- Site with Close Proximity to 8 Mile and I-696
- Over 13,500 People Reside within 1 Mile Radius of Site
- 32 Minute Drive to Detroit Metropolitan Wayne County Airport

PROPERTY DETAILS

Building Area:	16,128 SF
Land Area:	1.1 Acres
Year Built:	1950



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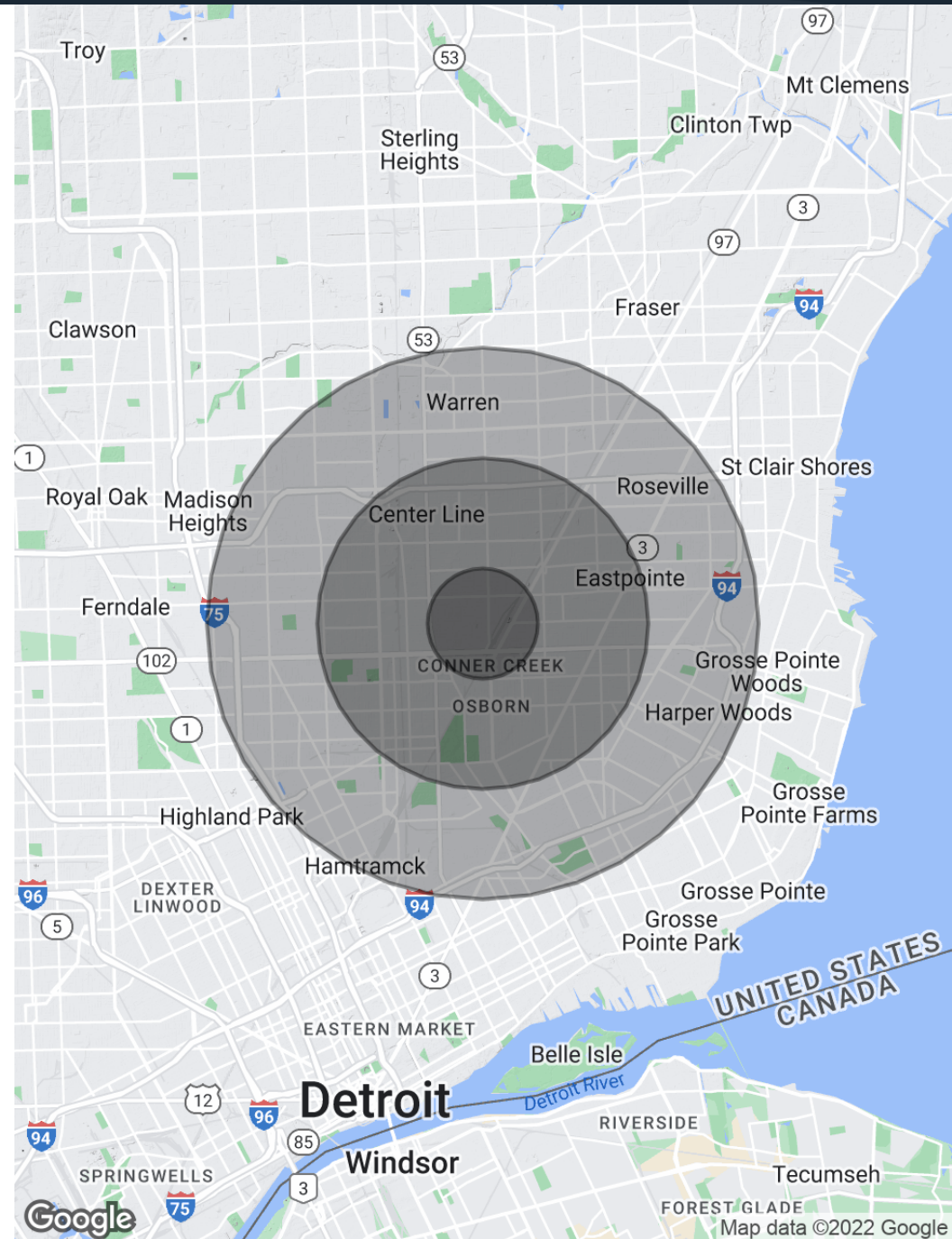
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,572	135,263	387,730
Average Age	29.1	33.4	34.4
Average Age (Male)	26.7	31.2	32.4
Average Age (Female)	30.9	35.6	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,557	48,735	143,779
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$43,307	\$50,737	\$53,625
Average House Value	\$76,106	\$98,106	\$105,349





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29777 Telegraph Rd Suite 4526
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RC Clubhouse

Hobby Shop & Race Track

