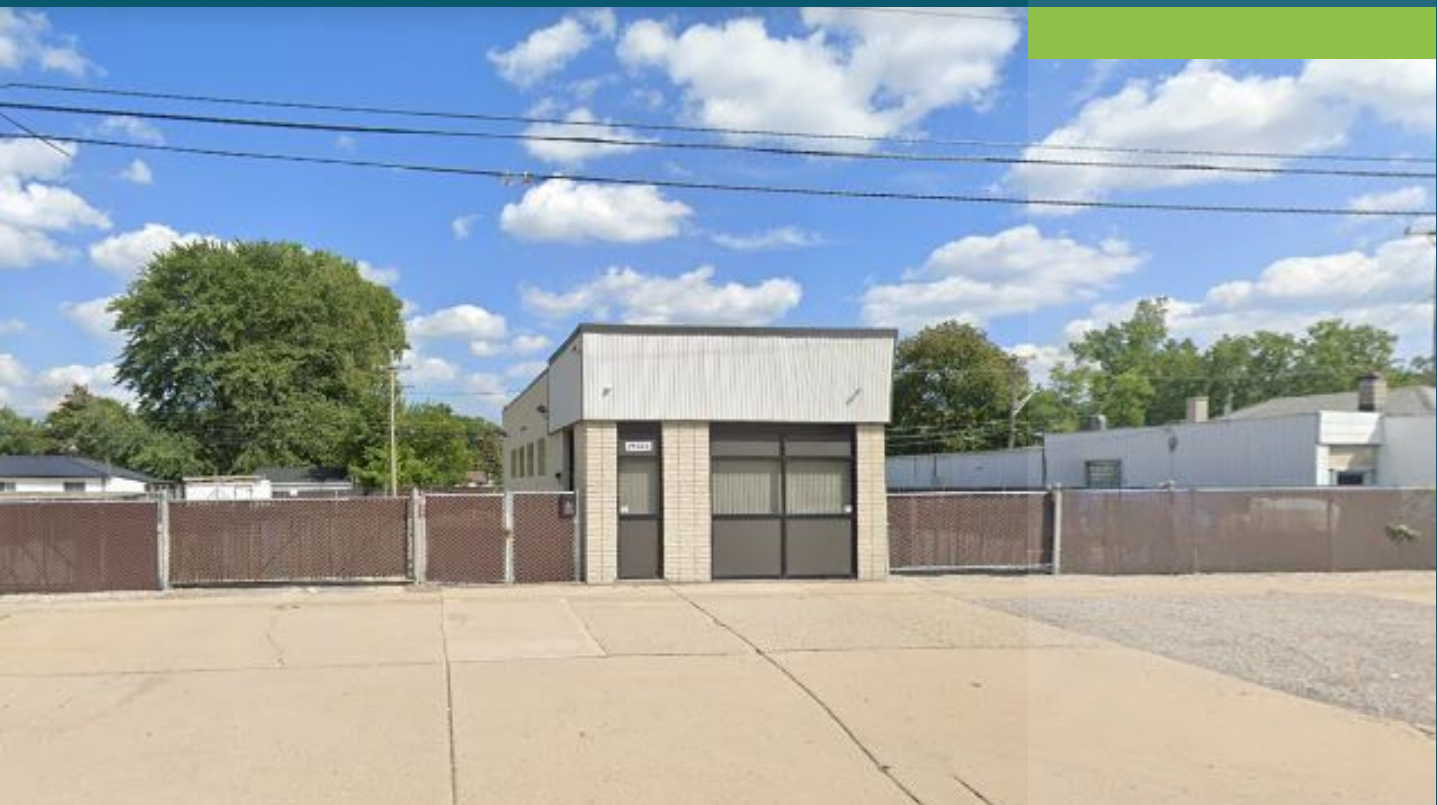


INDUSTRIAL PROPERTY FOR LEASE

1,200 SF Building with Large Fenced Lot, Electric Gate

25530 SCHOENHERR RD
WARREN, MI 48089



One-third acre is fully fenced

On-site parking for 25-30 vehicles

12-ft electric overhead door

1,000 SF warehouse, 200 SF office

Great exposure: 16,000 vehicles per day



P.A. COMMERCIAL
Corporate & Investment Real Estate

25530 SCHOENHERR RD

25530 SCHOENHERR RD, WARREN, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,200 SF
Building Size:	1,200 SF
Lease Rate:	\$2,250/month (NNN)
Lot Size:	0.31 Acres
Zoning:	C1 - Local Business
Year Built:	1949
Market:	Warren
Submarket:	Detroit

PROPERTY OVERVIEW

Rare small industrial building on main road on nearly one-third of an acre with fenced lot. Great visibility with 16,000 vehicles per day traffic count. Lot has electric gates for entrance and exit that allow for easy traffic flow around building. Parking for 25-30 vehicles. Electrical outlets throughout the lot. Storage shed at back of property. Building is 20 x 60 feet with 1,000 square feet for warehouse/shop area and 200 SF for office. Small mezzanine for extra storage. Shop has 12-foot electric overhead door and is 13-foot clear. Restroom at back of shop area. Operating security system cameras and air compressor. Power is 220 volts, three phase. Recently updated furnace. Central air in office; radiant heat. C1 Local Business zoning. Ideal for retail business or office for almost any type of company. Approved for minor auto repair; such as oil changes, brakes, tires, mufflers, windshields, alarms, and stereos.

PROPERTY HIGHLIGHTS

- One-third acre fully fenced
- On-site parking for 25-30 vehicles
- 12-ft electric overhead door
- 1,000 SF warehouse, 200 SF office
- Great exposure: 16,000 vehicles per day

25530 SCHOENHERR RD

25530 SCHOENHERR RD, WARREN, MI

// INDUSTRIAL DETAILS

PROPERTY TYPE:	Industrial
AVAILABLE SPACE:	1,200 SF
SHOP SF:	1,000 SF
OFFICE SF:	200 SF
MEZZANINE:	200 SF
ZONING:	C1 - Local Business
LOT SIZE:	0.31 AC
OCCUPANCY:	Vacant
CLEAR HIEGHTS:	13'
GRADE LEVEL DOORS:	(1) 10' x 12'
SHOP HEAT	Yes
AIR CONDITIONED:	Yes - Office Central Air
LIGHTING:	Fluorescent
PARKING SPACES:	25
YEAR BUILT / RENOVATED:	1949
FENCED YARD:	Yes
TRUCKWELLS:	No
TRAILER PARKING:	Yes
BUSS DUCT:	No
AIRLINES:	Yes
TAXES:	\$3,946



P.A. COMMERCIAL
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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

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INDUSTRIAL PROPERTY FOR LEASE

25530 SCHOENHERR RD

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// [ADDITIONAL PHOTOS](#)



INDUSTRIAL PROPERTY FOR LEASE

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// ADDITIONAL PHOTOS



INDUSTRIAL PROPERTY FOR LEASE

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// ADDITIONAL PHOTOS



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INDUSTRIAL PROPERTY FOR LEASE

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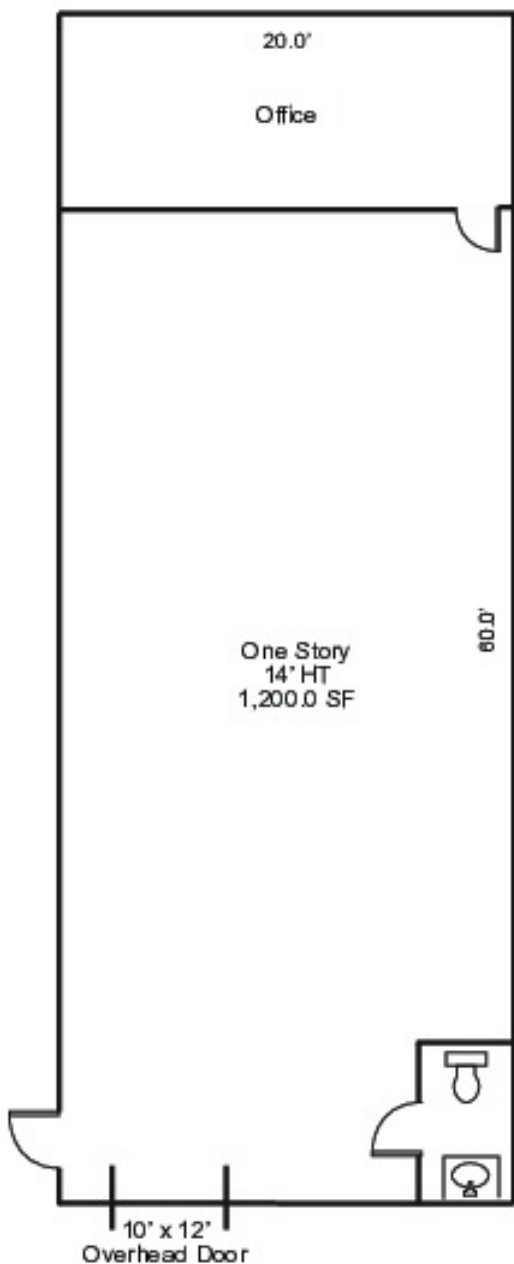
// ADDITIONAL PHOTOS



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// FLOOR PLANS



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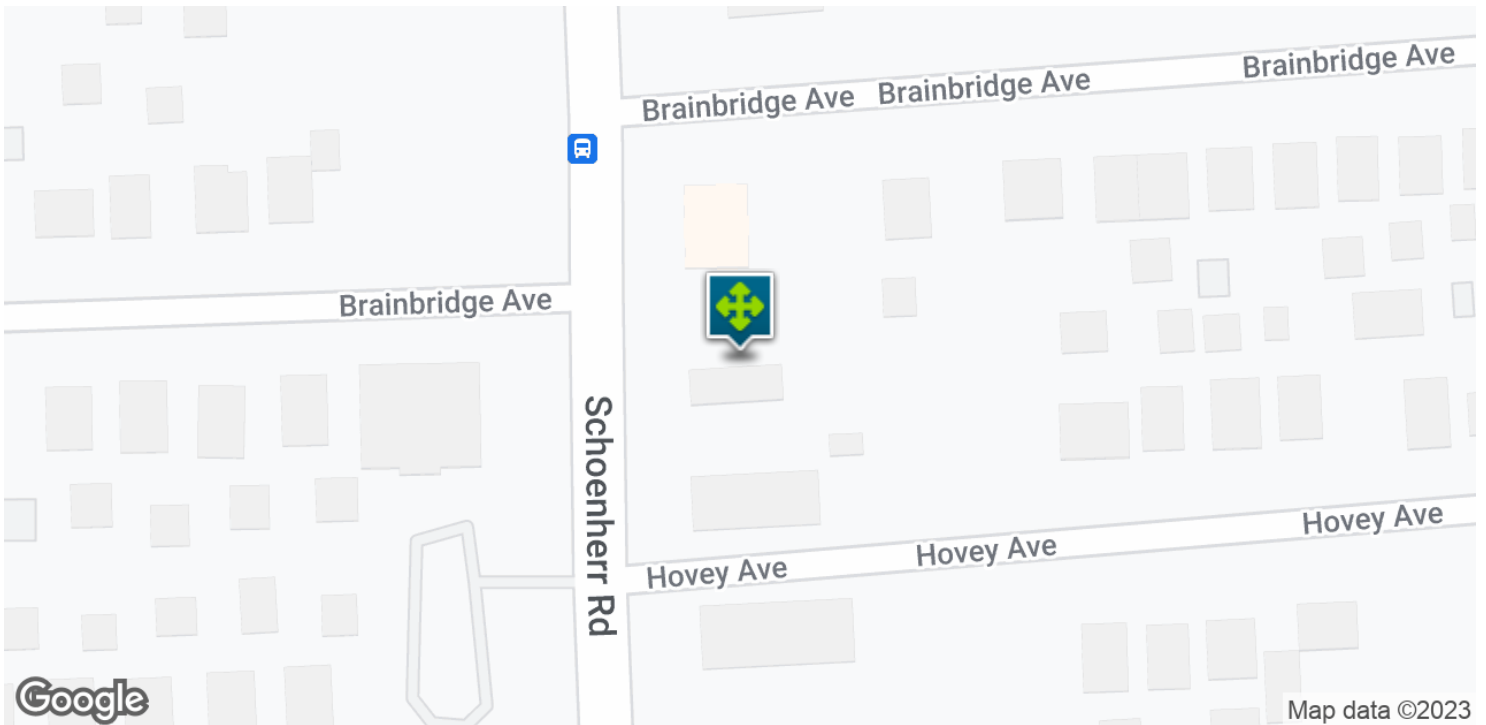
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// LOCATION MAP



25530 SCHOENHERR RD

25530 SCHOENHERR RD, WARREN, MI

// AERIAL MAP

