

FORMER AUTOMOTIVE FACILITY/CANNABIS GREEN ZONE WAREHOUSE

14021 EAST 10 MILE ROAD, WARREN, MI 48089



[CLICK HERE FOR FINANCING](#)

FOR SALE/FOR LEASE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com



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PROPERTY HIGHLIGHTS

- Former automotive collision and body shop making it an easy conversion for other automotive users.
- The property is in the Green Zone for Medical/Adult-Use Cannabis Cultivation and Processing as well.
- Freestanding building with direct visibility and signage seen off the corner of 10 Mile/Groesbeck Highway, offering a great opportunity for branding exposure.
- The site is zoned M-2 Industrial and was built in 1978. The building is split into two units (able to combine) 5,320 SF and 8,130 SF.
- Ceiling height is 17-3' feet clear and has 600 amps 3-phase 480volts electrical service (power upgrade pending).
- The building has 8 roll-up garage doors and the roof is in good condition that was repaired in 2021.
- Great site located in the heart of Metro Detroit that sits within an Opportunity Zone, offering an owner/user or investor a value-add opportunity.

BUILDING SIZE

13,450 SF

LAND SIZE

1.19 Acres

SALE PRICE

\$1,550,000 (Seller Financing Available)

LEASE PRICE

\$11.00 PSF/NNN - As - Is

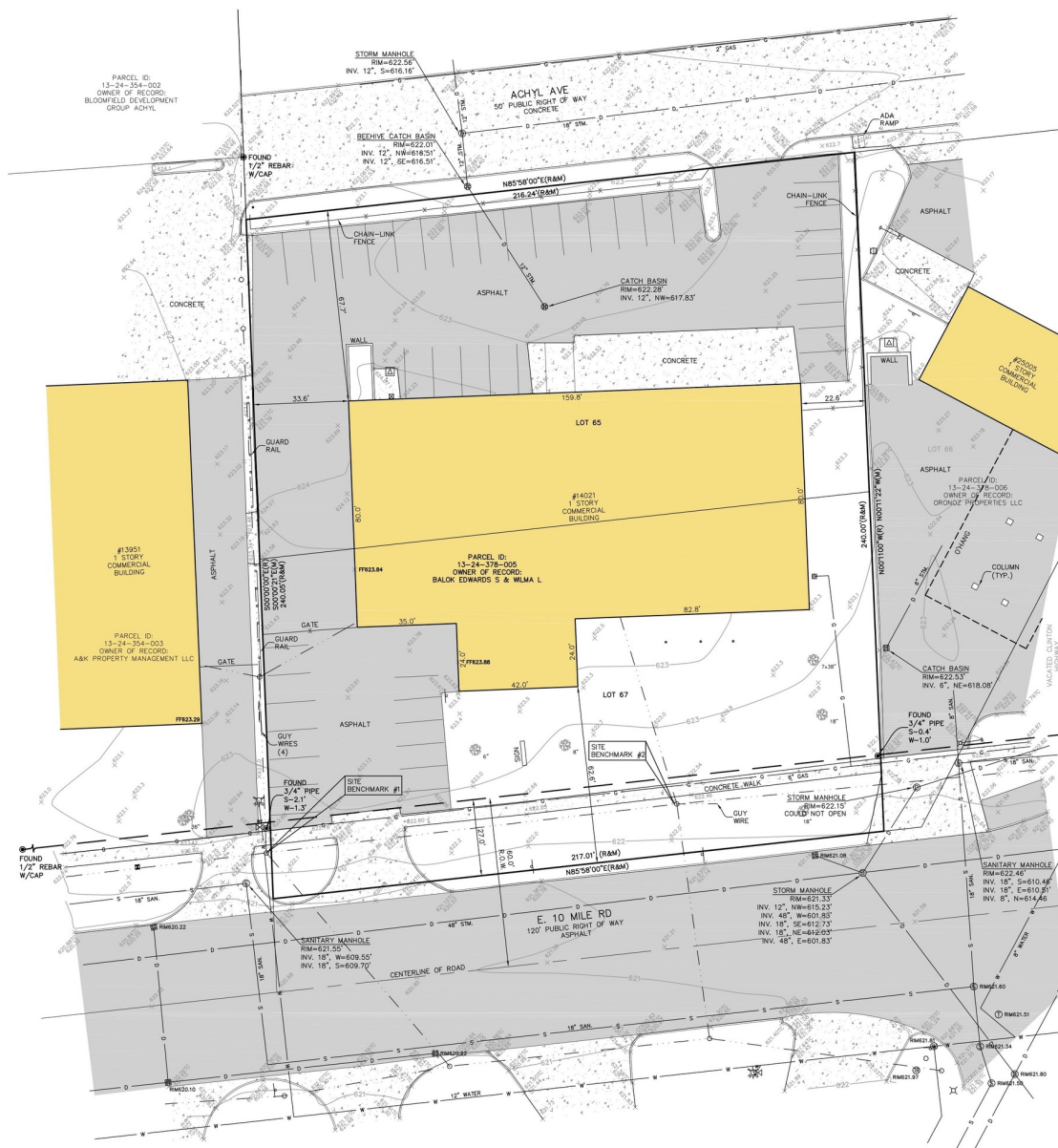
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,458	57,049	153,371
Total Population	10,852	146,165	400,265
Average HH Income	\$49,280	\$50,963	\$50,549

AREA TENANTS



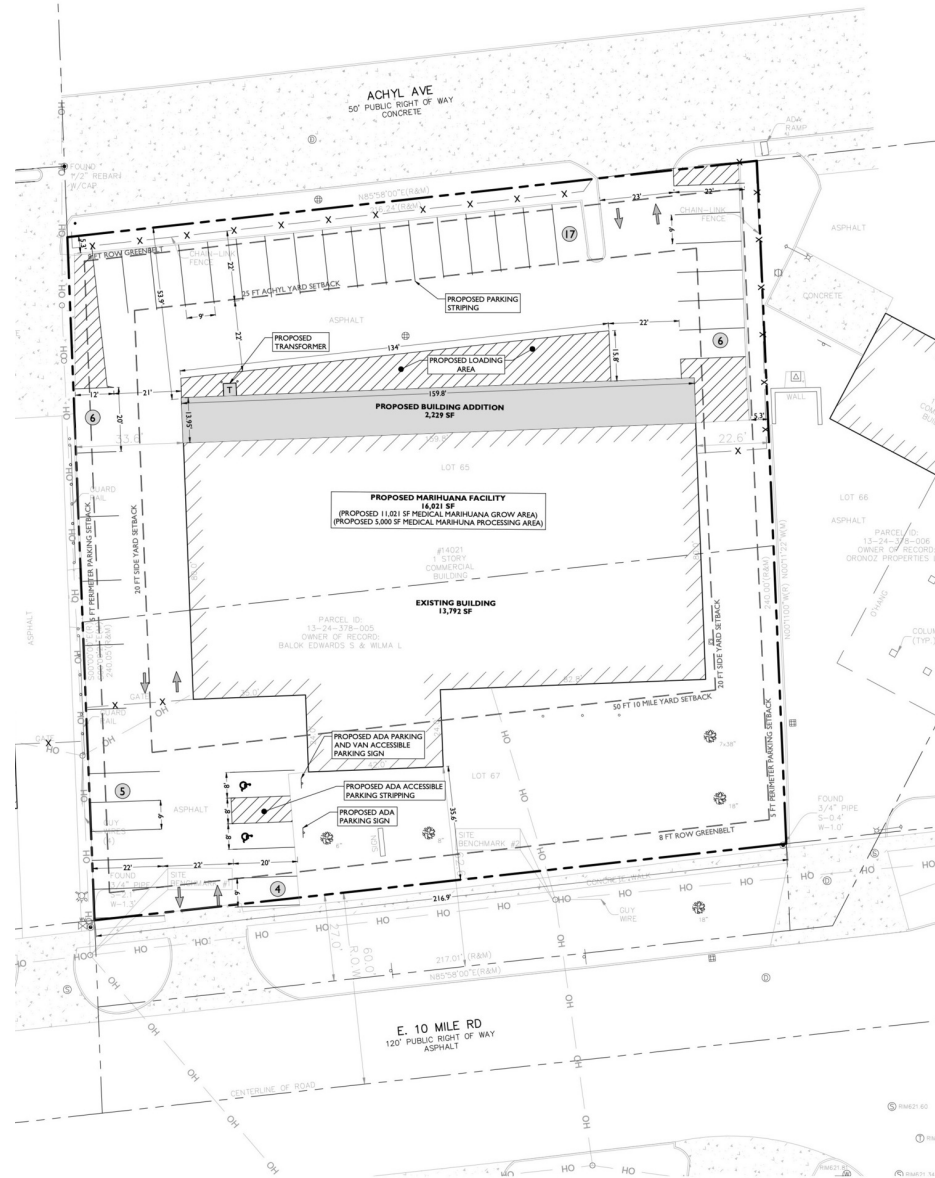
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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy



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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

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Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.