

INDUSTRIAL PROPERTY FOR SALE/LEASE

2,231 SF Industrial Building with 3 Bay Doors, Fenced Yard

21005 HOOVER RD
WARREN, MI 48089



New roof, on-site parking for 20-40 cars
3 overhead doors, including drive-thru
Fenced yard with outside storage (0.35 acres)
Ideal for auto uses: minor repair, oil changes,
tires, brakes, detailing, etc.



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$349,000
Price / SF:	\$156.43
Lease Rate:	\$16.13 p/SF Gross
Building Size:	2,231 SF
Lot Size:	0.35 Acres
Zoning:	Commercial
Year Built:	1954
Market:	Detroit
Submarket:	Groesbeck South

PROPERTY OVERVIEW

Former mechanic shop with (3) three overhead doors, fenced yard, and parking for 20-40 cars. Large shop area with offices, storage space, and restroom. New roof and new flashing. The ceiling height is 14 feet. 480 volts power. Buss duct. Air lines. High wooden privacy fence for storage yard in back. Zoning approved for a minor auto repair, tires, oil changes, brakes, auto detailing, car alarms and stereos, windshields, etc. Open to many other uses. Monthly lease rate is \$3,000 p/m gross.

LOCATION OVERVIEW

Convenient location north of 8 Mile and just west of Groesbeck. Easy access to I-75, I-94 and 696. Close to restaurants, retail and industrial hub.

PROPERTY HIGHLIGHTS

- New roof, On-site parking for 20-40 cars
- 3 overhead doors, including drive-thru
- Fenced yard with outside storage (0.35 acres)
- Ideal for auto uses: minor repair, oil changes, tires, brakes, detailing, etc.

21005 HOOVER RD, WARREN, MI

// INDUSTRIAL DETAILS

PROPERTY TYPE:	Industrial
SALE PRICE:	\$349,000
LEASE RATE:	\$16.13 Gross
OCCUPANCY:	January 1, 2023
AVAILABLE SPACE:	2,231 SF
ZONING:	Commercial
LOT SIZE:	0.35 AC
CLEAR HIEGHTS:	14'
CONTRUCTION:	Masonry
POWER:	480 Volts
AIR CONDITIONED:	Office Only
GRADE LEVEL DOORS:	(3) 10' x 10'
PARKING SPACES:	40 Surface Spots
YEAR BUILT:	1954
FENCED YARD:	Yes
TRAILER PARKING	Yes
AIRLINES:	Yes
TAXES:	\$4,500.00







