

# INDUSTRIAL PROPERTY FOR LEASE

## 13,520 SF Industrial Building w/ Interior Truckwell

2100 CENTERWOOD DR  
WARREN, MI 48091



13,520 SF building

1,350 SF office

16' clear

Interior truckwell



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

# 2100 CENTERWOOD DR

2100 CENTERWOOD DR, WARREN, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF: 13,520 SF

Building Size: 13,520 SF

Lease Rate: \$8.50 SF/yr (NNN)

Zoning: M-2

Year Built: 1990

Lot Size: 0.96 Acres

Market: Detroit

Submarket: W of Van Dyke/Macomb

## PROPERTY OVERVIEW

13,250 SF Industrial/Manufacturing building with a 1,350 SF office for lease in Warren. Conveniently located close to I-75 and I-696. The building is very clean throughout and features interior truckwell, 220-volt power, and one (1) 12x14' and one (1) 10 x 8' overhead door. Parking lot can accommodate 30 vehicles.

Tenant pays the real estate taxes, building insurance, and exterior maintenance. Landlord is responsible for the roof.

## PROPERTY HIGHLIGHTS

- 13,520 SF building
- 1,350 SF office
- 16' clear
- Interior truckwell

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// INDUSTRIAL DETAILS

PROPERTY TYPE:	Industrial
OCCUPANCY:	December 2023
LEASE RATE:	\$8.50 SF/yr (NNN)
AVAILABLE SPACE:	13,520 SF
SHOP SF:	12,170 SF
OFFICE SF:	1,350 SF
ZONING:	M-2
LOT SIZE:	0.96 AC
CLEAR HIEGHTS:	16
GRADE LEVEL DOORS:	One (1) 12' x 14' and One (1) 8' x 10"
CRANES:	None
HEAT TYPE:	Gas Unit
AIR CONDITIONED:	No
PARKING SPACES:	30
YEAR BUILT / RENOVATED:	1990/2023
FENCED YARD:	No
TRUCKWELLS:	One (1) Interior
POWER	220-Volt
LIGHTING	Fluorescent
TAXES:	\$17,720.46

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FOR MORE INFORMATION CONTACT:

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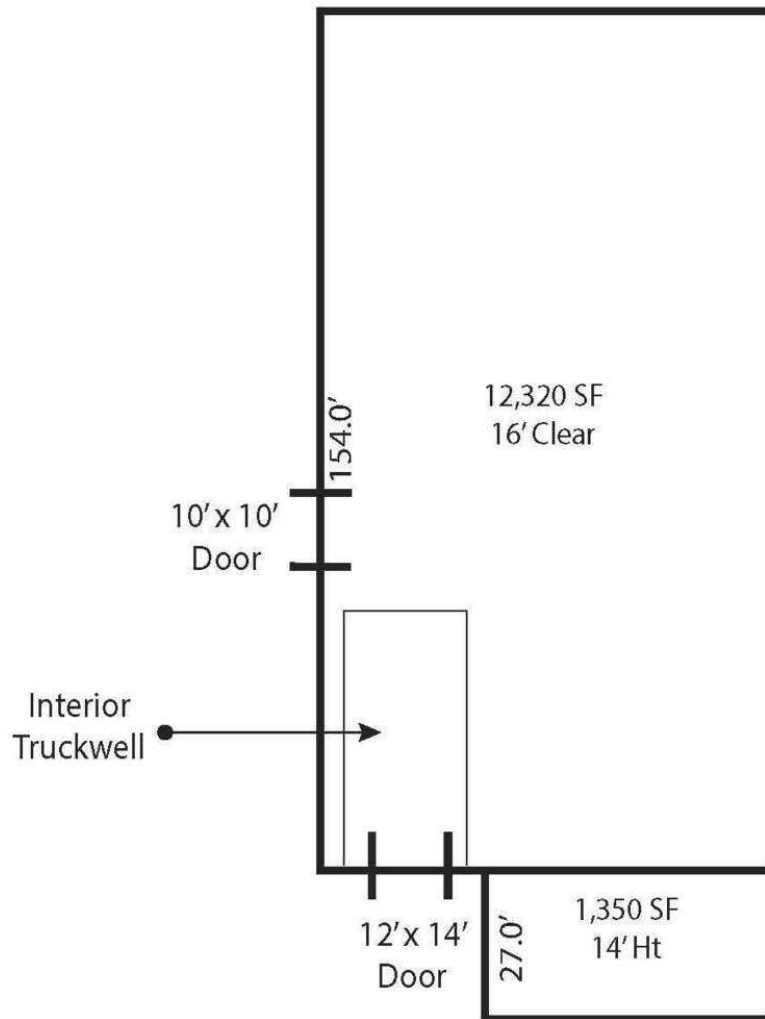
// [ADDITIONAL PHOTOS](#)



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// SITE PLANS



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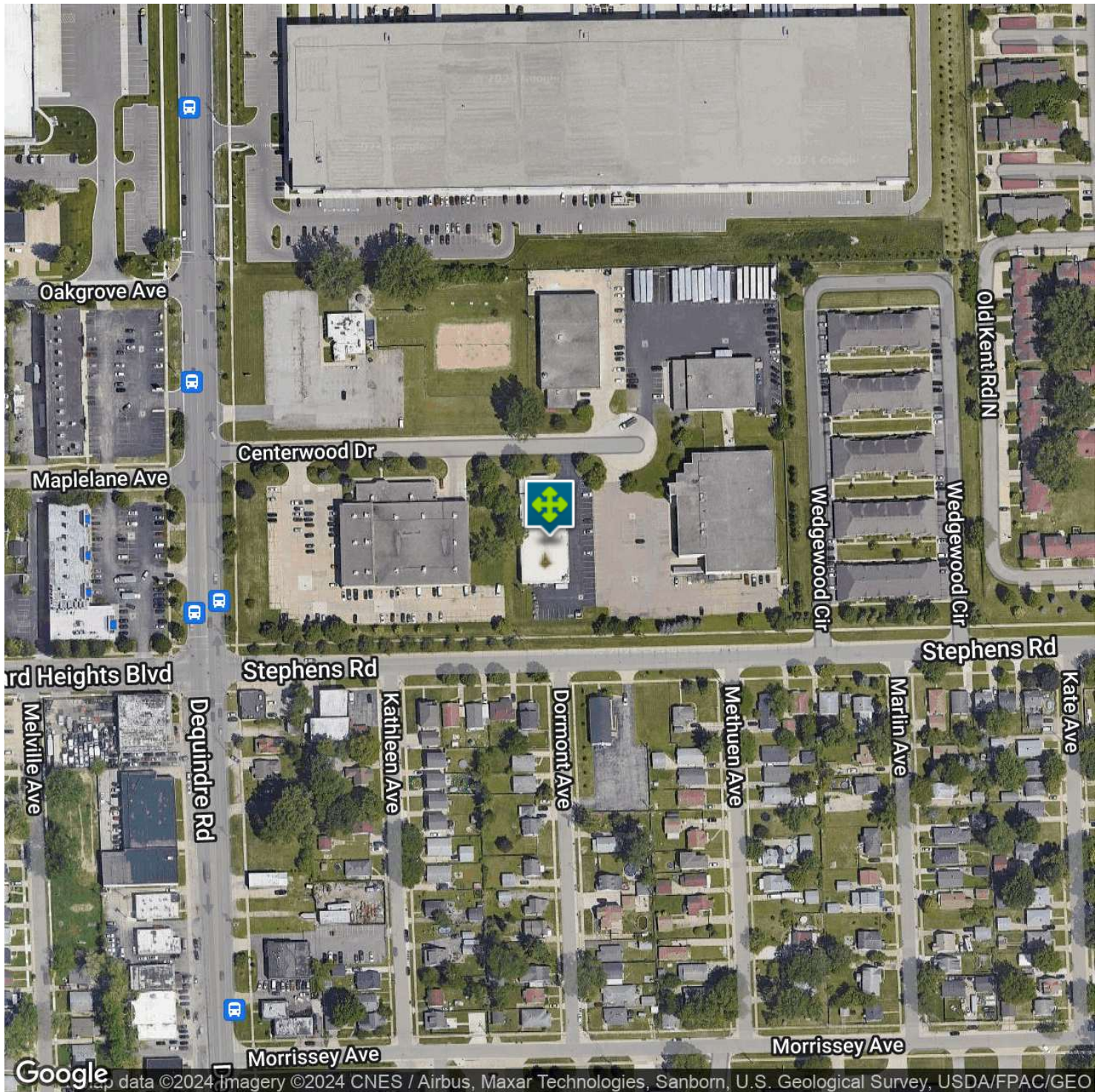
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// AERIAL MAPS

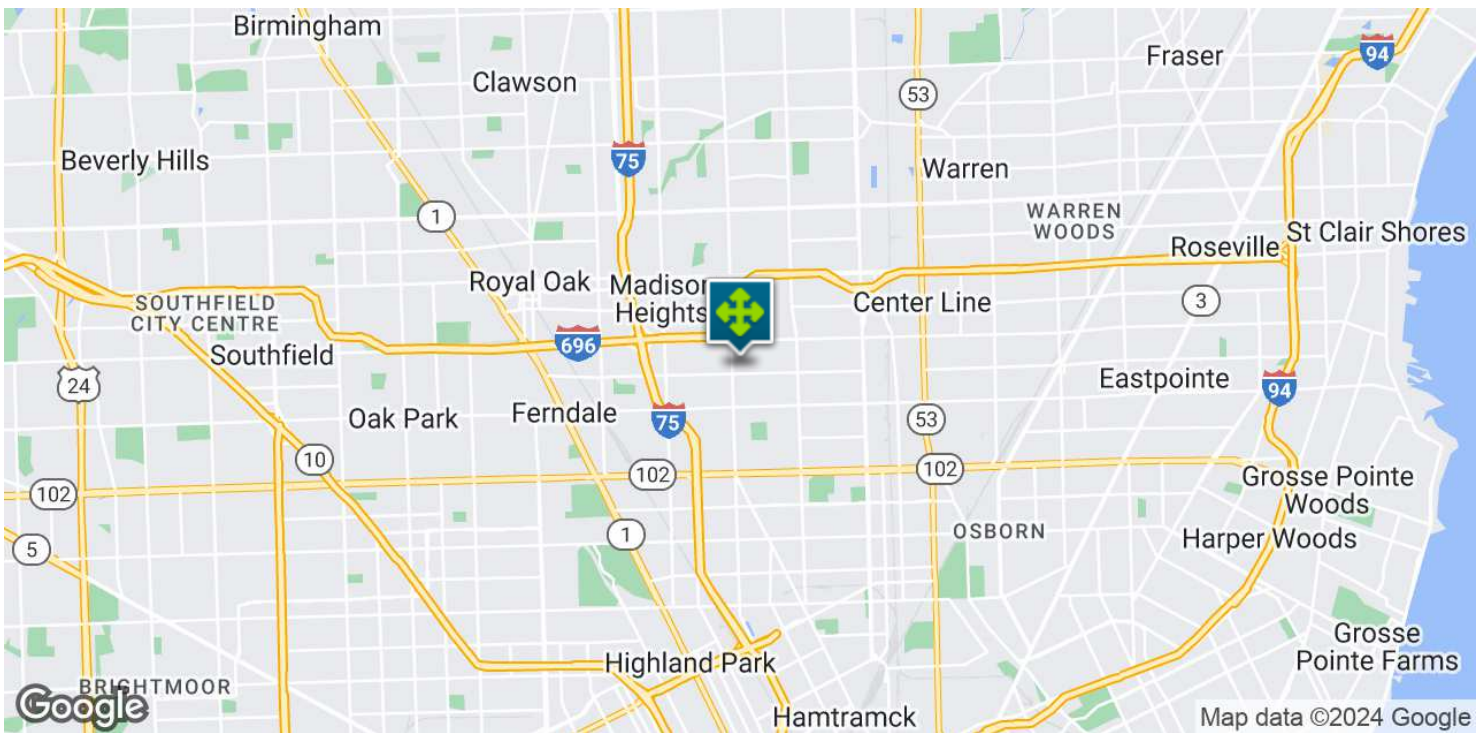
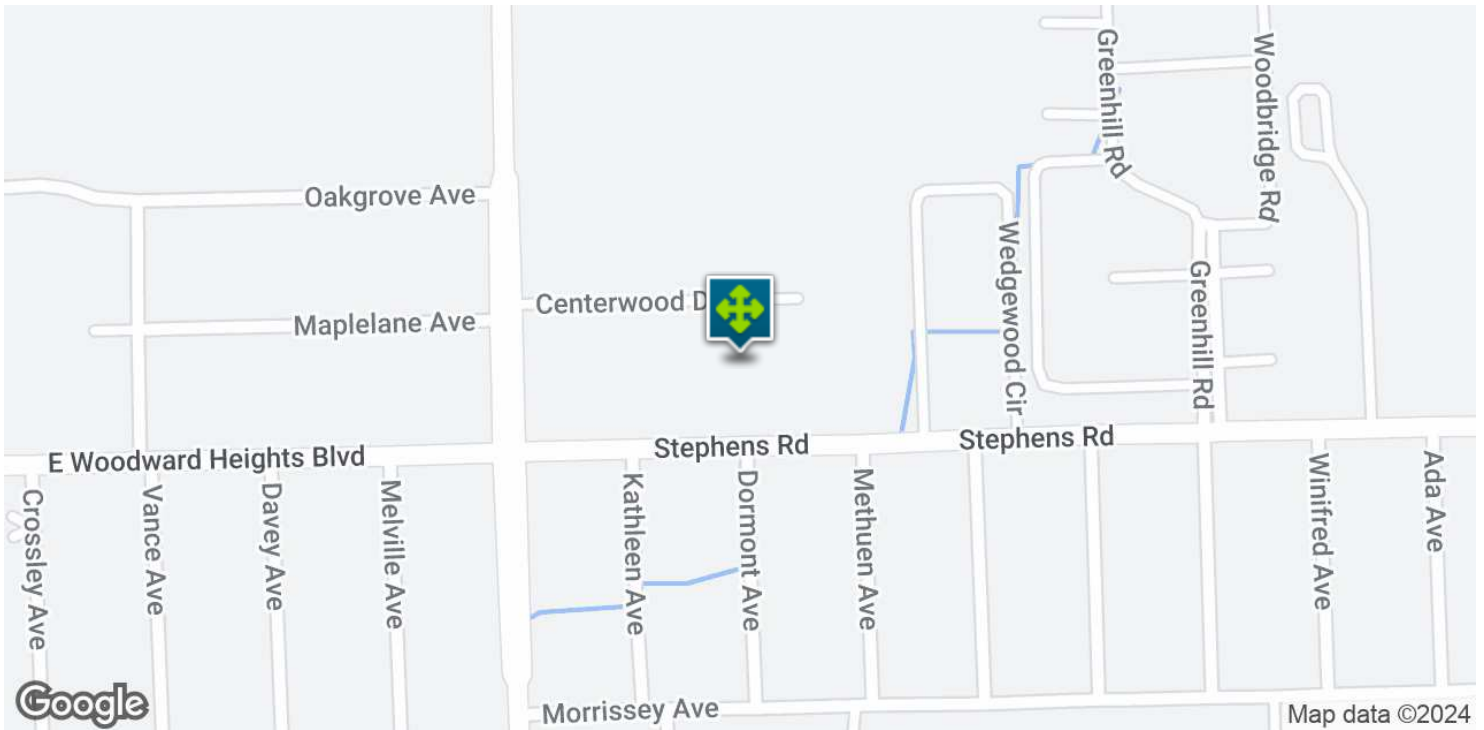




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// LOCATION MAPS



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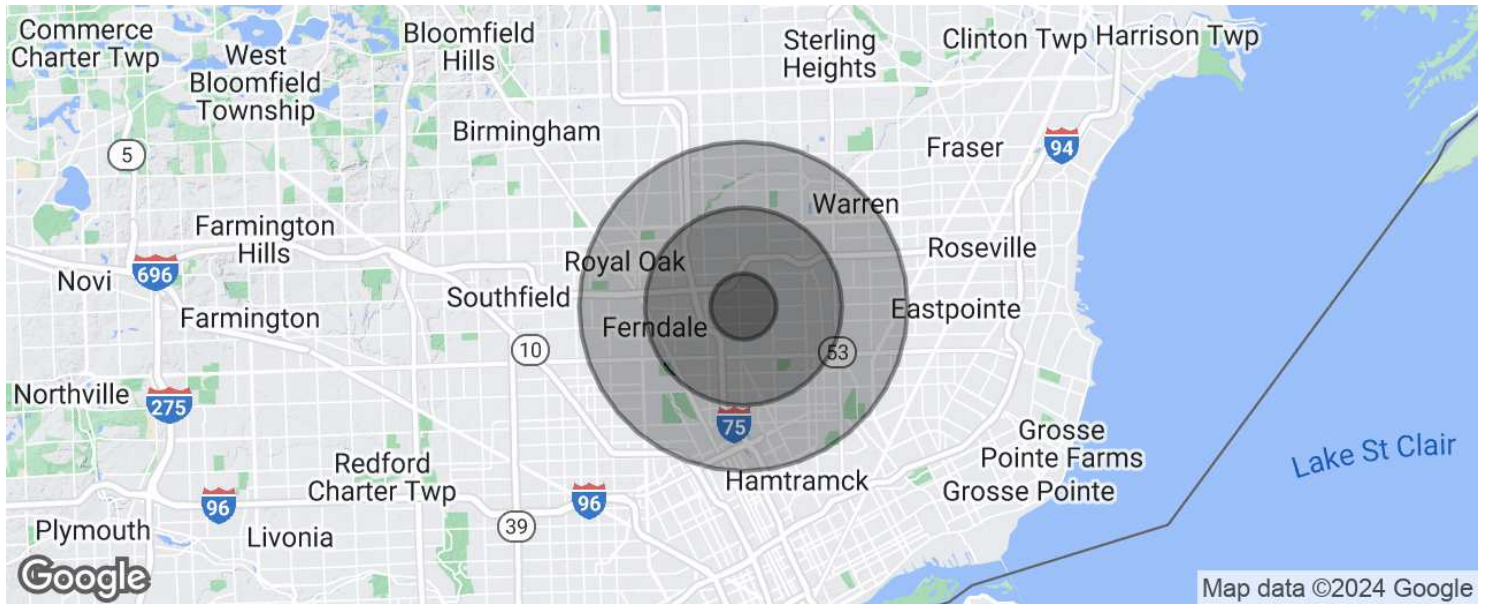
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// DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,295	138,471	359,431
Median age	38.3	37.2	37.3
Median age (Male)	37.0	35.8	35.9
Median age (Female)	39.5	38.4	38.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,282	55,235	143,239
# of persons per HH	2.4	2.5	2.5
Average HH income	\$45,453	\$47,611	\$51,278
Average house value	\$116,589	\$110,453	\$132,903

\* Demographic data derived from 2020 ACS - US Census



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