

MARIJUANA GROWING/PROCESSING PROPERTY FOR LEASE

Up to 32,000 SF in Warren's Green Zone for Marijuana

25800 - 25840 SHERWOOD
WARREN, MI 48091



Up to 32,000 SF available for lease

City approved area for cannabis cultivation
and/or processing

13.6 - 16' height to deck

Sprinklers in place



P.A. COMMERCIAL
Corporate & Investment Real Estate

25800 - 25840 SHERWOOD, WARREN, MI

// EXECUTIVE SUMMARY

**OFFERING SUMMARY**

Available SF:	32,000 SF
Building Size:	133,332 SF
Lease Rate:	\$11.00 SF/yr (Gross)
Zoning:	M-3
Year Built:	1992
Lot Size:	8.95 Acres
Market:	Detroit
Submarket:	West of Van Dyke/Macomb
Traffic Count:	1,640

PROPERTY OVERVIEW

Up to 32,000 SF is available for lease in a high-tech building in an area that meets setback requirements for state recreational & medical cannabis cultivation and processing, pending the City of Warren approval. This space has 13.6 - 16' height to deck and is currently divided into multiple offices, but can be demolished to accommodate an open area, high-ceiling floor plate. Sprinklers are already in place.

LOCATION OVERVIEW

Heavy industrial area next to a rail in Warren, which is home to the U.S. Army Tank Command and several Chrysler Stantec facilities. Quick access to I-696, M-102/8 Mile Rd.

PROPERTY HIGHLIGHTS

- Up to 32,000 SF available for lease
- City approved area for cannabis cultivation and/or processing
- Industrial zoning
- 13.6 - 16' height to deck
- Sprinklers in place
- Minutes from I-696 access

LEVI SMITH, JD Senior Associate

levi@pacommercial.com (P) 248.331.0205 (C)

KEVIN BULL Senior Associate

kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972

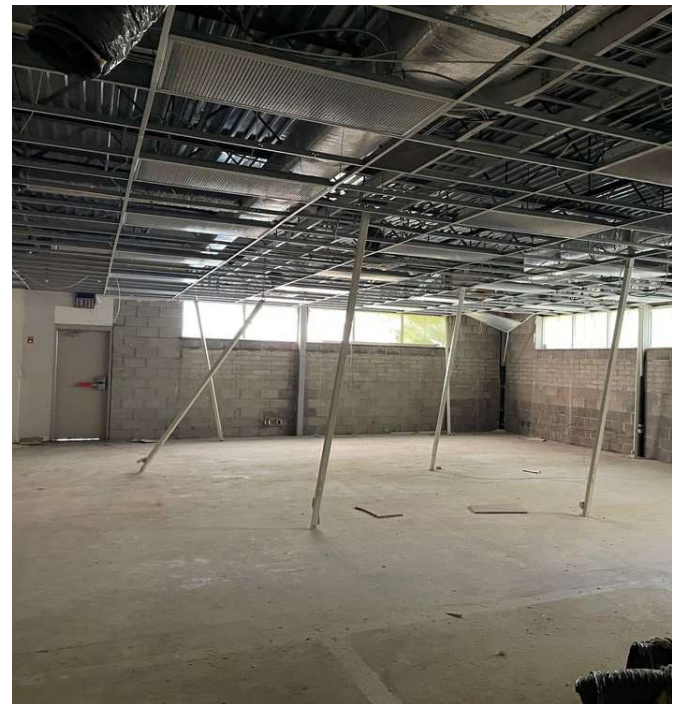
**P.A. COMMERCIAL**
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

25800 - 25840 SHERWOOD, WARREN, MI

// INDUSTRIAL DETAILS

PROPERTY TYPE:	Marijuana Growing/Processing
LEASE RATE:	\$11.00 SF/yr (Gross)
AVAILABLE SPACE:	32,000 SF
OFFICE SF:	To suit
CONSTRUCTION TYPE:	Re-enforced Concrete
ZONING:	M-3
LOT SIZE:	8.95 AC
OCCUPANCY:	75.0
HEIGHT TO DECK:	13.6 - 16'
GRADE LEVEL DOORS:	5
AIR CONDITIONED:	Yes
SPRINKLERS:	Yes
PARKING SPACES:	90
YEAR BUILT:	1992
FENCED YARD:	No
TRUCKWELLS:	No
TRAILER PARKING:	No
BUSS DUCT:	Yes
AIRLINES:	No
TAXES:	\$15,000

**LEVI SMITH, JD** Senior Associate

levi@pacommercial.com (P) 248.331.0205 (C)

KEVIN BULL Senior Associate

kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972

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

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

25800 - 25840 SHERWOOD, WARREN, MI

// ADDITIONAL PHOTOS



LEVI SMITH, JD Senior Associate
levi@pacommercial.com (P) 248.331.0205 (C)

KEVIN BULL Senior Associate
kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972



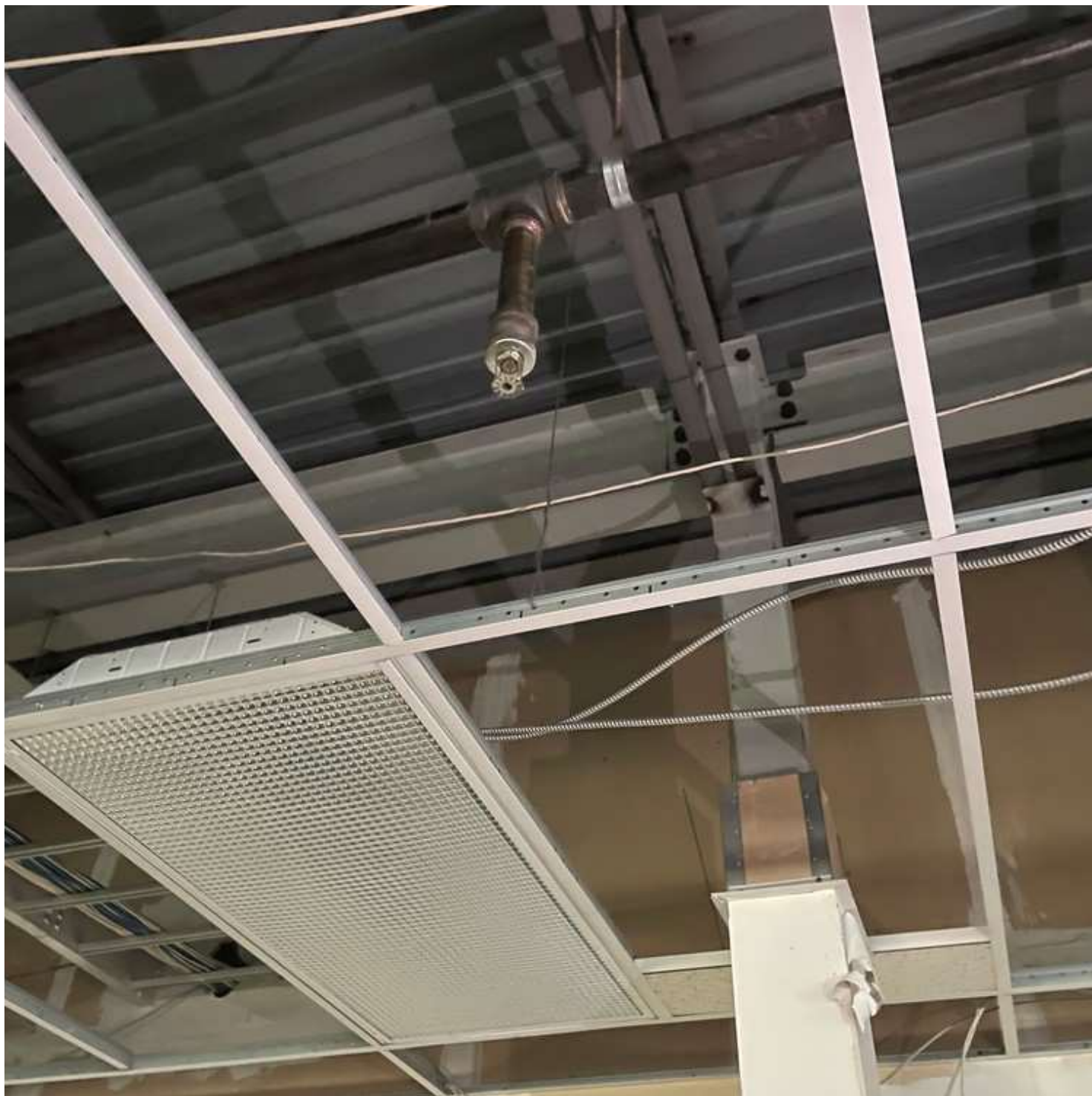
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

25800 - 25840 SHERWOOD, WARREN, MI

// ADDITIONAL PHOTOS



LEVI SMITH, JD Senior Associate

levi@pacommercial.com (P) 248.331.0205 (C)

KEVIN BULL Senior Associate

kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



32,000 SF Available
 Current Configured as Many Offices
 ** Can be demolished for open space

LEVI SMITH, JD Senior Associate

levi@pacommercial.com (P) 248.331.0205 (C)

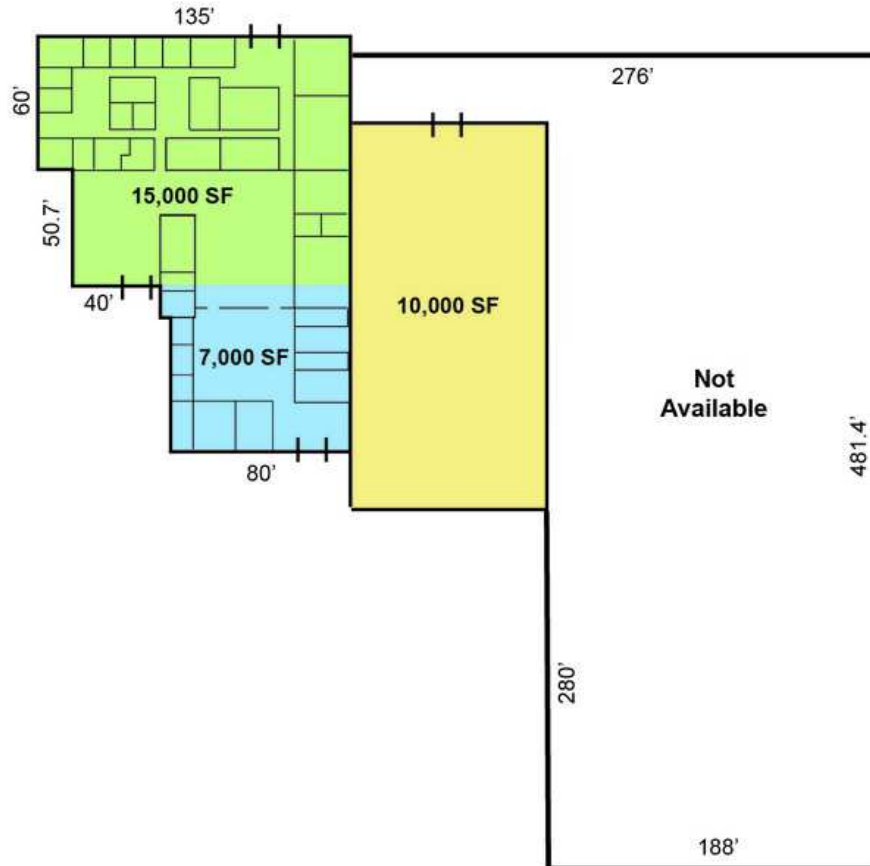
KEVIN BULL Senior Associate

kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972



P.A. COMMERCIAL
 Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076



32,000 SF Available

Current Configured as Many Offices

** Can be demolished for open space

Colored boxes indicate various ways building
can be divided

LEVI SMITH, JD Senior Associate

levi@pacommercial.com (P) 248.331.0205 (C)

KEVIN BULL Senior Associate

kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972

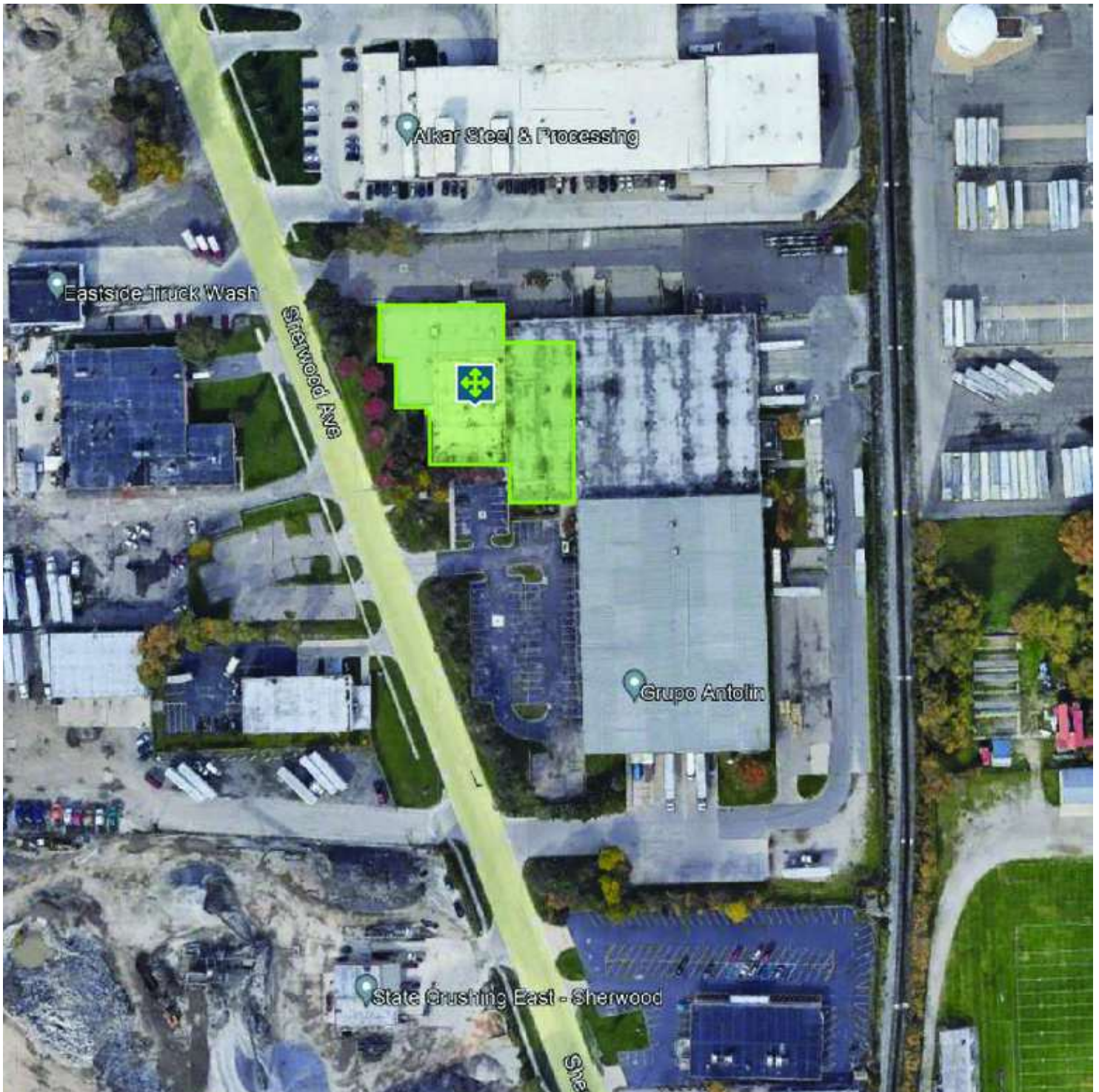


P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

25800 - 25840 SHERWOOD, WARREN, MI

// AERIAL



LEVI SMITH, JD Senior Associate
levi@pacommercial.com (P) 248.331.0205 (C)

KEVIN BULL Senior Associate
kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972

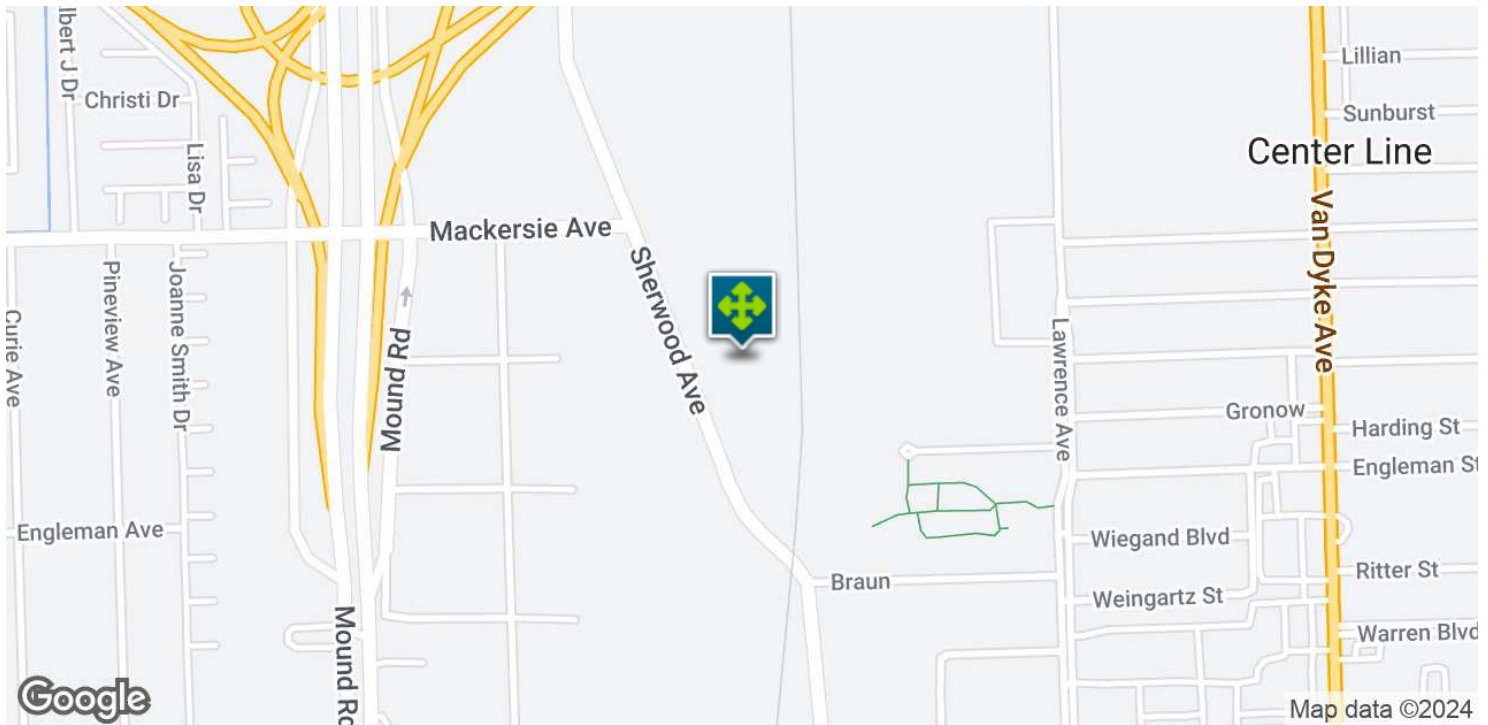
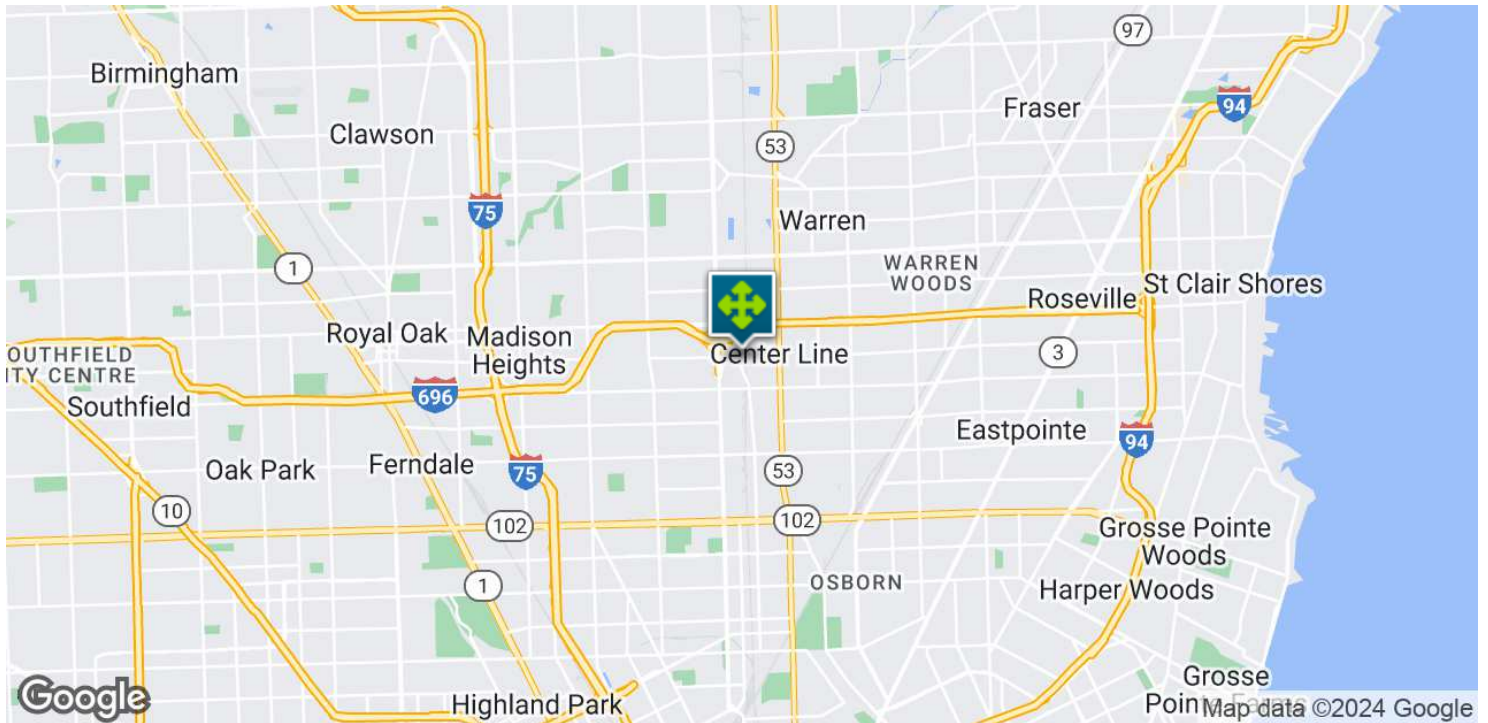
 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

25800 - 25840 SHERWOOD, WARREN, MI

// LOCATION MAP

**LEVI SMITH, JD** Senior Associate

levi@pacommercial.com (P) 248.331.0205 (C)

KEVIN BULL Senior Associate

kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972

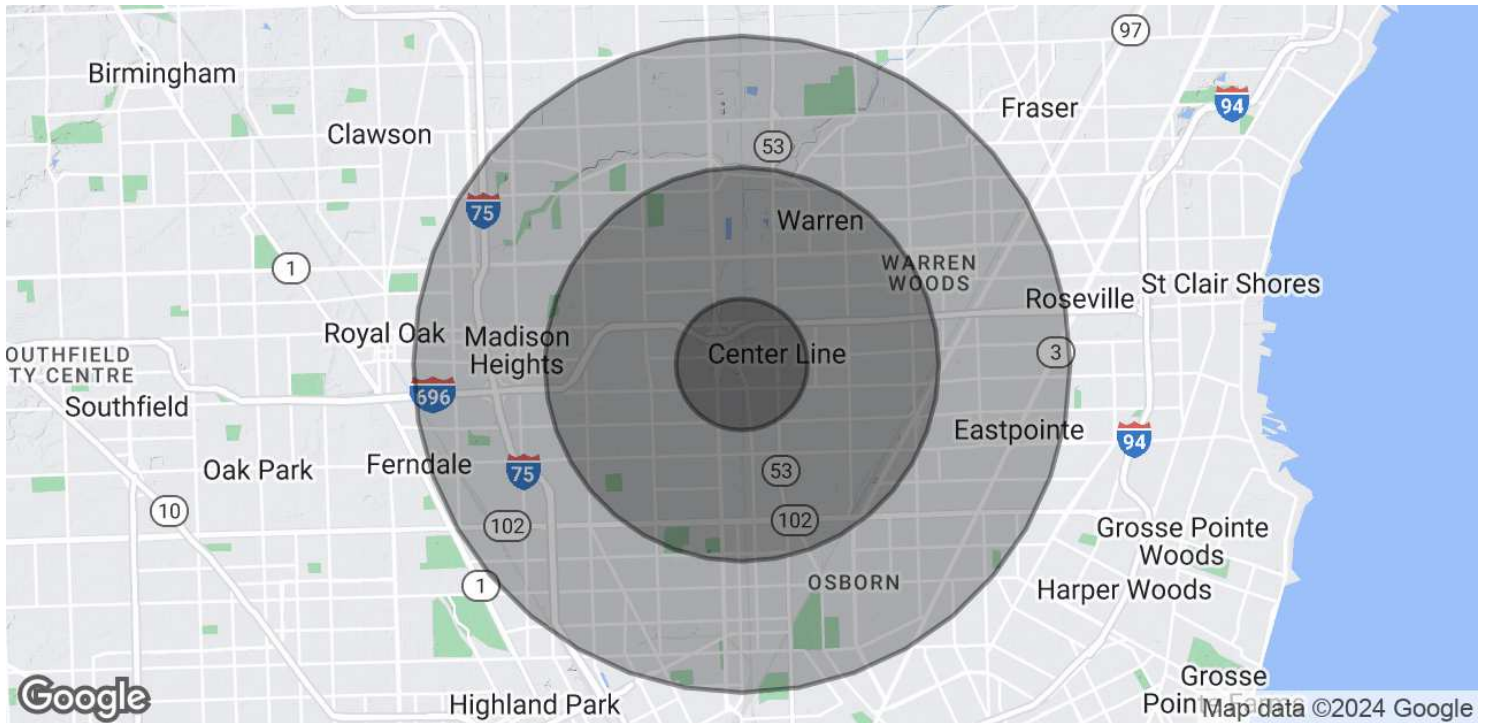
**P.A. COMMERCIAL**
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

25800 - 25840 SHERWOOD, WARREN, MI

// DEMOGRAPHICS MAP & REPORT

**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	9,936	107,901	345,677
Average Age	40.6	39.0	37.3
Average Age (Male)	39.8	37.5	35.6
Average Age (Female)	41.4	40.4	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,464	43,749	132,309
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$46,101	\$49,651	\$49,581
Average House Value	\$115,696	\$121,763	\$122,635

* Demographic data derived from 2020 ACS - US Census

LEVI SMITH, JD Senior Associate

levi@pacommercial.com (P) 248.331.0205 (C)

KEVIN BULL Senior Associate

kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076