

INDUSTRIAL PROPERTY // FOR LEASE

3,678 SF WITH 1,400 SF OFFICE, DUPLEX INDUSTRIAL BUILDING IN WARREN

3720 E 10 MILE ROAD
WARREN, MI 48091



- 3,678 SF Duplex Industrial Building
- 1,400 SF Office
- 400 AMP / 220 Volt, Buss Duct
- One (1) 10' x 10' Door
- 13' Clear



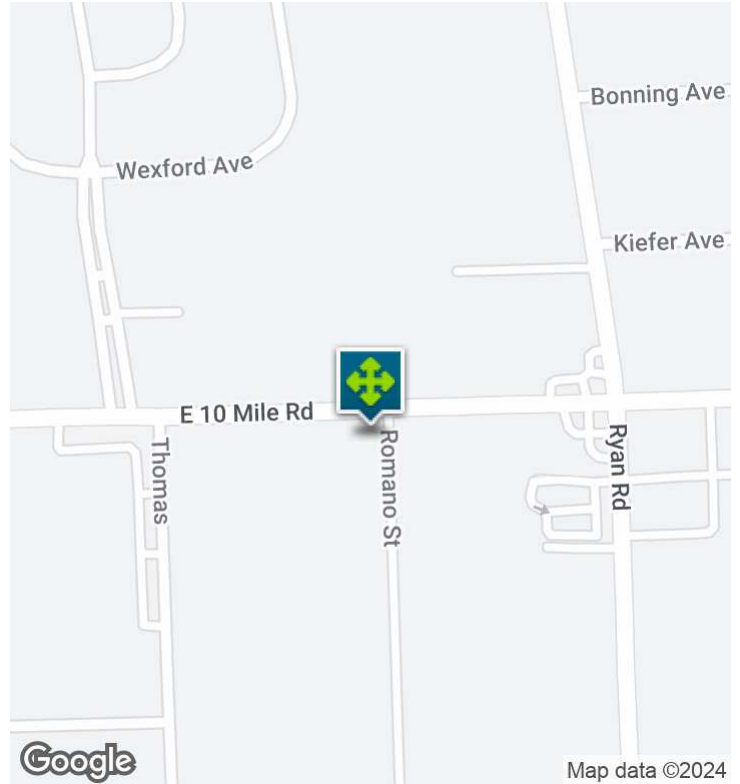
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

3720 E 10 MILE ROAD, WARREN, MI 48091 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	\$11.50 SF/YR (GROSS)
------------	--------------------------

OFFERING SUMMARY

Building Size:	4,104 SF
Available SF:	3,678 SF
Lot Size:	0.26 Acres
Year Built:	1960
Zoning:	M-2 Light Industrial
Market:	Detroit
Submarket:	W of Van Dyke/Macomb

PROPERTY OVERVIEW

3,678 SF duplex industrial building with 1,400 SF office; which includes approx. 978 SF of 2nd story of office space. Shop warehouse consists of 13' clear, 400 AMP / 220 Volt, buss duct, one (1) 10' x 10' door. Separately metered utilities, two (2) restrooms, outstanding main road frontage, warehouse or manufacturing at E 10 Mile Rd and Ryan Rd. Close to I-696 and I-75.

Gross Rate = Landlord pays the taxes.

LOCATION OVERVIEW

Located on the south side of 10 Mile Rd, just east of Ryan Rd. Central location in Warren with quick access to I-696.

PROPERTY HIGHLIGHTS

- 3,678 SF Industrial Building
- 1,400 SF Office
- 400 AMP / 220 Volt, Buss Duct
- One (1) 10' x 10' Door
- 13' Clear



P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL

D: 248.663.0506 | **C:** 248.563.3225

johna@pacommercial.com

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, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

3720 E 10 MILE ROAD, WARREN, MI 48091 // FOR LEASE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

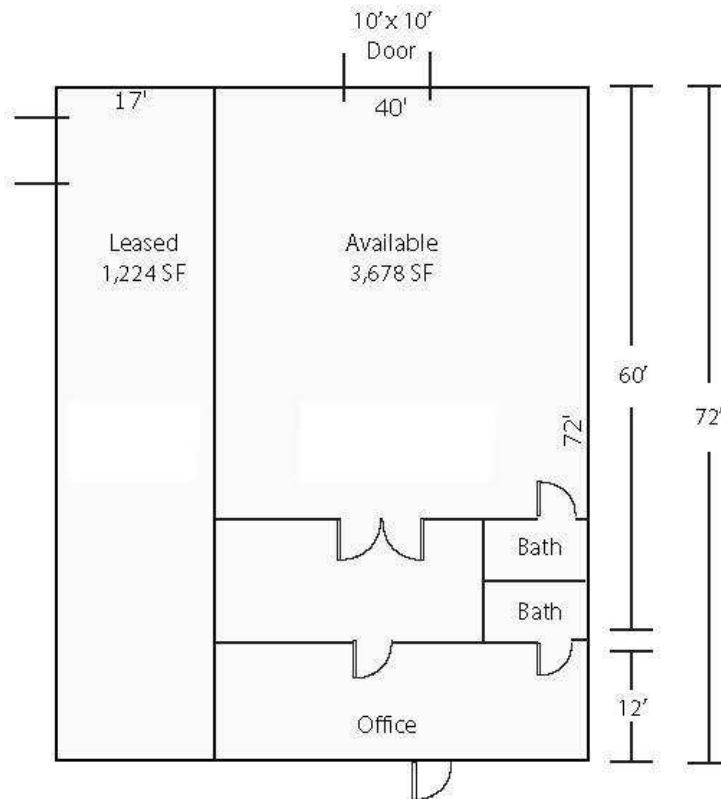
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease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

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com


3720 E 10 MILE ROAD, WARREN, MI 48091 // FOR LEASE

SITE PLANS

Image/Sketch for Parcel: 12-13-30-226-006



Sketch by Apex Sketch

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided by the local municipality. By continuing to use this website you agree to the [BS&A Online Terms of Use](#).  contact your local municipality if you believe there are errors in the data.

Copyright © 2023 BS&A Software, Inc.



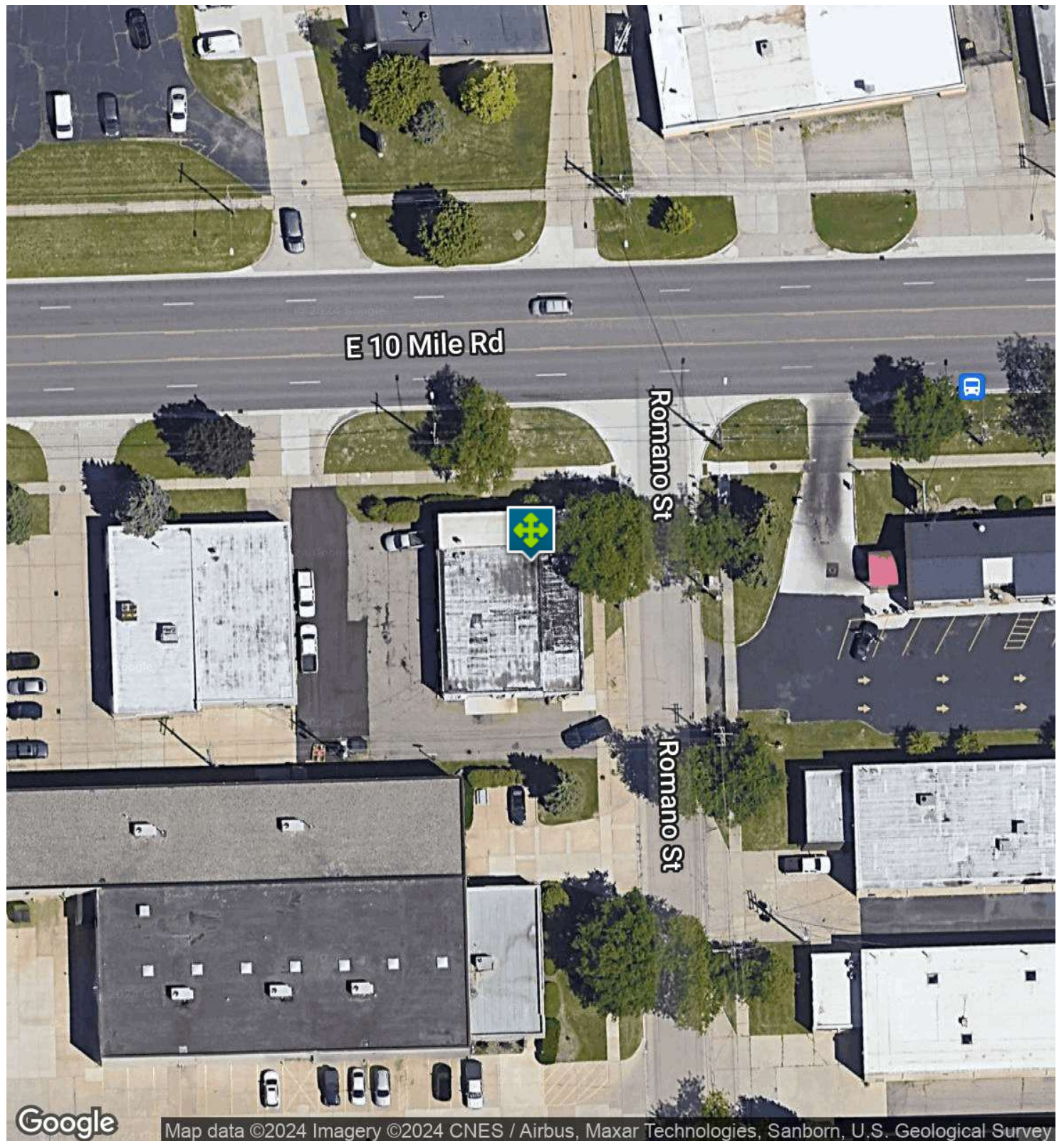
P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

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, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

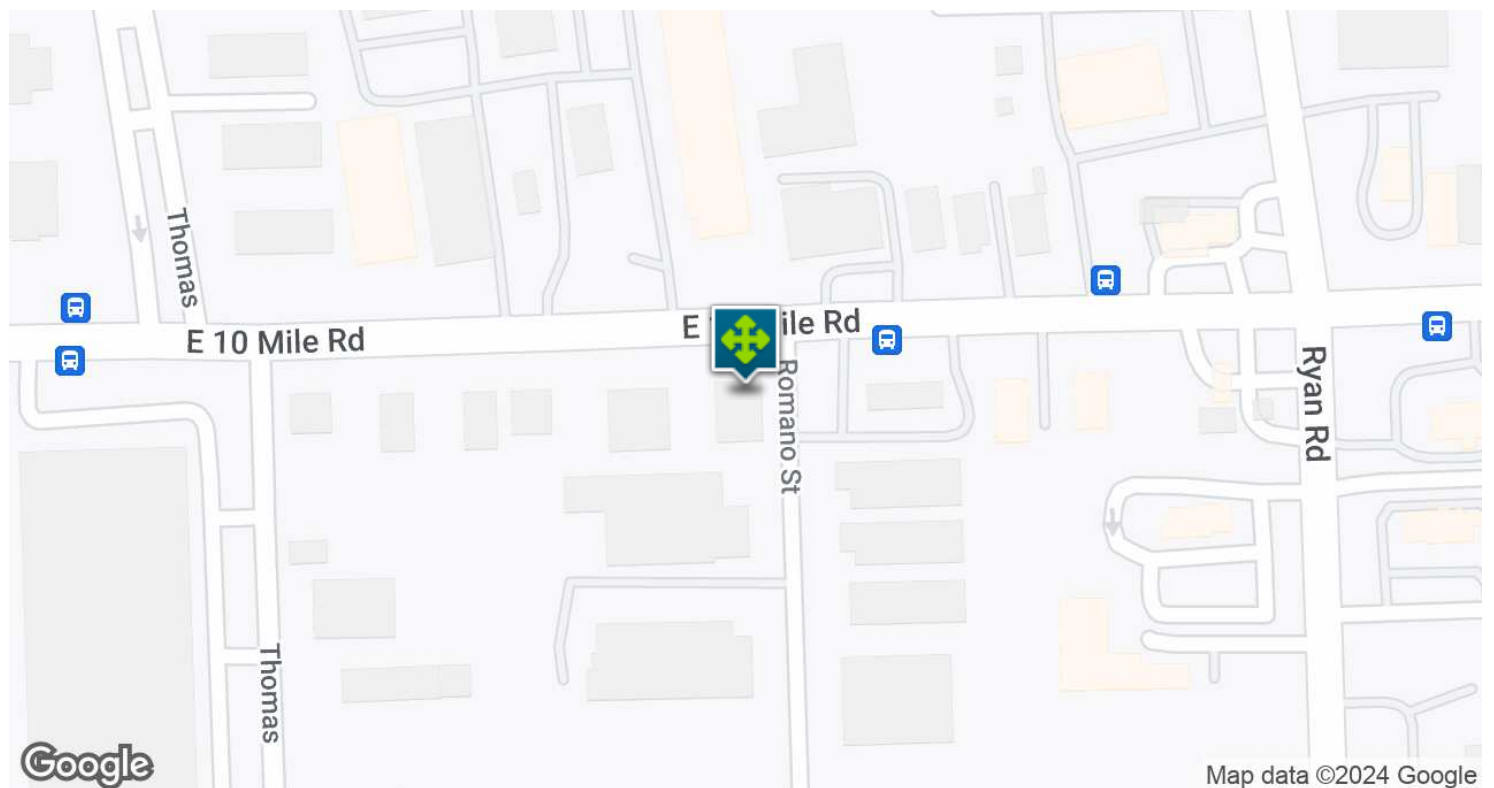
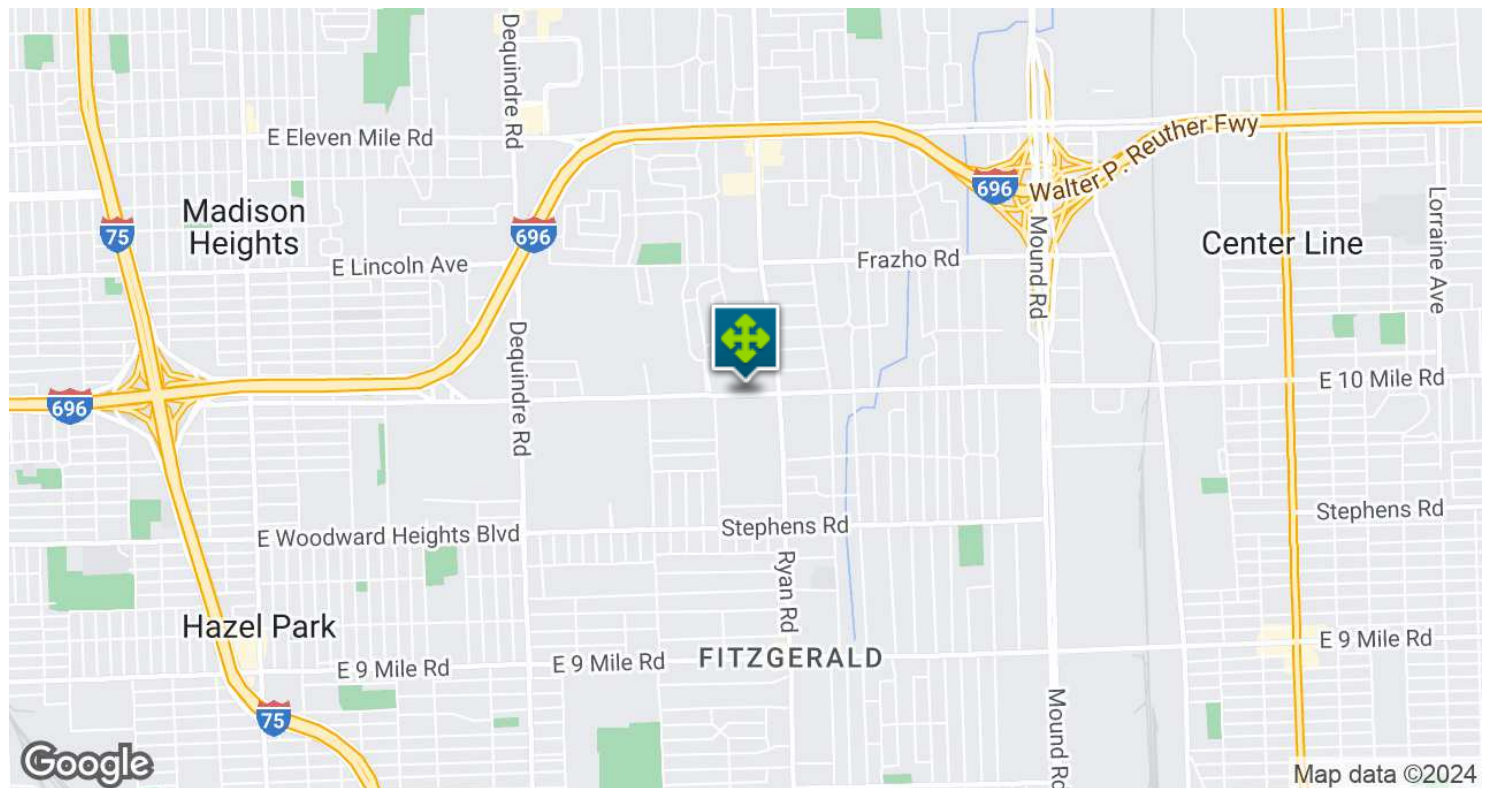
3720 E 10 MILE ROAD, WARREN, MI 48091 // FOR LEASE

AERIAL MAP



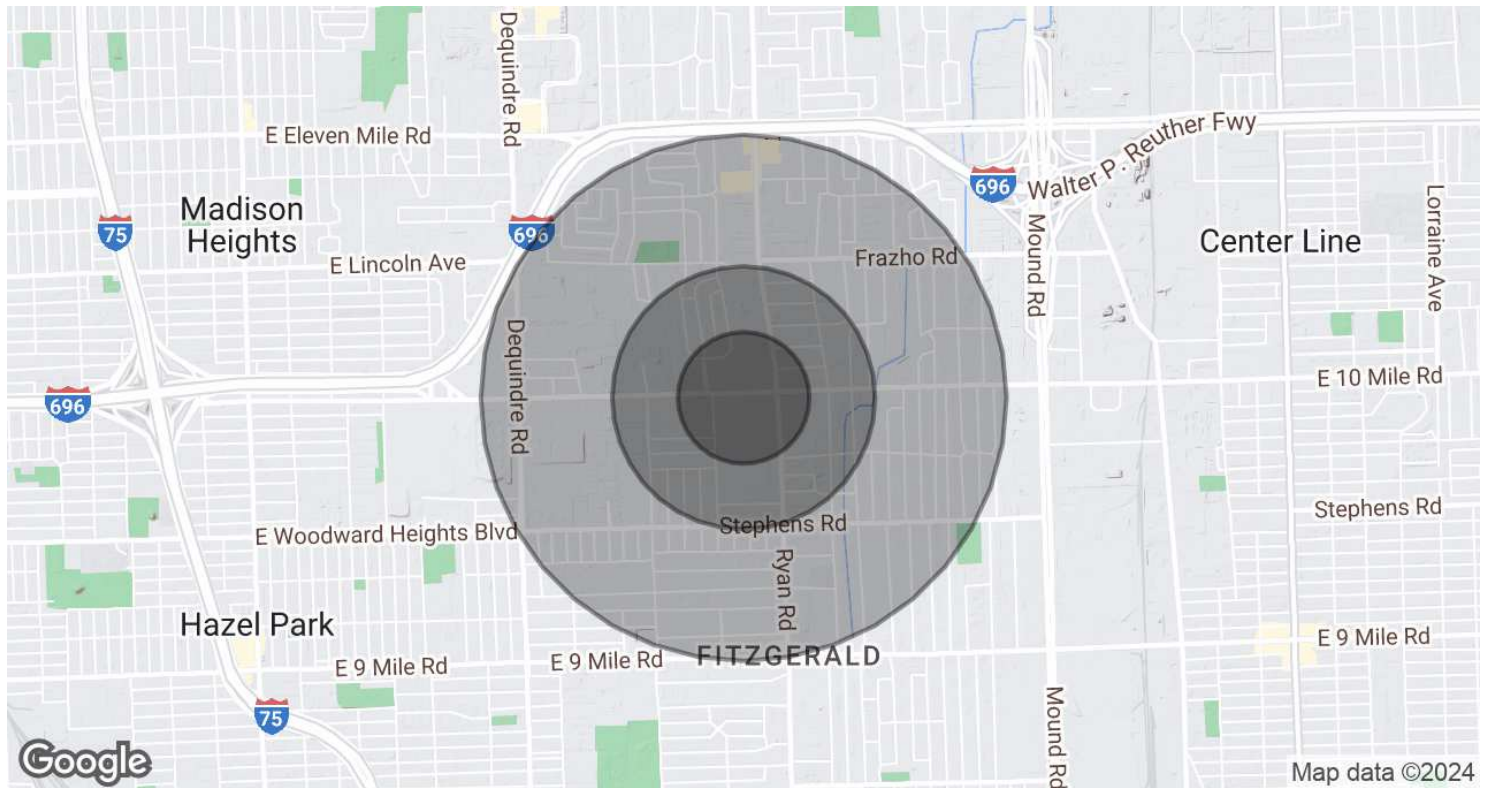
3720 E 10 MILE ROAD, WARREN, MI 48091 // FOR LEASE

LOCATION MAP



3720 E 10 MILE ROAD, WARREN, MI 48091 // FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	602	2,586	12,587
Average Age	35.6	36.3	39.2
Average Age (Male)	31.0	32.1	36.0
Average Age (Female)	37.4	38.4	41.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	236	1,020	5,569
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$65,065	\$67,048	\$53,782
Average House Value	\$121,391	\$120,872	\$113,986

* Demographic data derived from 2020 ACS - US Census

3720 E 10 MILE ROAD, WARREN, MI 48091 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



John T. Arthurs

PRINCIPAL

D: 248.663.0506

C: 248.563.3225

johna@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



P.A. COMMERCIAL
Corporate & Investment Real Estate

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, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.