

INDUSTRIAL PROPERTY // FOR SALE / LEASE

5,300 SF FULLY RENOVATED INDUSTRIAL BUILDING

24275 MOUND RD
WARREN, MI 48091



- 5,300 SF Building w/ 700 SF Office
- Fully renovated "Like New" Condition
- LED Lighting, new roof, new windows
- Fenced lot 100' x 430'
- (2) - 12' x 14' Doors
- Accessible location close to I-696, I-94, and I-75

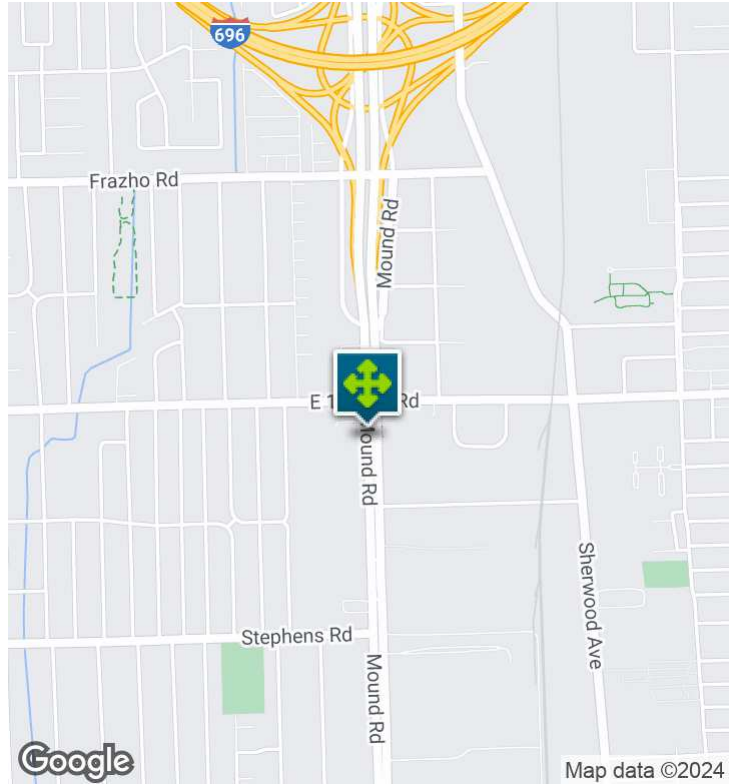


P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Sale Price	\$1,250,000
Lease Rate	\$14.72 SF/YR (NNN)

OFFERING SUMMARY

Building Size:	5,300 SF
Available SF:	5,300 SF
Price / SF:	\$235.85
Year Built:	1950
Renovated:	2023
Zoning:	M-2
Market:	Warren
Submarket:	Detroit

PROPERTY OVERVIEW

Fully renovated "like new condition". 5,300 SF zoned industrial M-2, fenced lot of 100' x 430', outside storage is possible. New renovations to include: roof, brick, windows, (2)- 12' x 14' grade level doors, concrete floors & driveway. 700 SF office, all new mechanicals, LED lighting, fantastic contractors building or truck repair building. All buildings in the rear of the property to be demolished to provide abundant parking & outside storage. NNN lease, tenant pays the taxes, insurance, and exterior maintenance.

LOCATION OVERVIEW

Located on the west side of Mound Rd, South of 10 Mile Rd in Warren. Close to I-696, I-94 & I-75.

PROPERTY HIGHLIGHTS

- 5,300 SF Building w/ 700 SF Office
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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	5,300 SF
Space Available:	5,300 SF
Shop SF:	4,600 SF
Office SF:	700 SF
Zoning:	M-2
Lot Size:	100 x 430'
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1950 / 2023
Construction Type:	Brick / Block
Clear Height:	20'
Overhead Doors:	Two (2) 12' x 14'
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	Clear Span
Power:	220 Volt
Buss Duct:	No
Air Conditioning:	Office Only
Heat Type:	Tube Radiant
Lighting:	LED
Sprinklers:	No
Floor Drains:	No
Taxes:	\$8,860.32 - will increase when fully accessed



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ADDITIONAL PHOTOS



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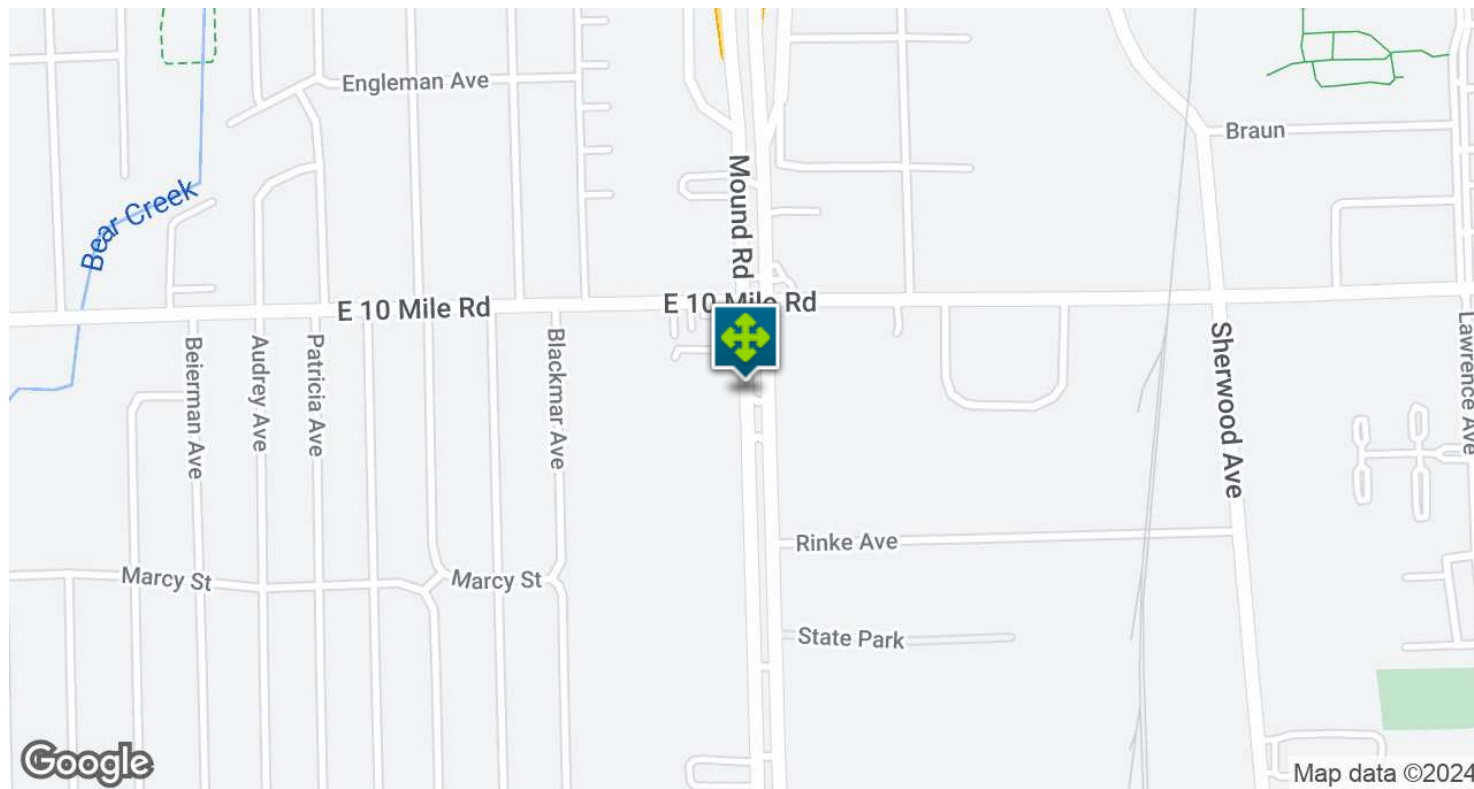
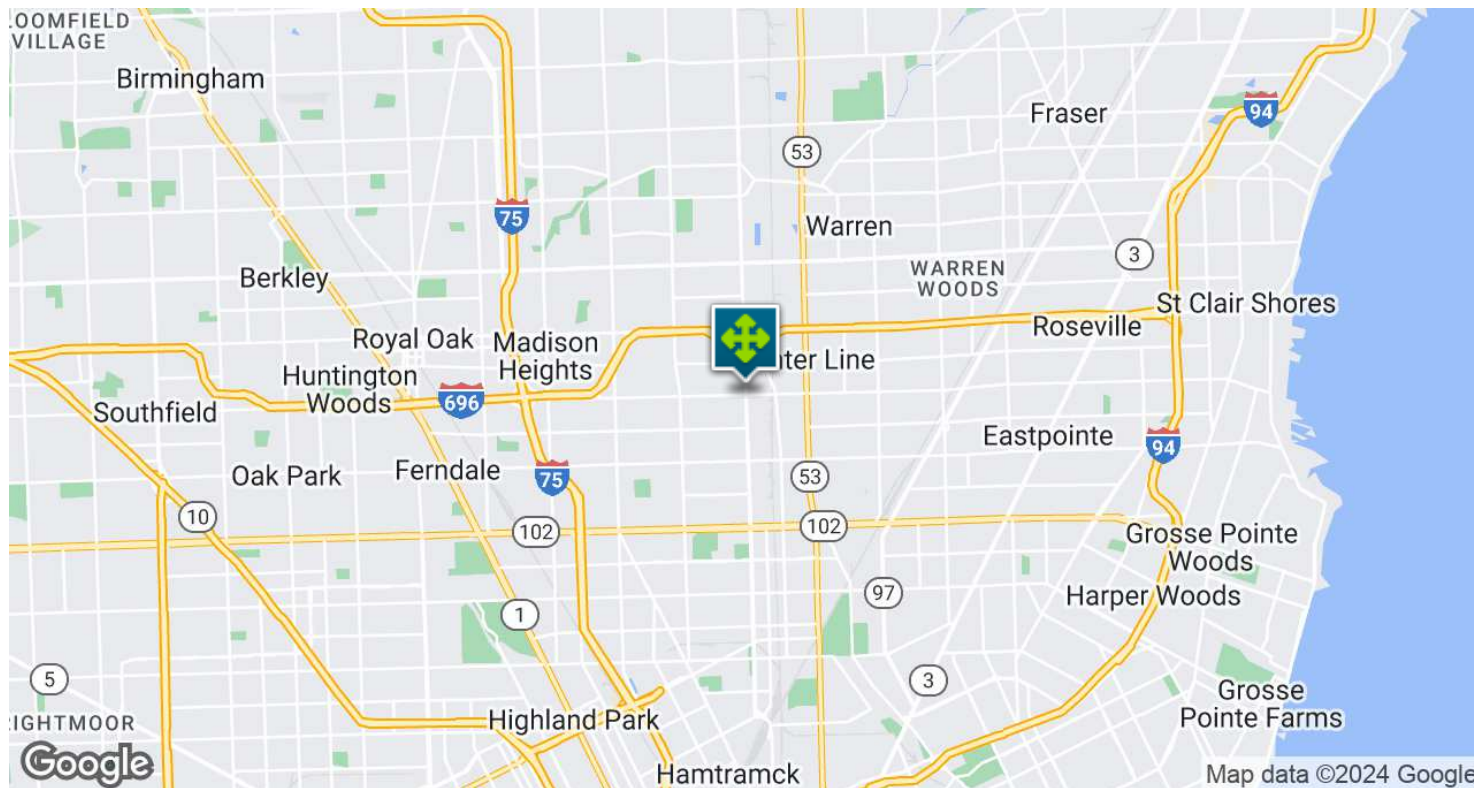
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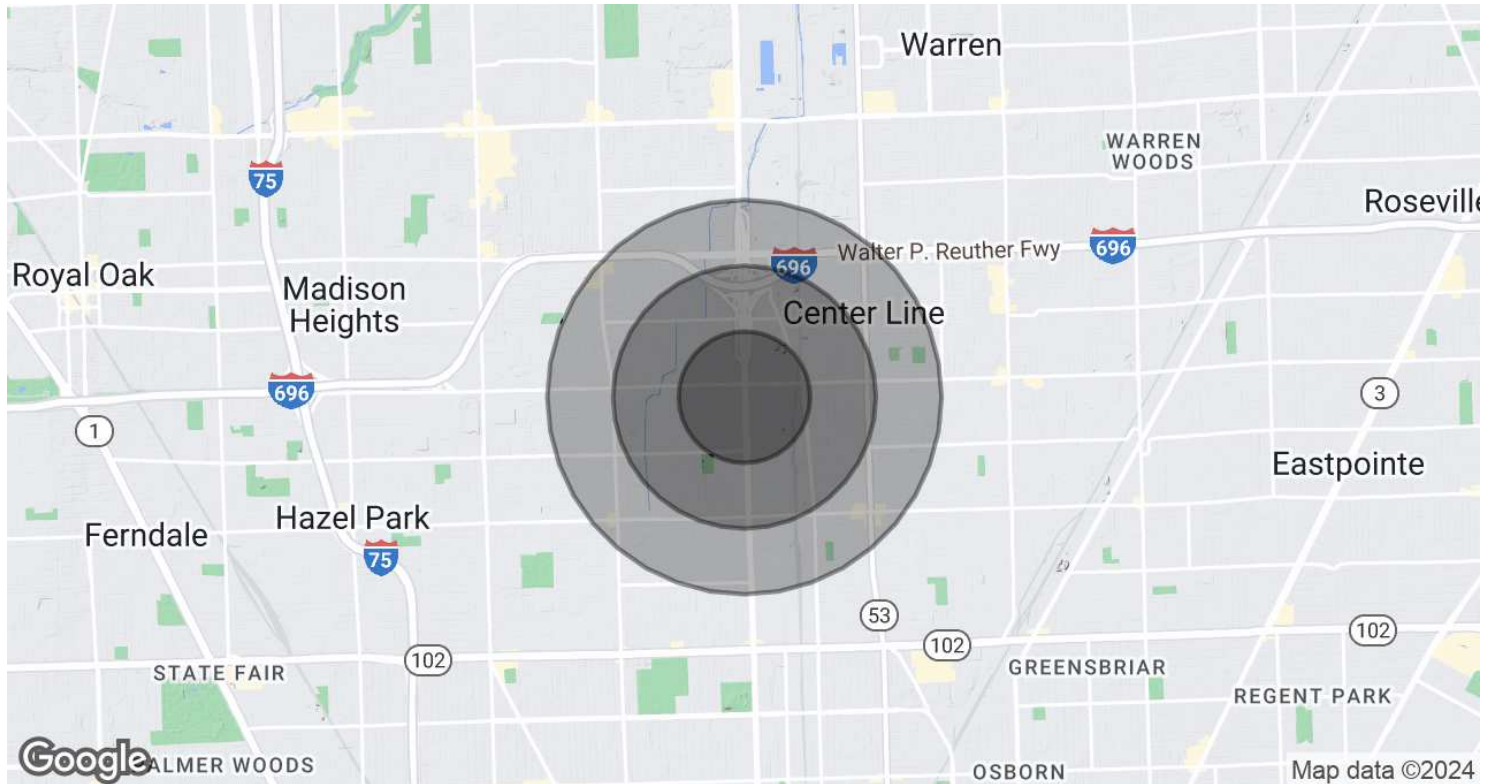
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,812	9,309	24,916
Average Age	46.7	42.6	40.0
Average Age (Male)	43.1	39.4	37.7
Average Age (Female)	45.2	42.7	41.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	840	4,156	11,119
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$49,476	\$52,438	\$50,849
Average House Value	\$96,955	\$95,416	\$99,405

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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