

## INDUSTRIAL PROPERTY // FOR SALE / LEASE

# 9,440 SF BUILDING WITH SHOWROOM, 6 BAY DOORS & UPSTAIRS APARTMENT

13401-13437 E 8 MILE RD

WARREN, MI 48089



- Traffic: 40,000 cars per day
- 25 parking spaces
- Remodeled turnkey space
- Full kitchen on the second floor
- 12' clear with floor drains
- Easy multi-tenant property



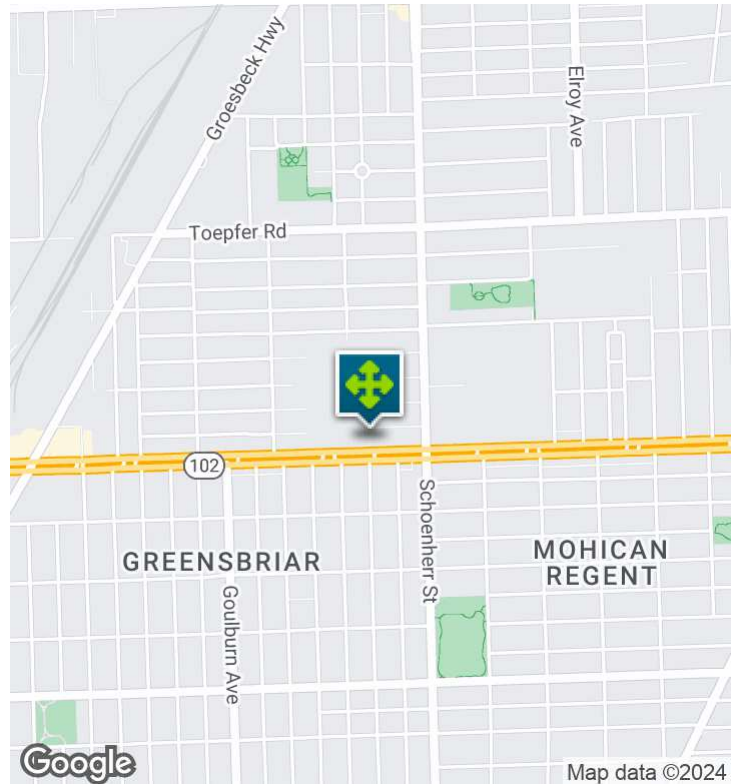
**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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## EXECUTIVE SUMMARY



Sale Price	\$855,000
Lease Rate	\$11.00 SF/YR (GROSS)

### OFFERING SUMMARY

Building Size:	9,440 SF
Available SF:	9,440 SF
Lot Size:	0.25 Acres
Price / SF:	\$90.57
Year Built:	1950
Renovated:	2019
Zoning:	M1 Industrial
Market:	Detroit
Submarket:	Groesbeck South
Traffic Count:	40,000

### PROPERTY OVERVIEW

Recently remodeled 9,440 SF building with showroom, 6 overhead doors, 4 offices and multiple restrooms. Great visibility on 8 Mile with 40,000 passing cars per day. The building is clean with LED lighting throughout. Upstairs two-bedroom apartment with kitchen and washer-dryer connections. Perfect for retail, industrial or automotive uses with 10-12' clear height, floor drains and 220v/3 phase power. Building divided into three sections, easily configured for multiple tenants or uses. Parking lot has room for 25 vehicles. Car hoist, air compressor and hi-lo are negotiable. Land contract considered.

### LOCATION OVERVIEW

Convenient central location on busy 8 Mile Rd between Schoenherr Rd and Groesbeck Hwy. Easy access to I-75, I-94, and I-696. Close to restaurants, retail, and industrial areas.

### PROPERTY HIGHLIGHTS

- Traffic: 40,000 cars per day
- 25 parking spaces
- Remodeled turnkey space with a Full kitchen on the second floor
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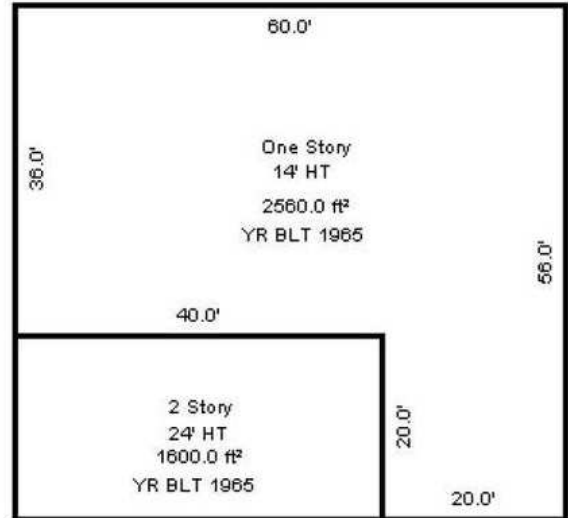
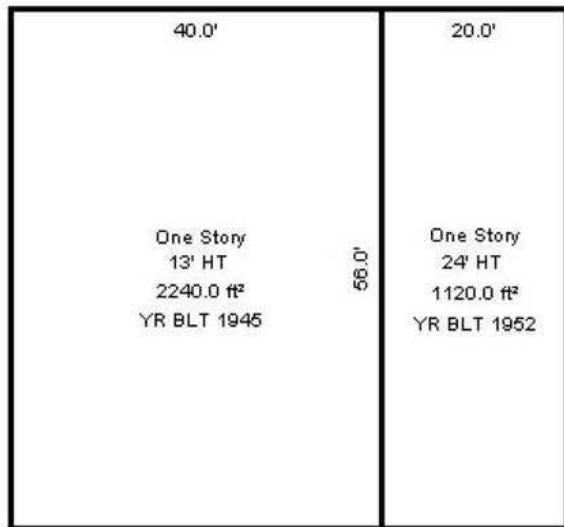
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## LEASE SPACES



13401 E 8 MILE RD

13417-13437 E 8 MILE RD

### LEASE INFORMATION

Lease Type:	Gross
Total Space:	1,600 - 9,440 SF

Lease Term:	Negotiable
Lease Rate:	\$11.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
13401 E 8 Mile Rd	Available	4,480 SF	Gross	\$11.00 SF/yr	-
13417 E 8 Mile Rd, 1st Flr	Available	3,360 SF	Gross	\$11.00 SF/yr	-
13417 E 8 Mile Rd, 2nd Flr	Available	1,600 SF	Gross	Contact Broker	-
13401-13437 E 8 Mile Rd	Available	9,440 SF	Gross	Contact Broker	-



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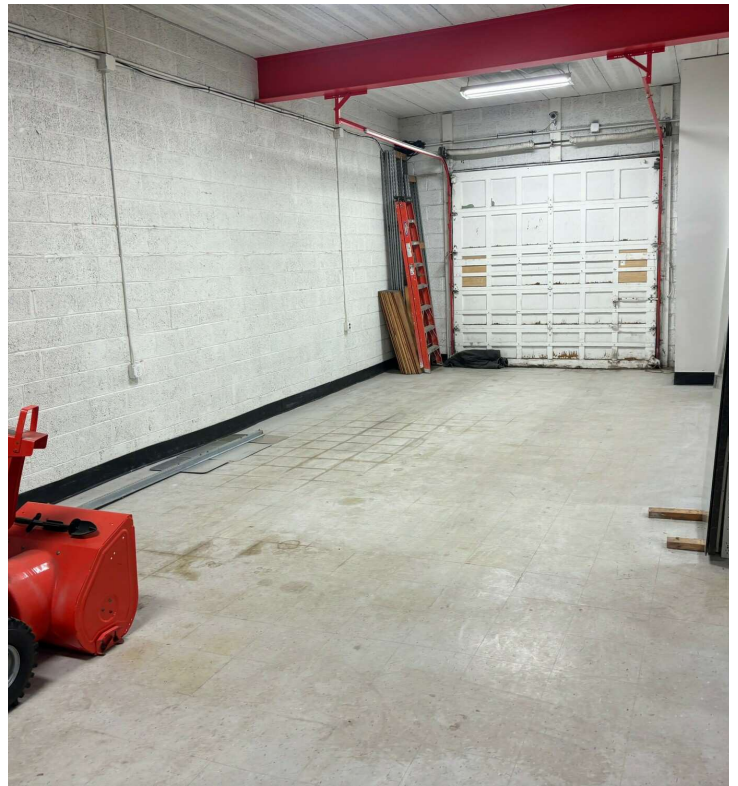
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## ADDITIONAL PHOTOS



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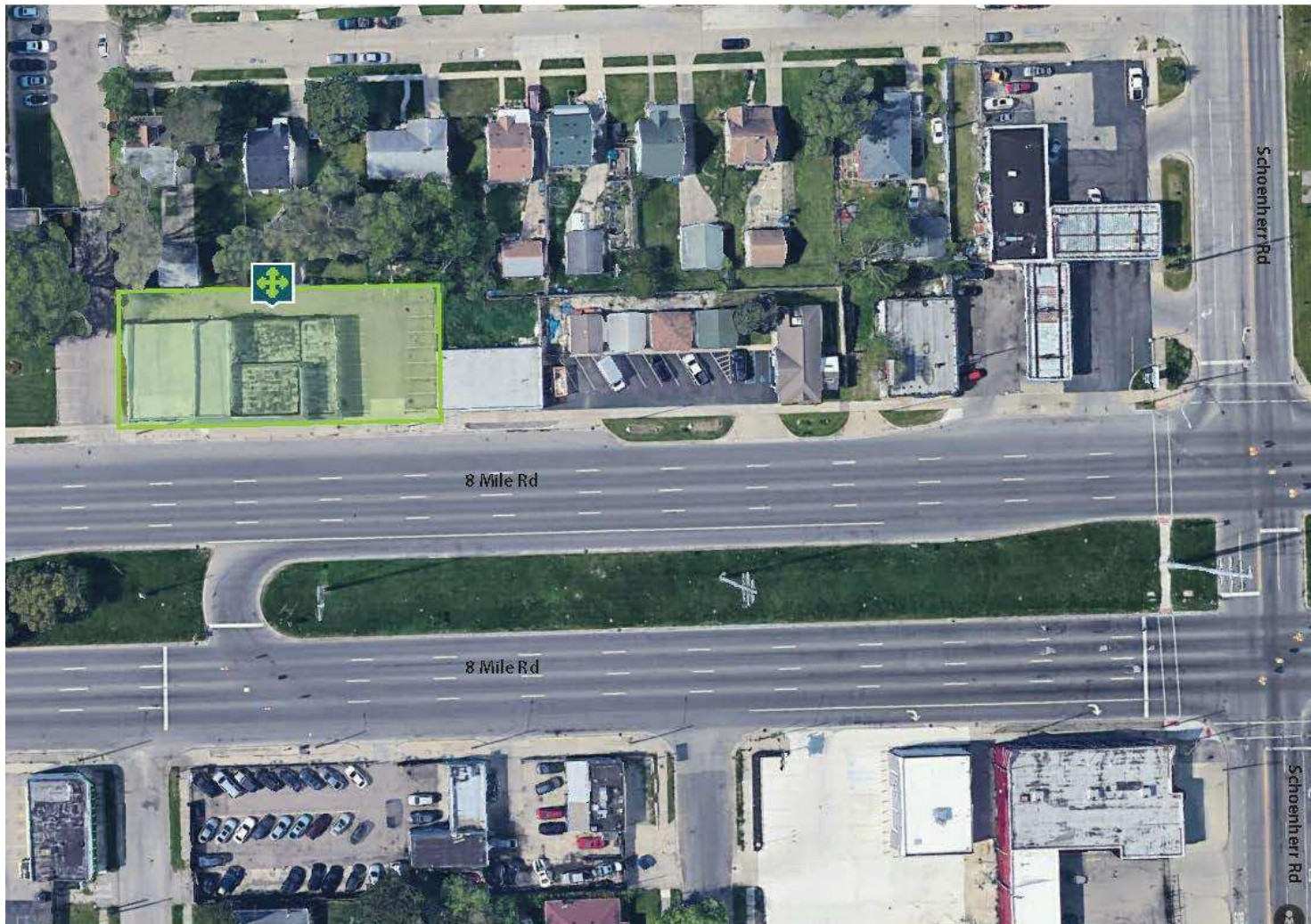
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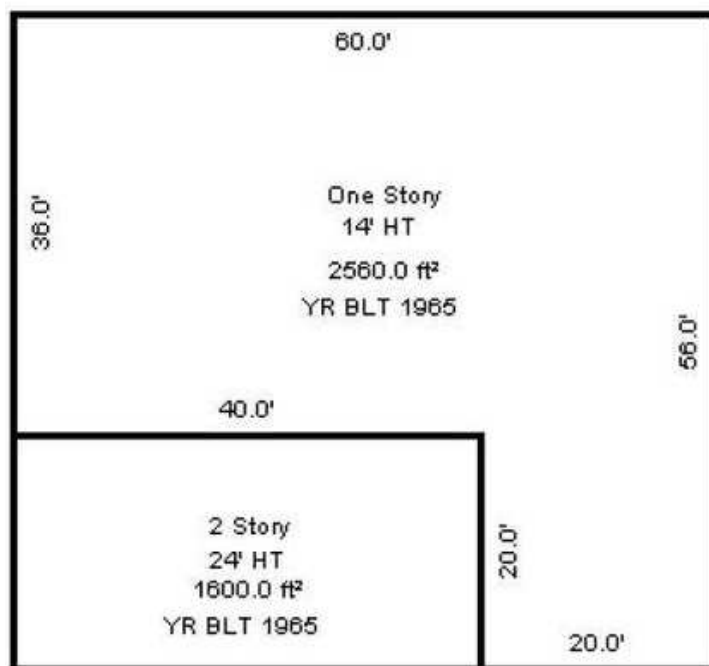
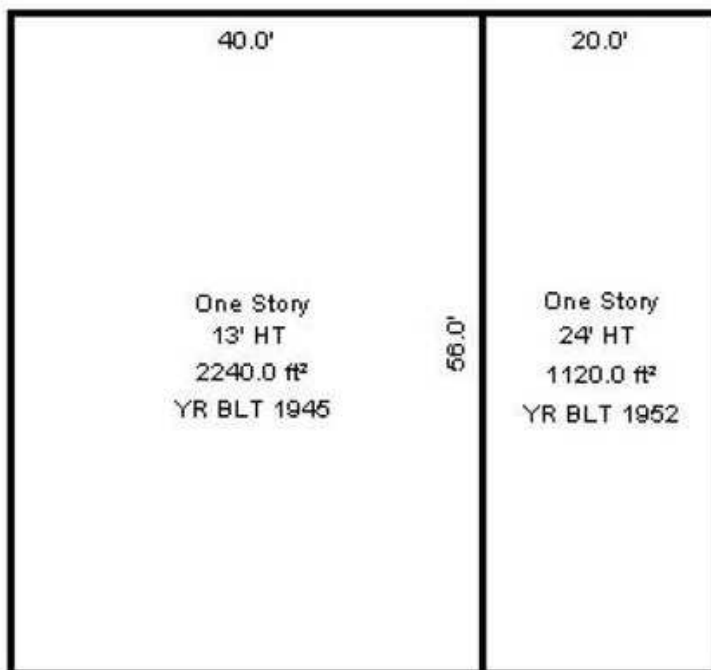
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## SITE PLANS



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13417 E 8 MILE RD



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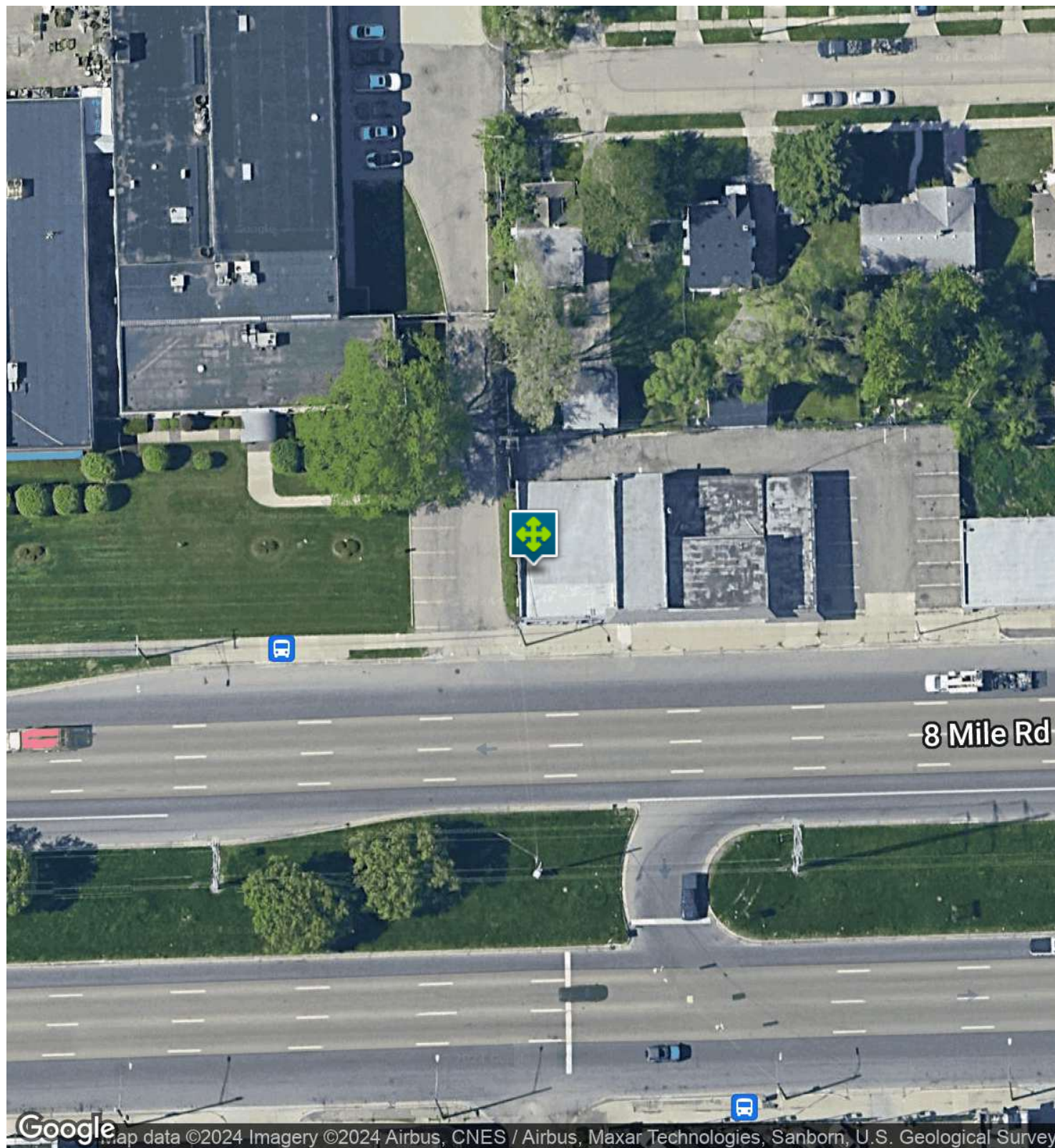
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## AERIAL MAP



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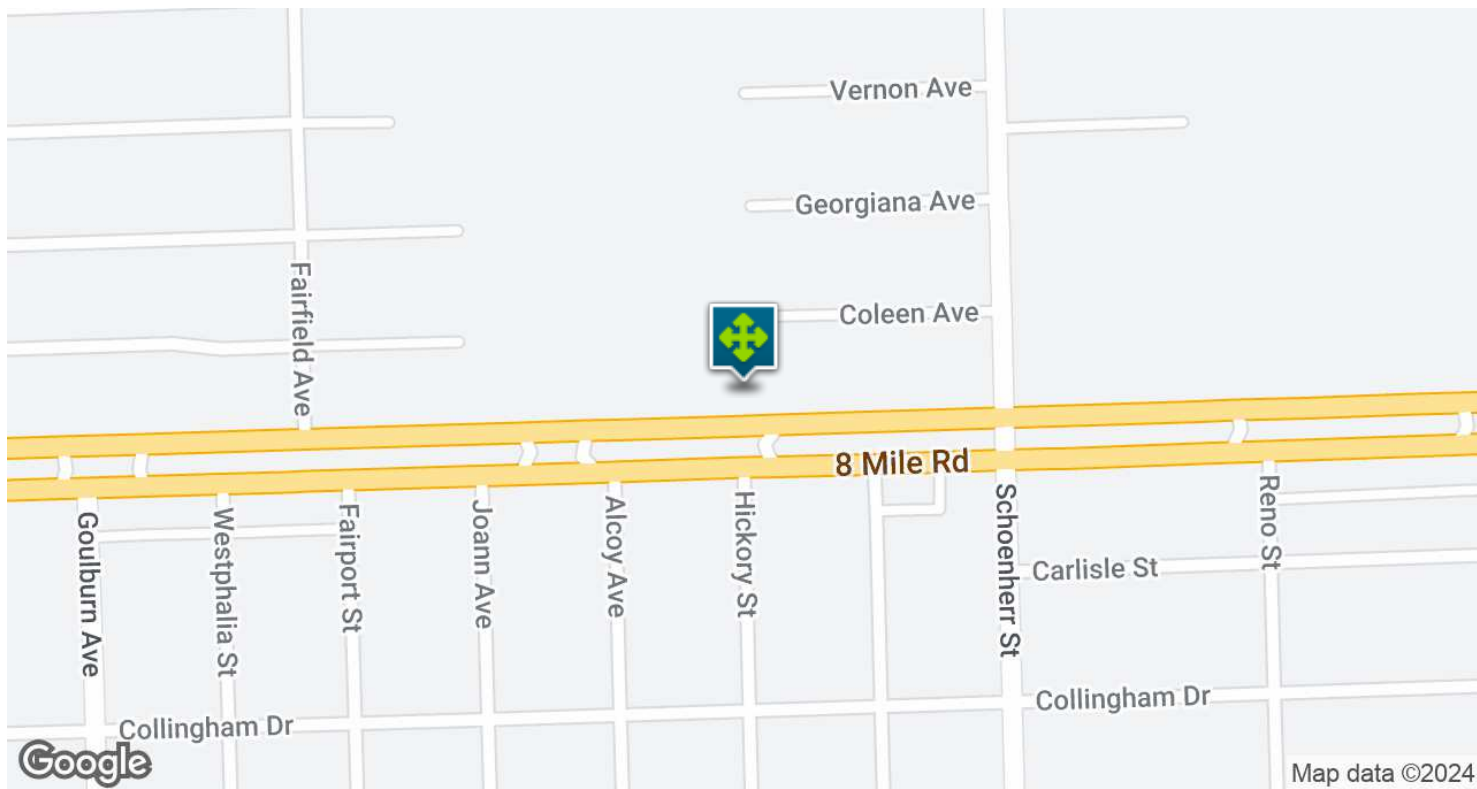
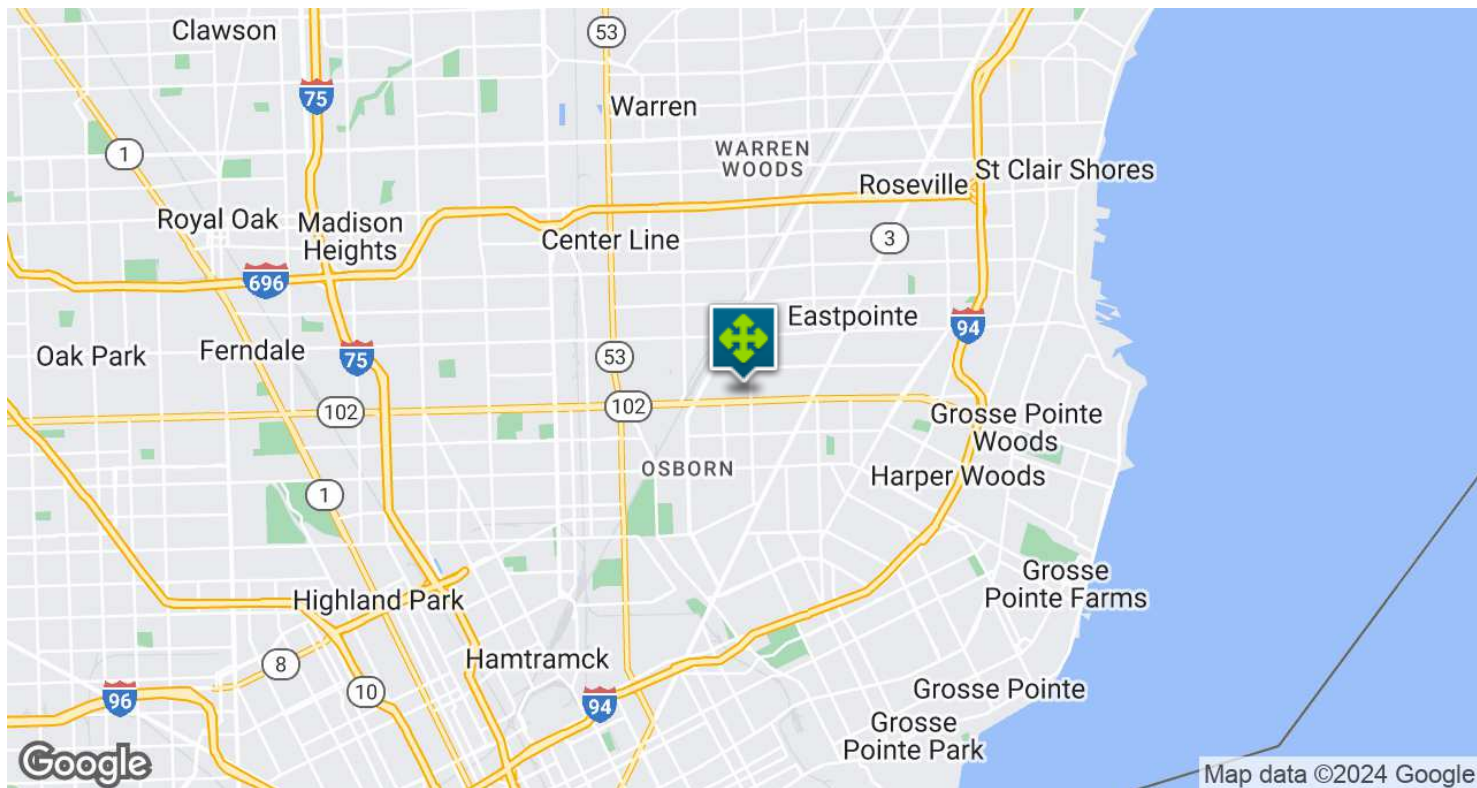
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## LOCATION MAP



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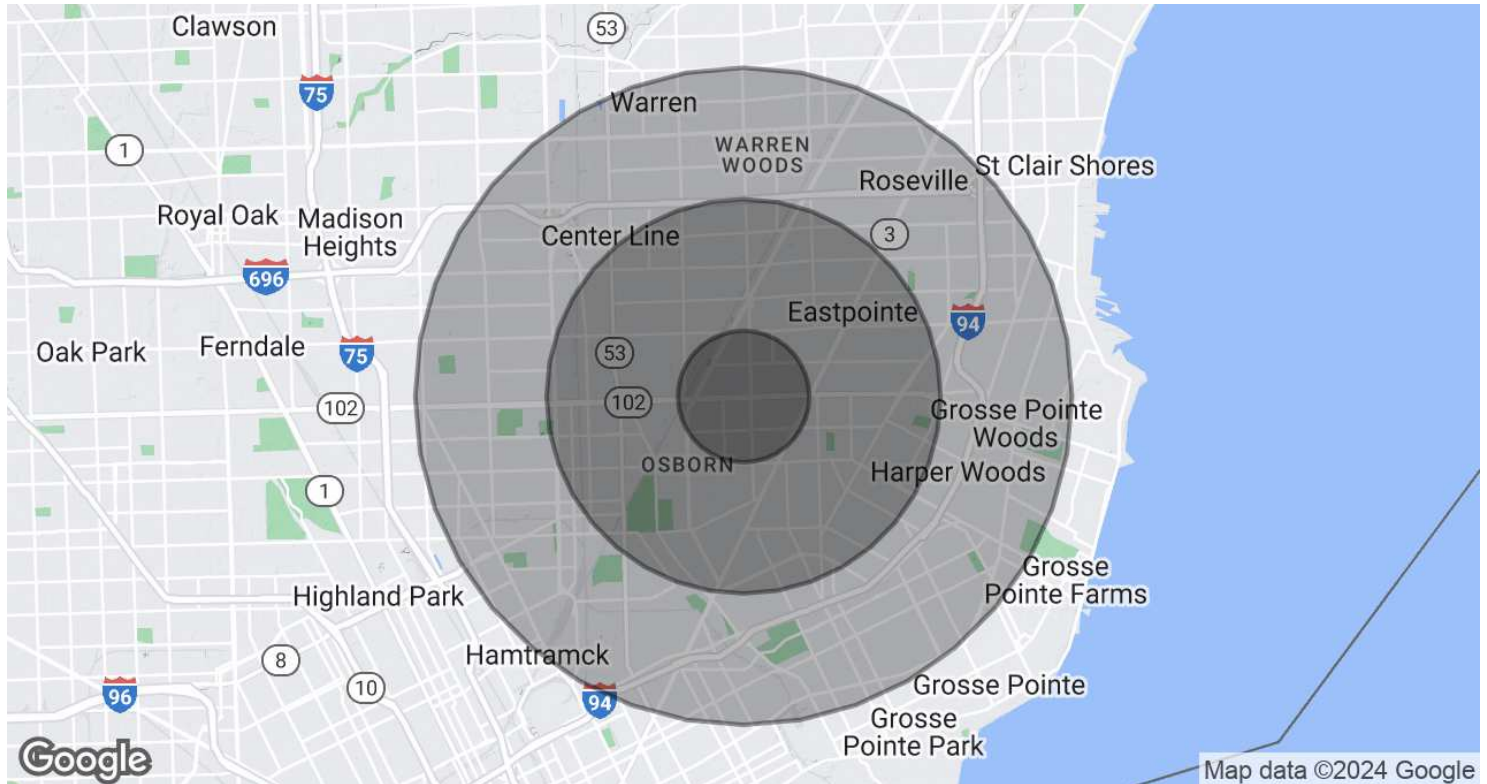
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

#### Total Population

15,858

139,316

376,382

#### Average Age

30.6

33.4

36.0

#### Average Age (Male)

31.9

32.3

34.2

#### Average Age (Female)

29.8

35.0

38.2

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

#### Total Households

7,970

67,264

173,371

#### # of Persons per HH

2.0

2.1

2.2

#### Average HH Income

\$37,998

\$39,634

\$47,079

#### Average House Value

\$44,082

\$59,492

\$85,815

\* Demographic data derived from 2020 ACS - US Census



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