

**INDUSTRIAL PROPERTY // FOR SALE**

## **CLEAN - CRANE INDUSTRIAL BUILDING "GREEN ZONE"**

23565 SCHOENHERR RD  
WARREN, MI 48089



- Well-maintained building with outside storage
- Fully air-conditioned shop
- Inspection room, shop lav. and two (2) mezzanine storage areas
- Convenient I-696 access, in the "green zone"



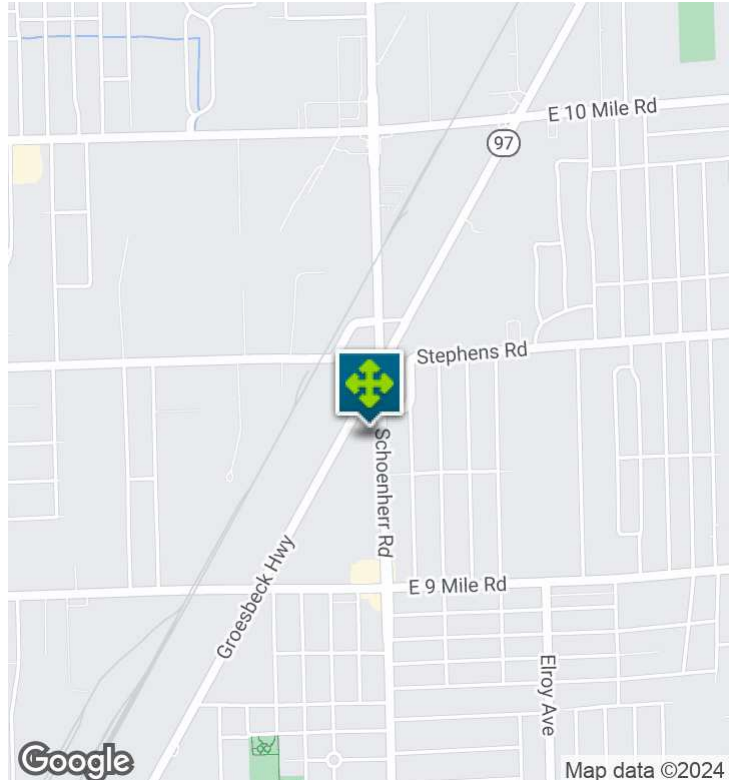
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## EXECUTIVE SUMMARY



**Sale Price**

**\$795,000**

### OFFERING SUMMARY

<b>Building Size:</b>	7,336 SF
<b>Lot Size:</b>	0.63 Acres
<b>Price / SF:</b>	\$108.37
<b>Year Built:</b>	1961
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck South

### PROPERTY OVERVIEW

Uncover the potential of this clean, 7,336 SF building in the Detroit area, perfect for industrial and manufacturing endeavors. Built in 1961, the property boasts a well-maintained structure with convenient features such as outside storage, full air-conditioning, an inspection room, a shop lavatory, two mezzanine storage areas, 2- 3T bridge cranes, good power, and buss duct. With easy access to I-696, this property is strategically positioned for efficiency and productivity.

### LOCATION OVERVIEW

Industrial region of Warren, convenient to I-696; also, in the "Green Zone". The location offers convenient access to major transportation routes, including nearby highways and rail lines, making it a prime choice for industrial users. With a strong industrial heritage and a diverse workforce, the area surrounding the property is a magnet for manufacturing and industrial businesses, offering unrivaled potential for growth and success.



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## INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	7,336 SF
Space Available:	-
Shop SF:	6,716 SF
Office SF:	620 SF
Mezzanine SF:	(2) Mezzanines
Occupancy:	Negotiable
Zoning:	M-2
Lot Size:	120' x 290', 0.796 Acres
Parking Spaces:	30
Fenced Yard:	Yes; Side Yard
Trailer Parking:	Yes
Year Built / Renovated:	1961-1969
Construction Type:	Brick & Block
Clear Height:	14' with a 18' Bay
Overhead Doors:	(2) 12' x 12' (1) 16' x 12'
Truckwells/Docks:	No
Cranes:	2-3 Ton Bridge Cranes
Column Spacing:	25'
Underhook:	11'
Power:	800 AMP   240 Volt - 3 Phase
Buss Duct:	Yes
Air Conditioning:	Yes
Heat Type:	Forced Air - Heat & A/C
Lighting:	Fluorescent
Sprinklers:	No
Exhaust Fans:	(2) 36'
Taxes:	\$8,638



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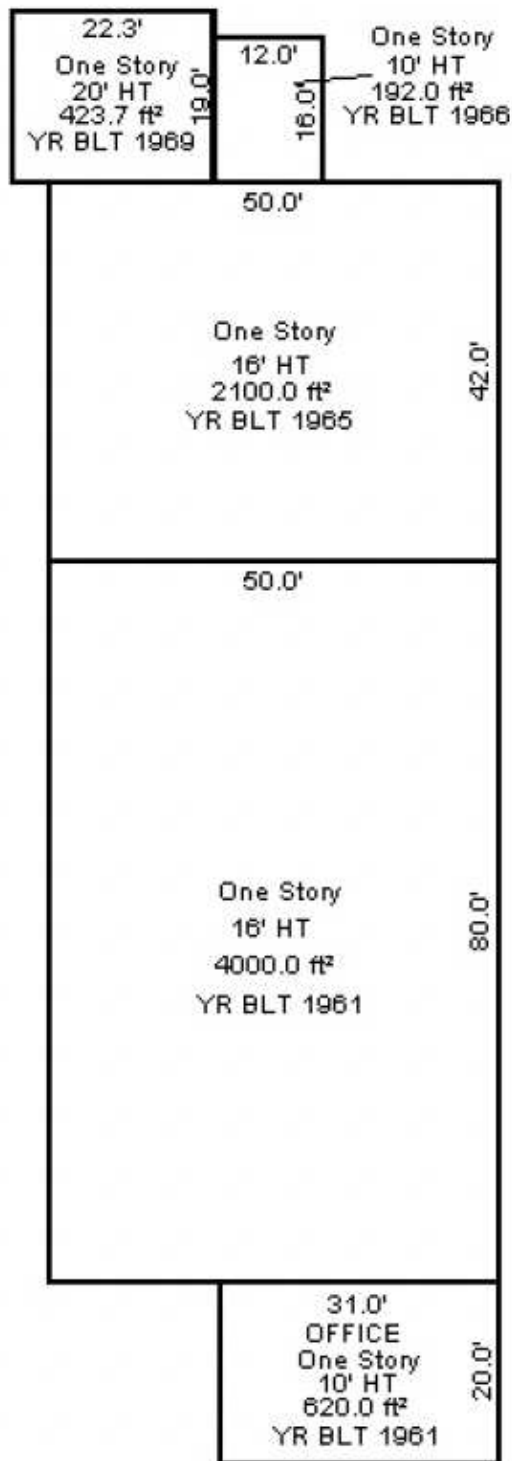
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## ADDITIONAL PHOTOS



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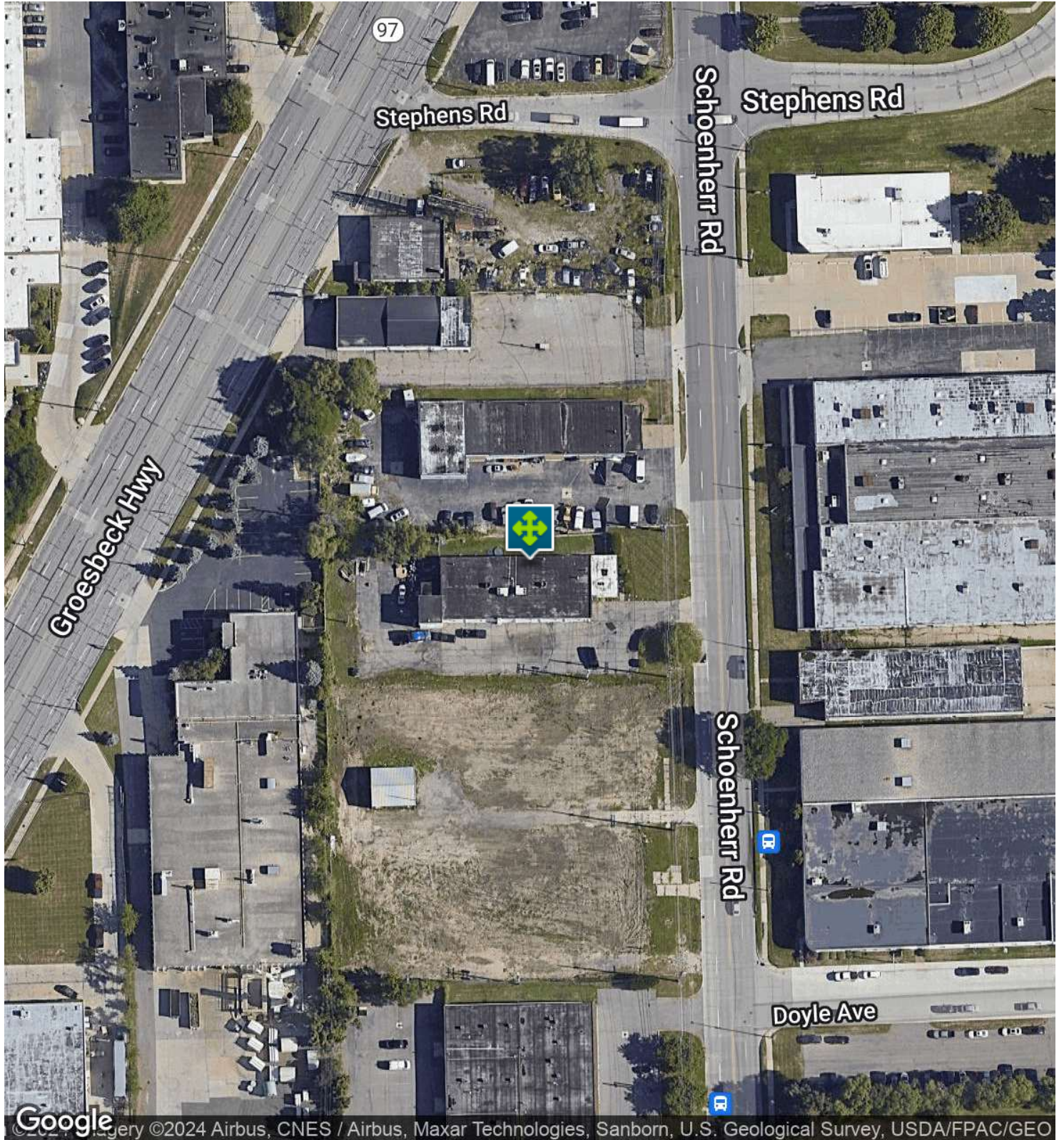
## SITE PLANS





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## AERIAL MAP



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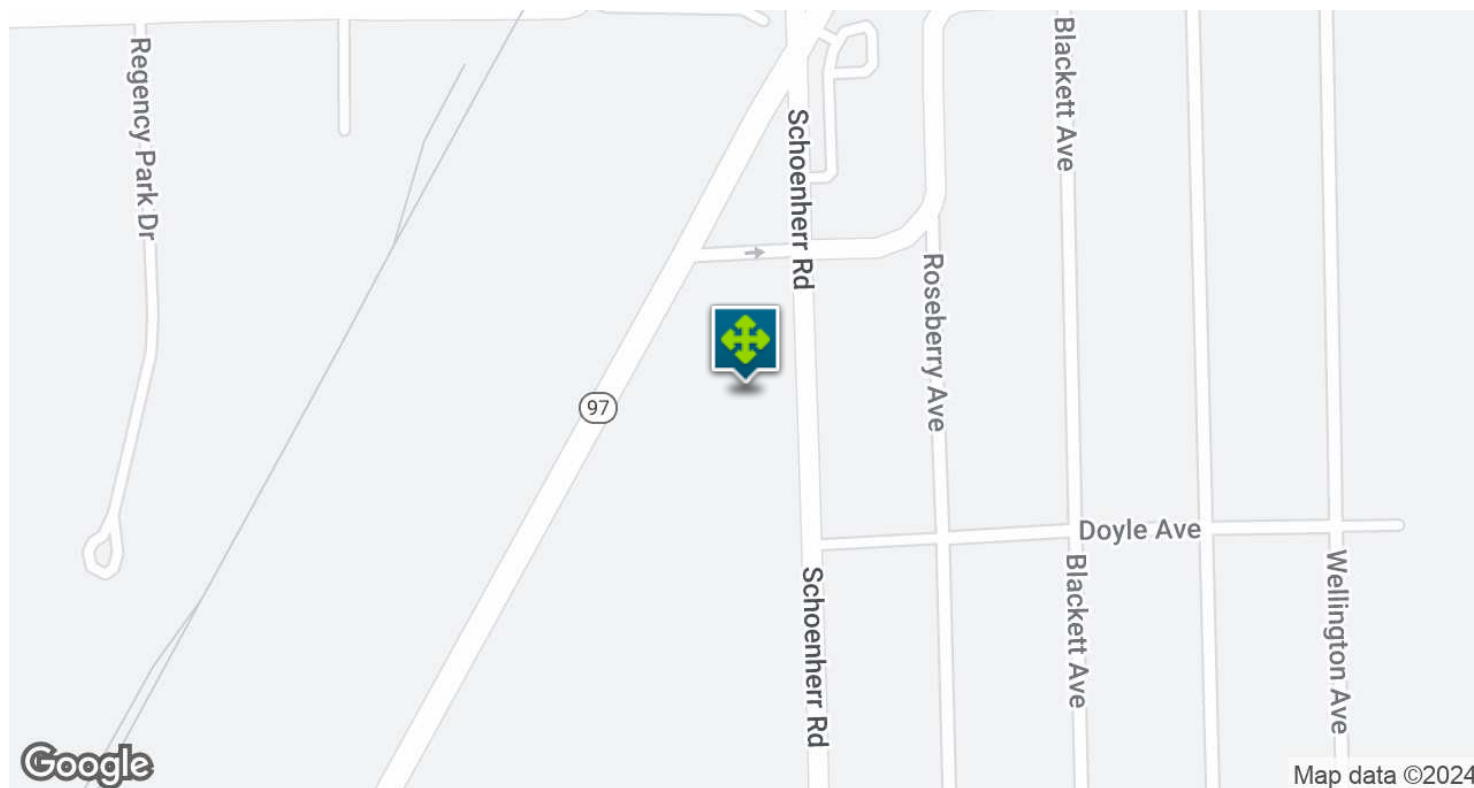
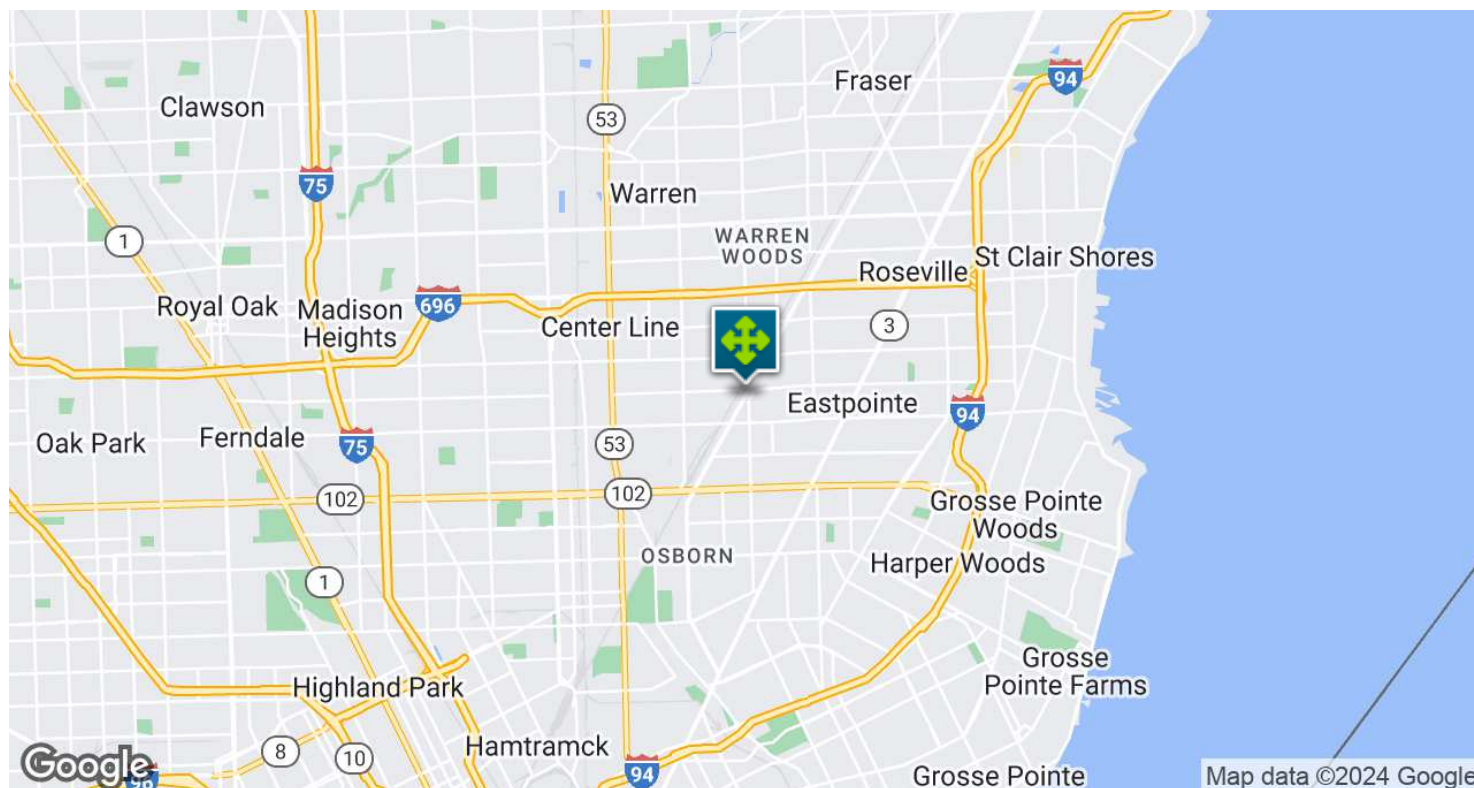
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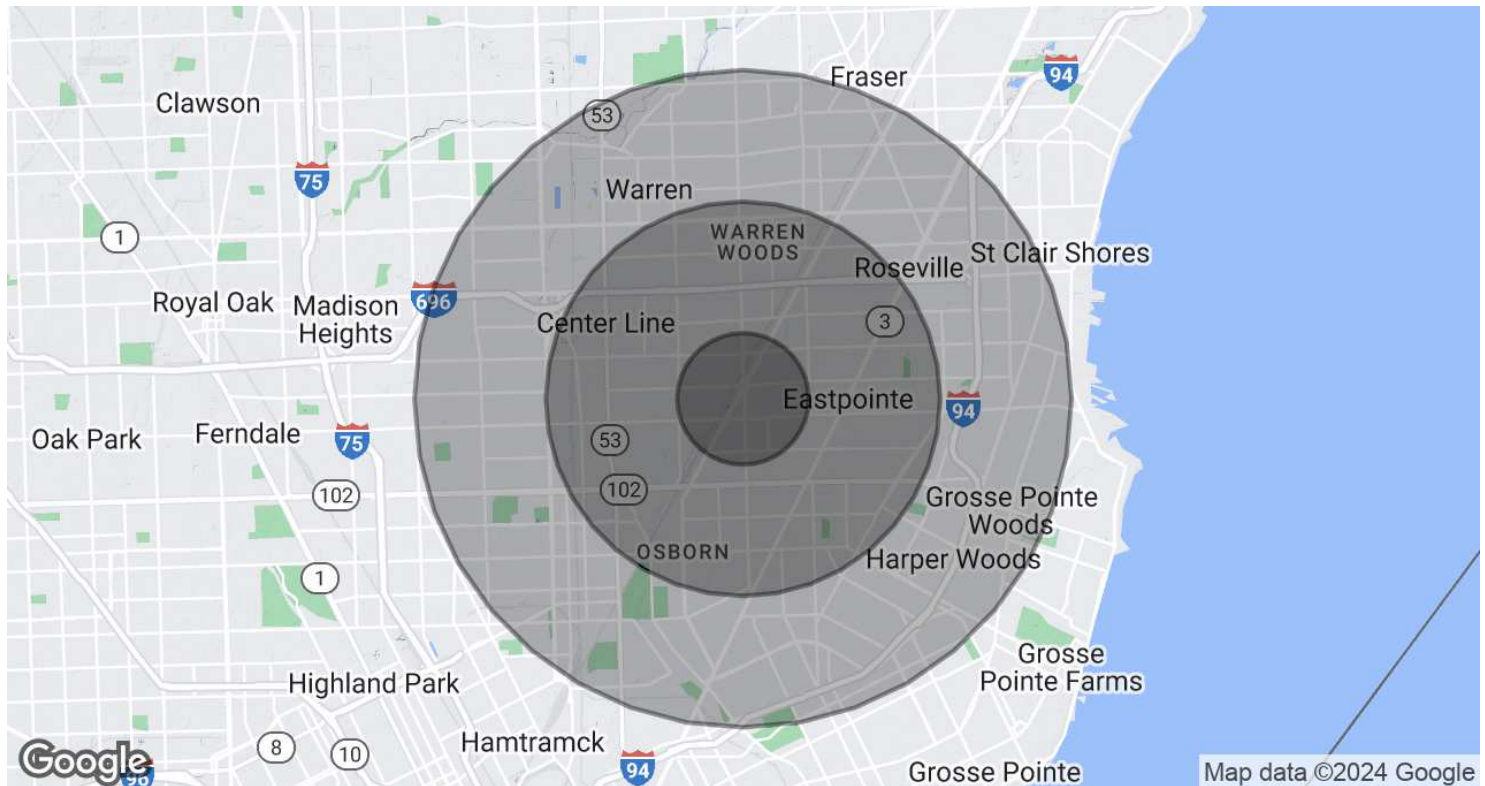
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,389	133,908	367,156
Average Age	36.5	35.8	37.3
Average Age (Male)	37.0	34.7	35.5
Average Age (Female)	36.4	37.3	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,311	62,072	167,893
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$51,214	\$48,215	\$51,335
Average House Value	\$74,803	\$79,014	\$96,719

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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