



I-96 M4 INDUSTRIAL - LICENSED GROW FACILITY - LARGE YARD

7720 W CHICAGO
Detroit, MI 48204

For Sale



County: Wayne

Zoning: M4 Intensive Industrial

Land: 2.25 AC (97,966 sft)

Building: 15,585 sft constructed in 1943 -
renovated 2017-present

Price: \$950,000 (\$60.95 psf)

Contact:

Jason Gage

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For more information:

www.summitcommercialllc.com

(313) 872-1300

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

PROPERTY FEATURES

- Flexible M4 Warehouse - Clear Height 14 feet
- Private Fenced Yard 2.25 AC Triangular Parcel
- Perfect for light manufacturing
- Excellent Westside Location - Due West of Livernois
- Borders Joe Louis Greenway - bike path, proposed new storm water management, underground holding storm water infrastructure and new park.
- Includes Office Area - 945 sft - 2nd Story
- 3 bays - including 14x14 & 10x10
- 800 Amp Service - New Panel
- Owner may consider leasing back 5,250 sft including the Office Area.
- Licensed Grow Facility
- Sun & Earth Regenerative Organic Certified
- Kind Certified Indoor Cultivation
- State Compliant Dual Security Camera System, Ultra high definition 1050 dpi - Lorax main 29-camera system & Arlo secondary 16-camera system.
- Certified net sum zero gain surface storm water run-off system, yearly savings of +\$20,000 in city storm water charges.

Cisterns to catch/store all roof storm water run-off for re-use.

- Entire site capped with a min of 6" of 21AC clean gravel.
- Native sidewalk and easement plantings, peach orchard and raspberries.
- Parking lot repair restriping.
- Complete interior upgrades, cleanup repairs, office restoration, mandatory handicap bathroom, fire doors and firewall sealing. Tuck pointing masonry repair. Main and side cinder block retainer walls repaired with new block & back filled with cement. Building, Cinder block replacement cement filling, priming and painting min. of 2 coats ea.
- Partial Roof Replacement and complete re-sealing 2018.
- \$5,000.00 in additional sealing/repair scheduled for late April to 2023 to patch holes caused during reconstruction and area that was missed from the repairs of 2018.
- State of the art upgraded electrical, mechanical and environmental controls.

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PICTURES



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