



# UNIQUE WAREHOUSE OPPORTUNITY - LARGE INDUSTRIAL SITE WITH COMMERCIAL FRONTAGE

10570 Gratiot, Detroit, Michigan

**For Sale**



**Building SF:** Approximately 53,240 SF

**Zoning:** M2

**Land:** 3.74 Acres

**Price:** \$1,550,000 (\$29.11/SF)

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For more information: [www.summitcommercialllc.com](http://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

## 3 parcels included-

10570 Gratiot Ave.

9434 French Rd.

9488 French Rd.

- Close proximity to I-94 & Conner Ave.
- Gratiot Frontage with high visibility signage
- Three Buildings spread over 3.74 Acres
- **Building 1** - Approx - 24,240 SF Retail/Office/Warehouse - includes 5 Loading Docks and Overhead Door access
- **Building 2** - Approx. 8,000 SF Garage building - Multiple Overhead Doors on front & rear of building
- **Building 3** - Approx. 21,000 SF Warehouse Building - Includes, 2 Loading Docks, Overhead door, Racking System, Fully Sprinkled, Extra Clean, Small Office Area
- All Buildings in Excellent condition
- Newer Roofing on all Buildings
- Large, fenced in and gated yard - customer parking area
- Adjacent to active Rail Line with potential spur line access
- Adjacent brand new 650,000 SF Lear Facility
- Adjacent approx. 2-acre City owned industrial site - currently available
- Close proximity to City Airport

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# PICTURES



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