

# INDUSTRIAL PROPERTY FOR SALE

Value-Add Opportunity: 133,332 SF  
Warehouse in Warren with Fenced Yard

25800 - 25840 SHERWOOD  
WARREN, MI 48091



133,332 SF building

Owner-user or investment opportunity

21 bay doors (16 docks) and 2,000-plus amps

Low vacancy industrial area

Close to I-696



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# SHERWOOD WAREHOUSE

25800 - 25840 SHERWOOD, WARREN, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$9,500,000
Price / SF:	\$71.25
Building Size:	133,332 SF
Lot Size:	8.95 Acres
Zoning:	M-3
Year Built:	1980
Cap Rate:	6.11%
NOI:	\$580,000
Market:	Detroit
Submarket:	West of Van Dyke/Macomb

## PROPERTY OVERVIEW

Excellent opportunity to purchase a 133,332 SF warehouse/distribution building located in a heavy industrial area. The building is currently 75% leased. The 101,332 SF warehouse features 40 x 40' column spacing, five (5) overhead doors, sixteen (16) truckwells, heavy power, exhaust fans, sprinklers, and LED and fluorescent lighting. 62% of the warehouse's ceiling height is 26' and 38% is 16'. There is also a 32,000 SF office area (10,000 SF with a higher ceiling) and a large surface parking lot to accommodate 300 vehicles. The current tenant's lease expires in December 2023 with no option to renew. Do not contact the tenant without the landlord's permission. .

## LOCATION OVERVIEW

Heavy industrial area next to a rail. Warren is home to the U.S. Army Tank Command and several Chrysler Stellantis facilities. Quick access to I-696, M-102/8 Mile Rd.

## PROPERTY HIGHLIGHTS

- 21 bay doors (16 docks) and 2,000-plus amps
- owner-user or investment opportunity
- Low vacancy industrial area
- Close to I-696

**LEVI F. SMITH** Senior Associate

levi@pacommercial.com (P) 248.331.0205 (C)

**KEVIN BULL** Associate

kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972



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// INDUSTRIAL DETAILS

<b>PROPERTY TYPE:</b>	Warehouse/Distribution
<b>BUILDING SIZE:</b>	133,332 SF
<b>SHOP SF:</b>	101,332 SF
<b>OFFICE SF:</b>	Up to 32,000 SF
<b>ZONING:</b>	M-3
<b>LOT SIZE:</b>	8.95 AC
<b>CONSTRUCTION:</b>	Concrete and Metal
<b>RAIL ACCESS:</b>	Possible
<b>OCCUPANCY:</b>	75.0
<b>CLEAR HEIGHTS:</b>	15.6' - 24.5'
<b>COLUMN SPACING:</b>	40' x 40'
<b>GRADE LEVEL DOORS:</b>	5
<b>TRUCKWELLS:</b>	16
<b>SPRINKLERS:</b>	Yes
<b>POWER:</b>	2,000-plus amps
<b>LIGHTING:</b>	LED and fluorescent
<b>HEAT TYPE:</b>	Forced Air
<b>AIR CONDITIONED:</b>	No
<b>PARKING SPACES:</b>	300
<b>YEAR BUILT:</b>	1980
<b>FENCED YARD:</b>	Yes
<b>TRAILER PARKING:</b>	Yes
<b>BUSS DUCT:</b>	No
<b>AIRLINES:</b>	No
<b>TAXES:</b>	\$80,000



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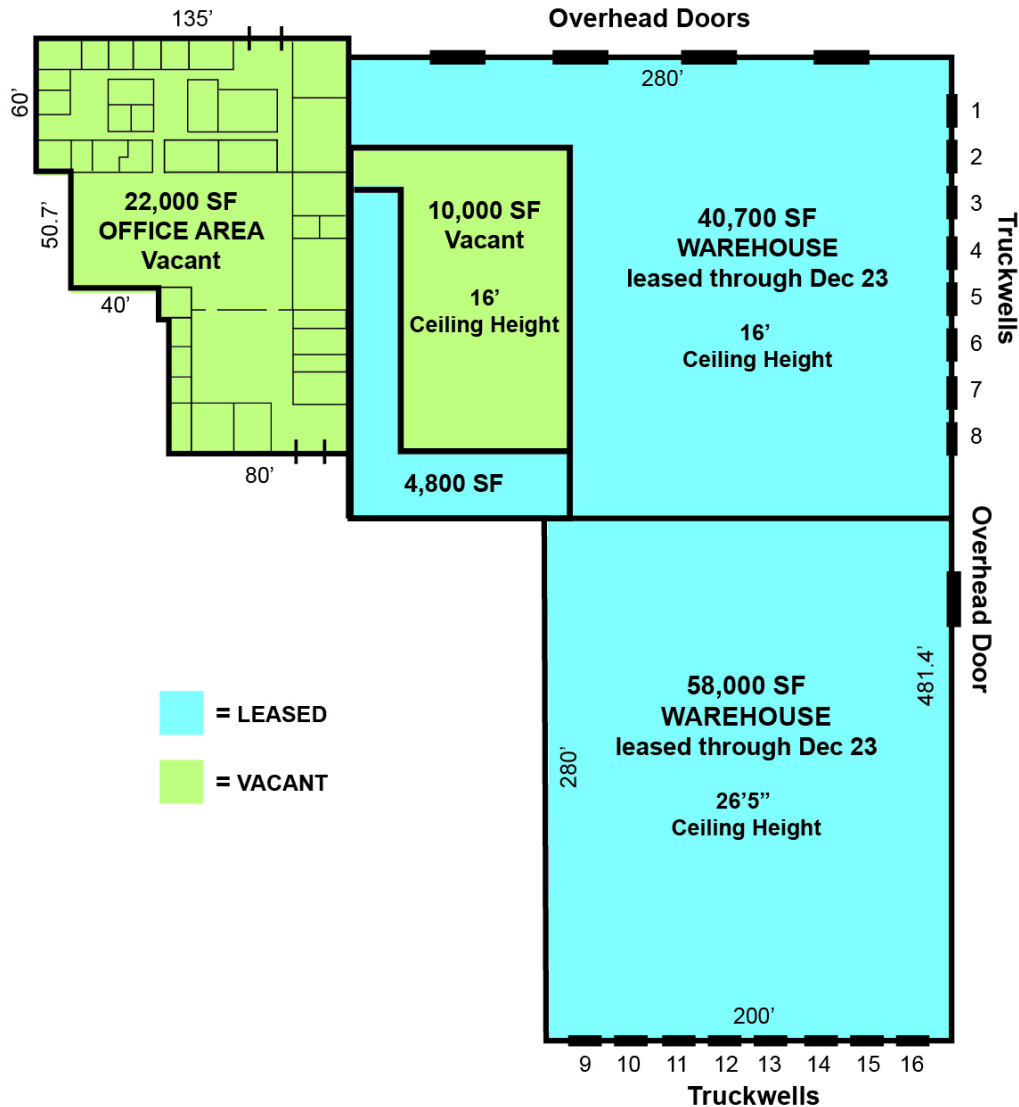
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// FLOOR PLANS



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// [ADDITIONAL PHOTOS](#)



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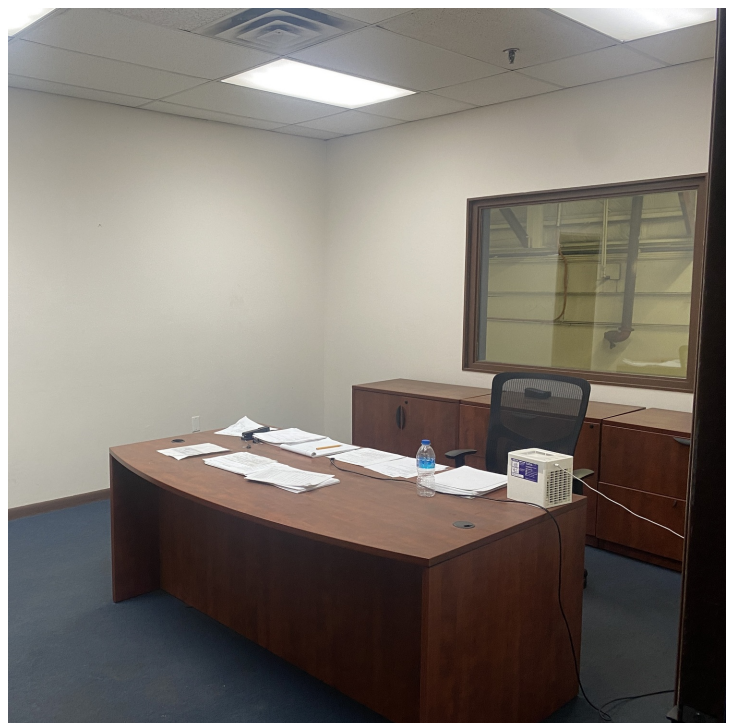
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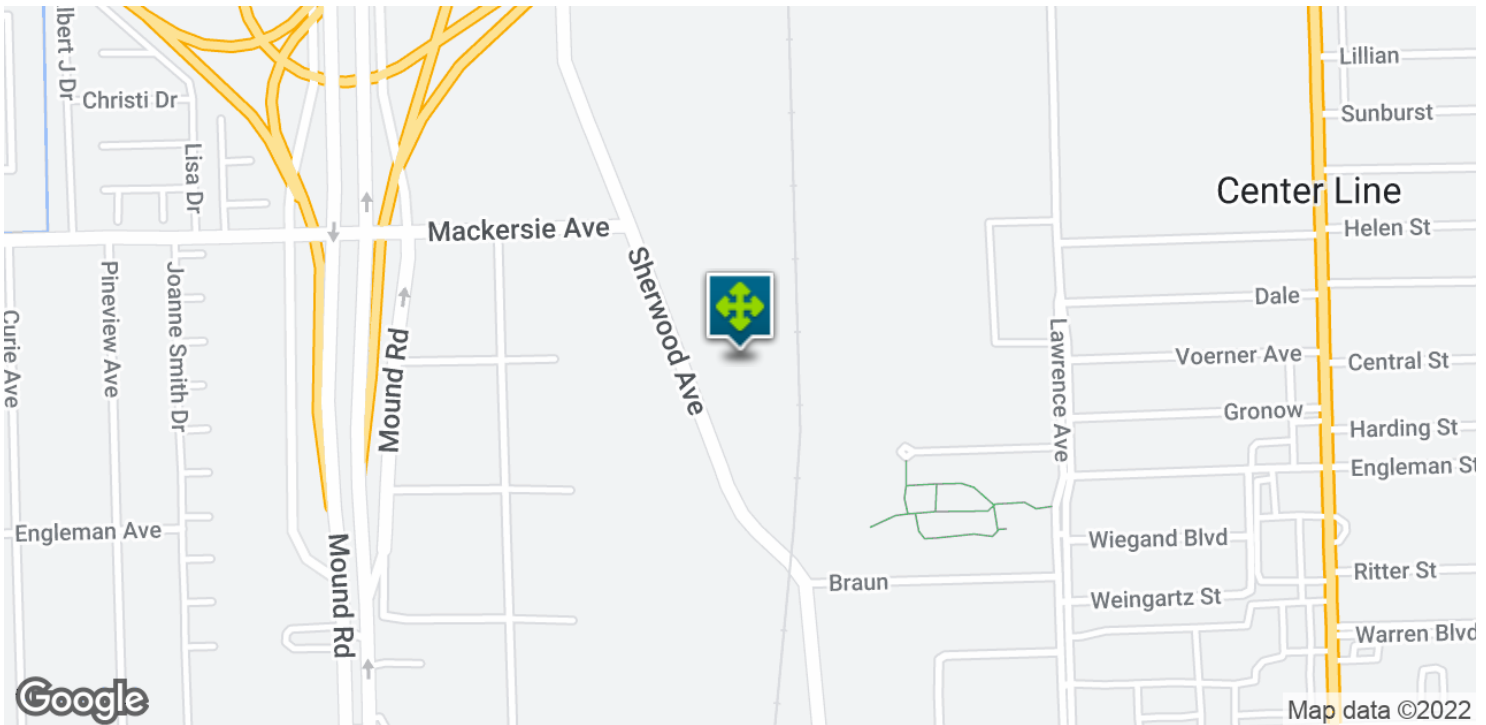
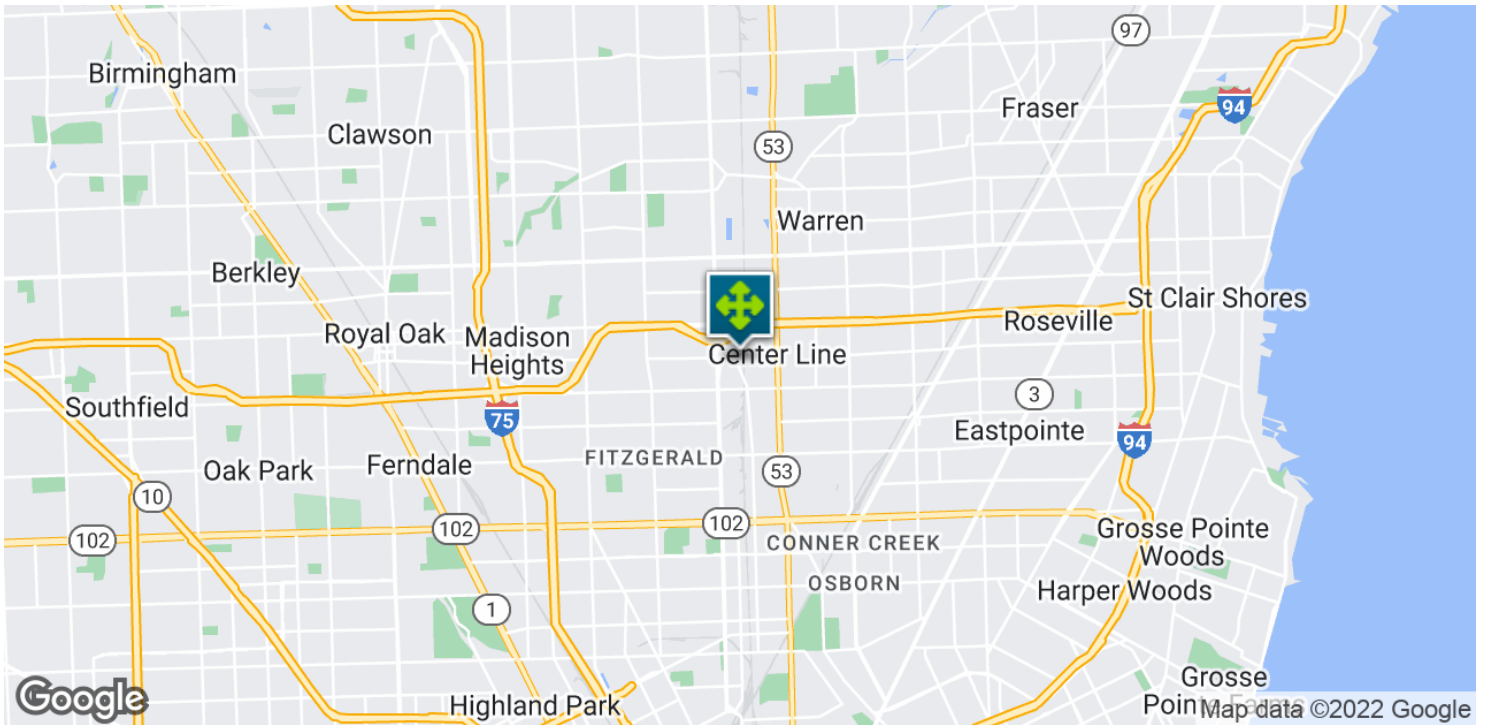
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// LOCATION MAP



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// AERIAL MAP



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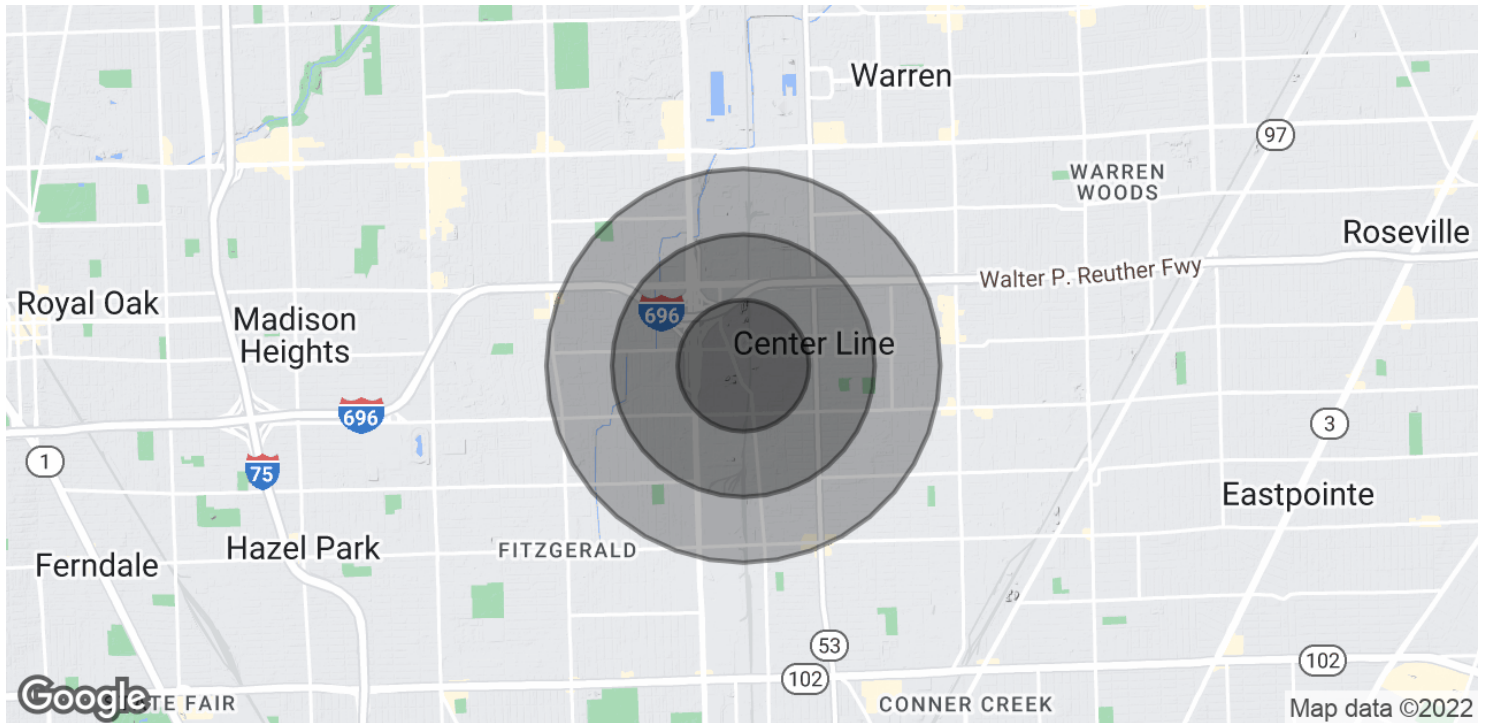
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// DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,589	7,729	19,300
Average Age	50.7	45.6	43.2
Average Age (Male)	45.0	42.2	40.8
Average Age (Female)	48.0	46.0	44.8

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	694	3,398	8,735
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$46,415	\$55,590	\$55,786
Average House Value	\$199,724	\$220,532	\$178,675

\* Demographic data derived from 2020 ACS - US Census

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