

# LAND FOR SALE

## 0.8 Acres - City Approved for Medical Marijuana Grow Facility

25700 FLANDERS AVE  
WARREN, MI 48089

**PRICE REDUCED!**



Great development opportunity

Heavy industrial zoning

Located minutes from I-696 & Groesbeck Hwy

Cleared lot 100' x 380' approximately



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

# 25700 FLANDERS AVE

25700 FLANDERS AVE, WARREN, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$275,000
Price / SF:	\$7.89
Lot Size:	0.8 Acres
Zoning:	M2-Industrial
Market:	Detroit
Submarket:	Groesbeck South
Traffic Count:	15,017

## PROPERTY OVERVIEW

One parcel of cleared vacant land of 0.8 acres, zoned M-2 Industrial. City approved for medical marijuana cultivation facility. City approved site plans for 15,270 SF building included. Ideal for cannabis, logistics, parking, warehousing, manufacturing, indoor/outdoor storage. Water and sewer brought to property. Extensive engineering on site. Taxes \$2,000.

## LOCATION OVERVIEW

Central location, just minutes from Groesbeck Hwy & I-696

## PROPERTY HIGHLIGHTS

- Great development opportunity
- Heavy industrial zoning
- Located minutes from I-696 & Groesbeck Hwy
- Cleared lot 100' x 380' approximately

LAND FOR SALE

# 25700 FLANDERS AVE

25700 FLANDERS AVE, WARREN, MI

// ADDITIONAL PHOTOS



 **P.A. COMMERCIAL**  
Corporate & Investment Real Estate  
26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**KEVIN BULL** Senior Associate  
kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





**PUBLIC SERVICE DEPARTMENT  
ENGINEERING DIVISION**

One City Square, Suite 300  
Warren, Michigan 48093-2390  
P: (586) 759-9300  
F: (586) 759-9318  
[www.cityofwarren.org](http://www.cityofwarren.org)

**RE: Engineering Plan Review for Flanders Ave & Harold Ave**

- Description: Proposed Medical Marihuana Grow Facility
- Plan Review:  Approved  Rejected
- Engineering Permit Required:  Yes  No

The City of Warren Engineering Division has reviewed and approved plans for the Proposed Medical Marihuana Grow Facility. **You are required to obtain an Engineering Permit** before you proceed with this project. Issuance of an Engineering permit is conditional and subject to the following:

1. The permit holder must submit a \$ 2,000 check payable to "City of Warren" for fees associated with inspection and material testing.
2. The permit holder must submit a \$ 10,000 Surety Bond (blank bond form can be downloaded at [www.cityofwarren.org](http://www.cityofwarren.org)).
3. The permit holder must submit a Certificate of Insurance (see attached *Engineering Division Permit Requirements* for coverage)
4. Submit a Macomb County Soil Erosion and Sediment Control permit or applicable waiver form for construction in Macomb County right-of-way.
5. The permit holder is responsible for obtaining any additional permits associated within the project workscope that are not listed on this approval letter.
6. All construction activities must comply with City of Warren Engineering Construction permit requirements and specifications (attached).
7. Any areas disturbed during construction shall be restored to a pre-existing or better condition. Any public sidewalk, drive approach, or roadway within the project area that may be removed or damaged during the construction shall be repaired by the Contractor. If weather conditions prohibit replacement of the concrete pavement immediately after the work is complete, the Contractor must provide a temporary pavement constructed of cold patch that is level and flush with the adjoining pavement surface. Said temporary pavement shall be maintained, by the Contractor, in flush and level condition until such time that weather permits a permanent repair.



PLANNING DEPARTMENT

ONE CITY SQUARE, SUITE 315  
WARREN, MI 48093-5283  
(586) 574-4687  
FAX (586) 574-4645  
WWW.CITYOFWARREN.MI.GOV

TO: Mr. Kirk Rehn, Plan Examiner

FROM: Planning Commission

---

RE: SITE PLAN FOR MEDICAL MARIHUANA FACILITY AND PARKING AREA;  
located on the northeast corner of Flanders and Harold Avenues; Section 24,  
13-24-331-002; §

On November 9, 2020, the City of Warren Planning Commission voted to approve the above-described site plan. The petitioner has submitted the revised plans, and paid the bond.

We trust this is the information necessary for you to process the petitioner's application for a building permit. Attached you will find a copy of the site plan with our stamp of approval noted there-on.

Sincerely,

A handwritten signature in black ink, appearing to read "Warren Smith".

---

Warren Smith  
Commission Secretary

WGS/dwc

cc: Mayor Fouts  
Ronald F. Wuerth, Planning Director  
Everett Murphy (w/copy site plan)  
City Engineer (w/copy of site plan)

8. At proposed utility crossings, a minimum 18" vertical separation between utilities is required. Also, the following horizontal separation is required from existing utilities:
  - a) Water- five (5) feet
  - b) Sanitary Sewer- ten (10) feet
  - c) Storm- six (6) feet
  - d) Gas, electrical, communications, other- three (3) feet
9. Any contractor performing work on any public sidewalk, drive approach, or roadway under the jurisdiction of the City of Warren must be a licensed cement contractor within the City of Warren.
10. Any contractor performing work on any drive approach or roadway under the jurisdiction of Macomb County or the State of Michigan must obtain a permit with those entities.
11. At least one business day notice must be given to the Engineering Division before permit holder begins construction.

If you have any questions regarding any of the above, please feel free to contact me at (586) 759-9300.

Sincerely,

City of Warren

Read and Concurred:



---

David R. Wirth, P.E.  
Civil Engineer II



---

James VanHavermaat, P.E., P.S.  
City Engineer

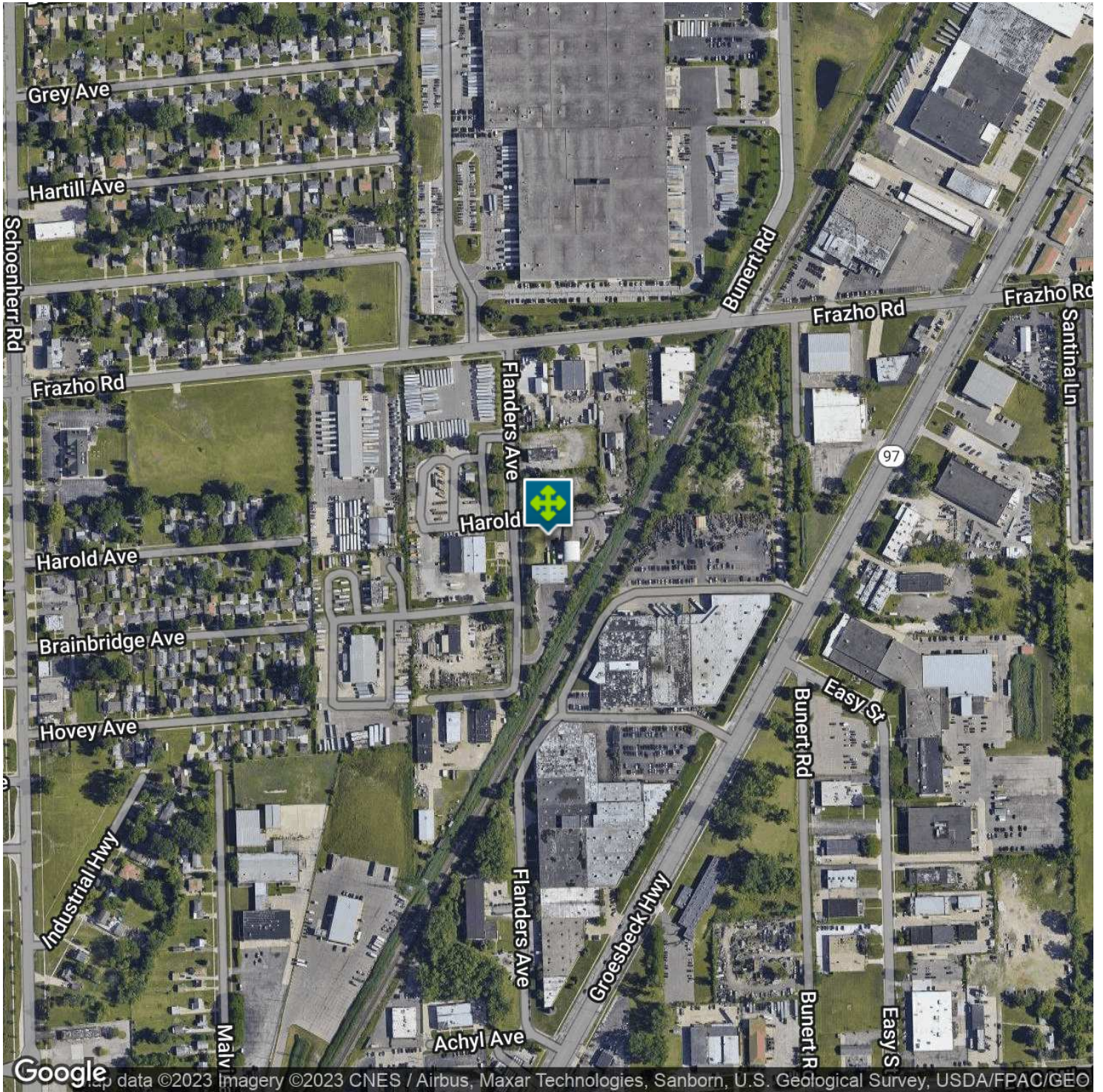
JVH/dw

Cc

# 25700 FLANDERS AVE

25700 FLANDERS AVE, WARREN, MI

// AERIAL MAP



# 25700 FLANDERS AVE

25700 FLANDERS AVE, WARREN, MI

// LOCATION MAP

