

INDUSTRIAL WAREHOUSE FOR SALE

Opportunity Zone - 95,000 SF Warehouse with Paved Lot

12282-12328 WOODBINE
REDFORD, MI 48239



14' - 30' Ceiling: High-Bay with Crane

Three (3) Truckwells

14 Overhead Doors

Fully Sprinkled

Heavy Power



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	95,000 SF
Lot Size:	3.19 Acres
Zoning:	Heavy Industrial
Year Built:	1987
Market:	Detroit
Submarket:	Dearborn
Traffic Count:	63,000

PROPERTY OVERVIEW

This large 95,000 SF warehouse hosts multiple large shop areas, each with grade or truck-well access. Each shop/warehouse area connects cohesively throughout the warehouse. The largest bay features drive-thru capacity with high ceilings and a 3-ton crane. The building features a total of fourteen (14) overhead doors, three (3) truckwells, 3-phase power, LED lighting, airlines, and exhaust fans.

LOCATION OVERVIEW

Located immediately off of I-96 FWY with extensive Telegraph frontage for advertising exposure. While geo-graphically exposed to Telegraph, the building enjoys low traffic and secure entrance on Woodbine Road. An acre of parking and outdoor storage comes with the property. Located in an Opportunity Zone for Capital Gain deferments.

PROPERTY HIGHLIGHTS

- 14' - 30' Ceiling: High-Bay with Crane
- Three Truckwells
- 14 Overhead Doors
- Fully Sprinkled
- Heavy Power

ANTHONY PELLEGRINO Senior Associate
anthony@pacommercial.com (P) 248.358.5341 (C) 313.878.7735

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

PETER H. VENTURA, CCIM Founding Member
peter@pacommercial.com (P) 248.281.9900 (C) 734.751.5600



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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.

12282-12328 WOODBINE, REDFORD, MI

// INDUSTRIAL DETAILS

PROPERTY TYPE:	Industrial
BUILDING SF:	95,000 SF
SHOP SF:	80,000 SF
OFFICE SF:	5,000 SF
SECOND FLOOR:	10,000 SF (bonus load mezzanine)
ZONING:	Heavy Industrial
LOT SIZE:	2.19 AC + 1 Additional Acre
CLEAR HIEGHTS:	14 - 30'
GRADE LEVEL DOORS:	14
POWER:	3-Phase
LIGHTING:	LED
CRANES:	One (1) 3-Ton
HEAT TYPE:	Radiant
AIR CONDITIONED:	Office Only
EXHAUST FANS:	Yes
PARKING SPACES:	250
YEAR BUILT / RENOVATED:	1987
CONSTRUCTION TYPE:	Masonry
FENCED YARD:	No
TRUCKWELLS:	Three (3)
TRAILER PARKING:	Yes
CRANES:	One (1) 3-Ton
BUSS DUCT:	Yes
AIRLINES:	Yes
TAXES:	\$46,000



ANTHONY PELLEGRINO Senior Associate
anthony@pacommercial.com (P) 248.358.5341 (C) 313.878.7735

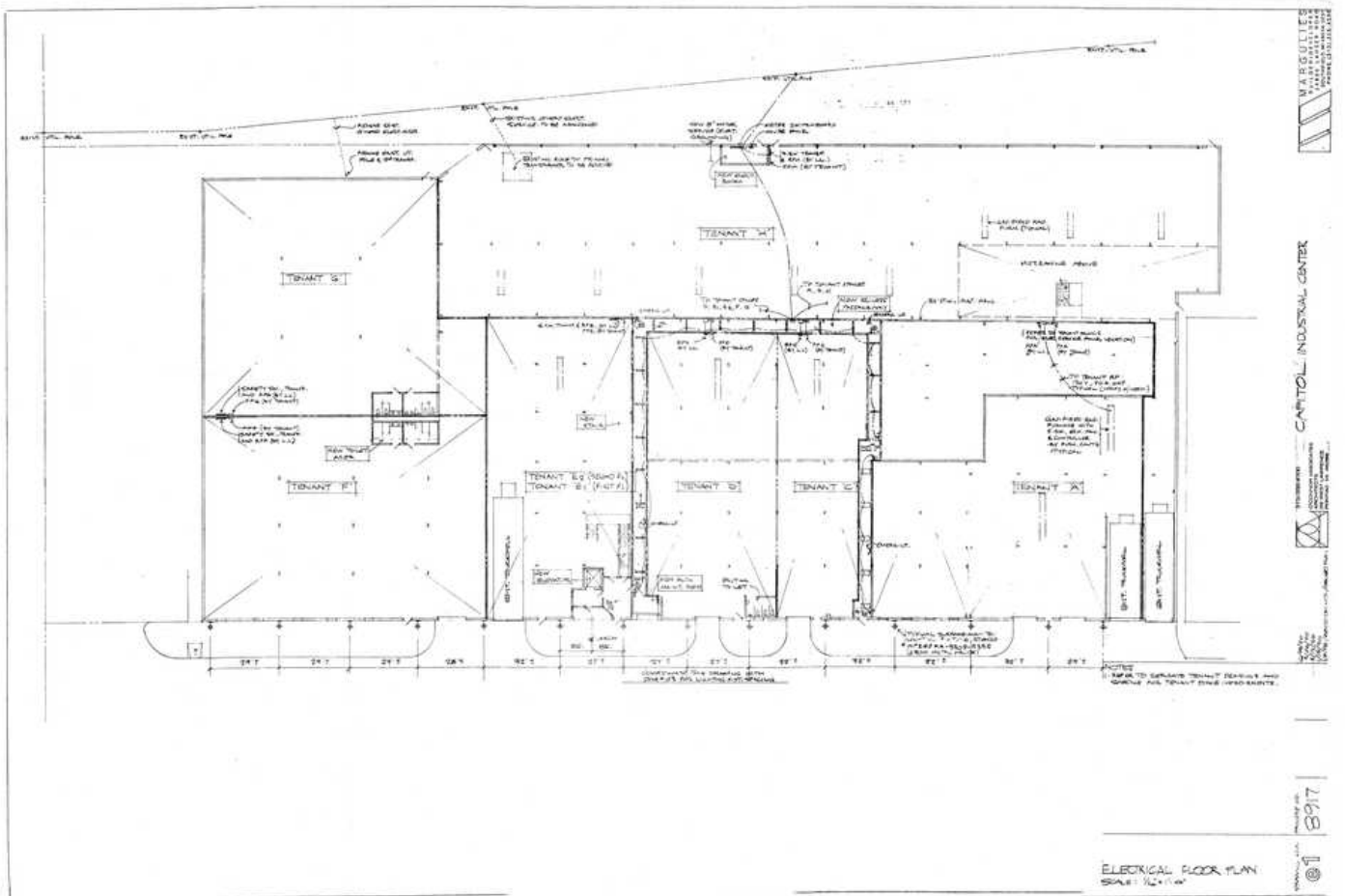
KEVIN BULL Associate
kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972

PETER H. VENTURA, CCIM Founding Member
peter@pacommercial.com (P) 248.281.9900 (C) 734.751.5600



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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.



ANTHONY PELLEGRINO Senior Associate
anthony@pacommercial.com (P) 248.358.5341 (C) 313.878.7735

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

PETER H. VENTURA, CCIM Founding Member
peter@pacommercial.com (P) 248.281.9900 (C) 734.751.5600

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

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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.



ANTHONY PELLEGRINO Senior Associate
anthony@pacommercial.com (P) 248.358.5341 (C) 313.878.7735

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

PETER H. VENTURA, CCIM Founding Member
peter@pacommercial.com (P) 248.281.9900 (C) 734.751.5600

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

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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.



ANTHONY PELLEGRINO Senior Associate
anthony@pacommercial.com (P) 248.358.5341 (C) 313.878.7735

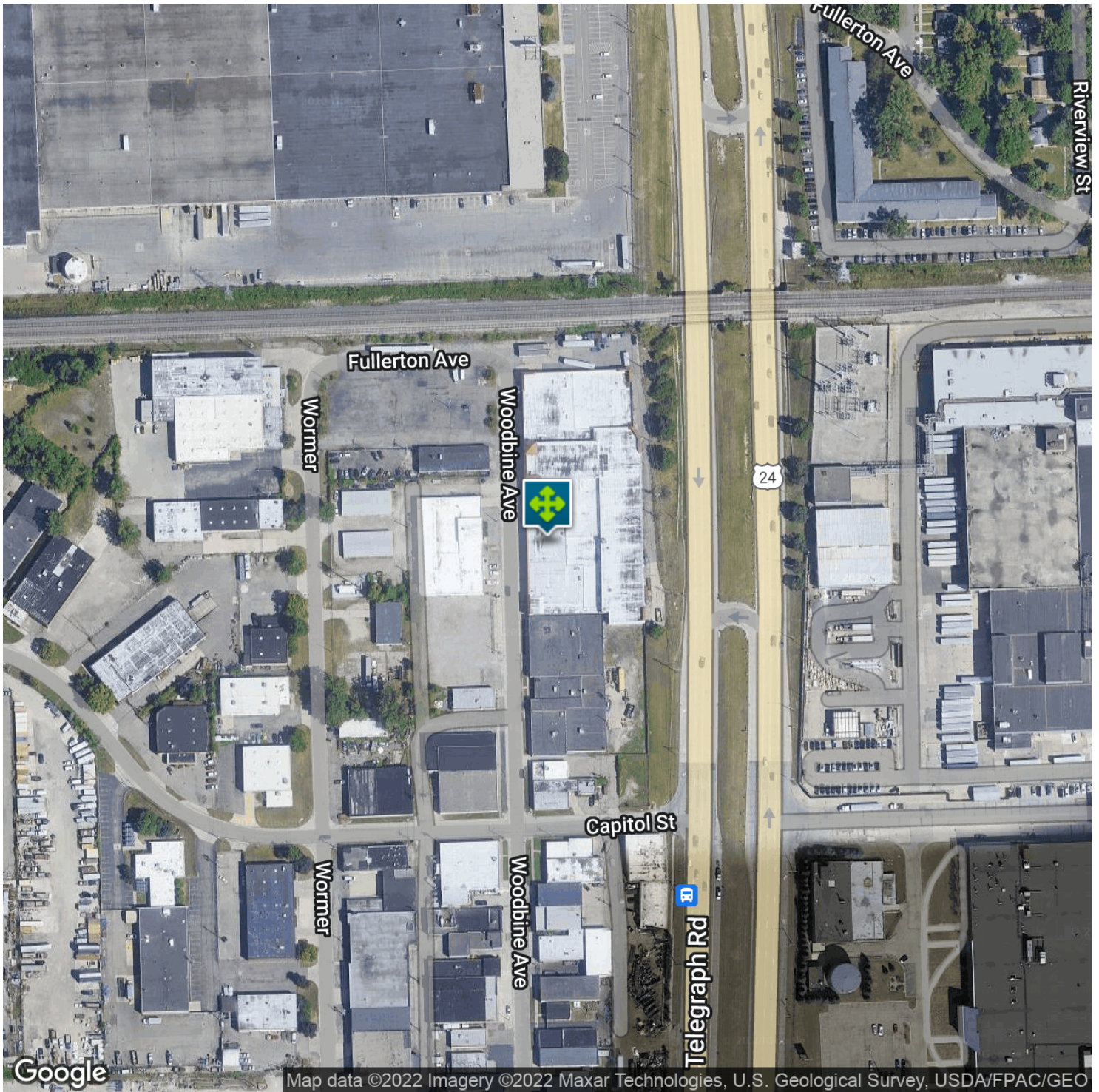
KEVIN BULL Associate
kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972

PETER H. VENTURA, CCIM Founding Member
peter@pacommercial.com (P) 248.281.9900 (C) 734.751.5600

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

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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.



ANTHONY PELLEGRINO Senior Associate
anthony@pacommercial.com (P) 248.358.5341 (C) 313.878.7735

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

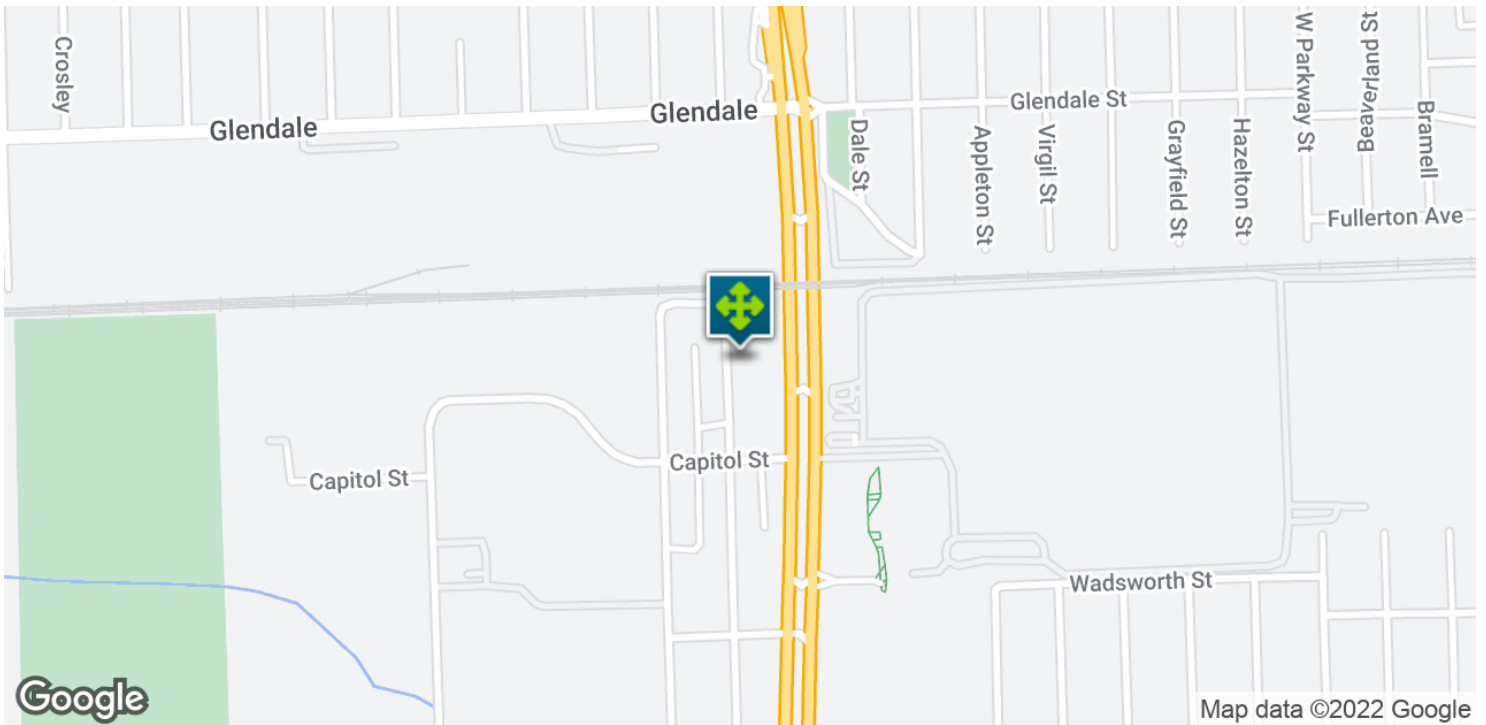
PETER H. VENTURA, CCIM Founding Member
peter@pacommercial.com (P) 248.281.9900 (C) 734.751.5600



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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.



ANTHONY PELLEGRINO Senior Associate
anthony@pacommercial.com (P) 248.358.5341 (C) 313.878.7735

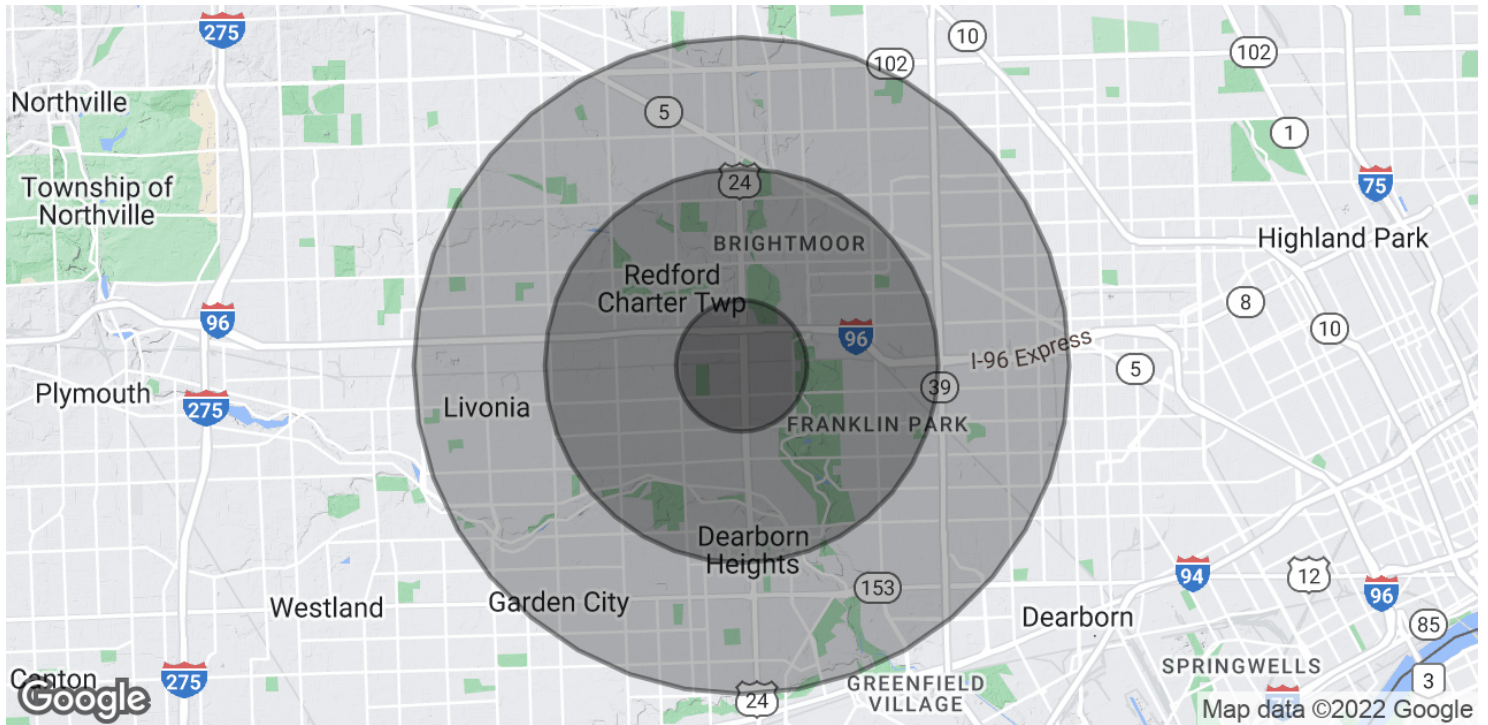
KEVIN BULL Associate
kevin@pacommercial.com (P) 248.358.5361 (C) 248.895.9972

PETER H. VENTURA, CCIM Founding Member
peter@pacommercial.com (P) 248.281.9900 (C) 734.751.5600

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

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,531	113,651	362,808
Average Age	36.8	35.7	36.7
Average Age (Male)	33.7	33.7	34.7
Average Age (Female)	38.2	37.0	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,451	42,383	134,737
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$58,874	\$51,068	\$55,692
Average House Value	\$102,467	\$120,722	\$133,218

* Demographic data derived from 2020 ACS - US Census

ANTHONY PELLEGRINO Senior Associate
 anthony@pacommercial.com (P) 248.358.5341 (C) 313.878.7735

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

PETER H. VENTURA, CCIM Founding Member
 peter@pacommercial.com (P) 248.281.9900 (C) 734.751.5600



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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.