

MARIJUANA GROWING/PROCESSING PROPERTY FOR LEASE

Up to 32,000 SF in Warren's Green Zone for Marijuana

25800 - 25840 SHERWOOD
WARREN, MI 48091



Up to 32,000 SF available for lease

City approved area for cannabis cultivation
and/or processing

13.6 - 16' height to deck

Sprinklers in place



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Available SF:	32,000 SF
Building Size:	133,332 SF
Lease Rate:	\$ 11.00 SF/yr (Gross)
Zoning:	M-3
Year Built:	1992
Lot Size:	8.95 Acres
Market:	Detroit
Submarket:	West of Van Dyke/Macomb
Traffic Count:	1,640

PROPERTY OVERVIEW

Up to 32,000 SF is available for lease in a high-tech building in an area that meets setback requirements for state recreational & medical cannabis cultivation and processing, pending the City of Warren approval. This space has 13.6 - 16' height to deck and is currently divided into multiple offices, but can be demolished to accommodate an open area, high-ceiling floor plate. Sprinklers are already in place.

LOCATION OVERVIEW

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

PROPERTY HIGHLIGHTS

- Up to 32,000 SF available for lease
- City approved area for cannabis cultivation and/or processing
- Industrial zoning
- 13.6 - 16' height to deck
- Sprinklers in place
- Minutes from I-696 access

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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

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// INDUSTRIAL DETAILS

PROPERTY TYPE:	Marijuana Growing/Processing
LEASE RATE:	\$11.00 SF/yr (Gross)
AVAILABLE SPACE:	32,000 SF
OFFICE SF:	To suit
CONSTRUCTION TYPE:	Re-enforced Concrete
ZONING:	M-3
LOT SIZE:	8.95 AC
OCCUPANCY:	75.0
HEIGHT TO DECK:	13.6 - 16'
GRADE LEVEL DOORS:	5
AIR CONDITIONED:	Yes
SPRINKLERS:	Yes
PARKING SPACES:	90
YEAR BUILT:	1992
FENCED YARD:	No
TRUCKWELLS:	No
TRAILER PARKING:	No
BUSS DUCT:	Yes
AIRLINES:	No
TAXES:	\$15,000



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// ADDITIONAL PHOTOS



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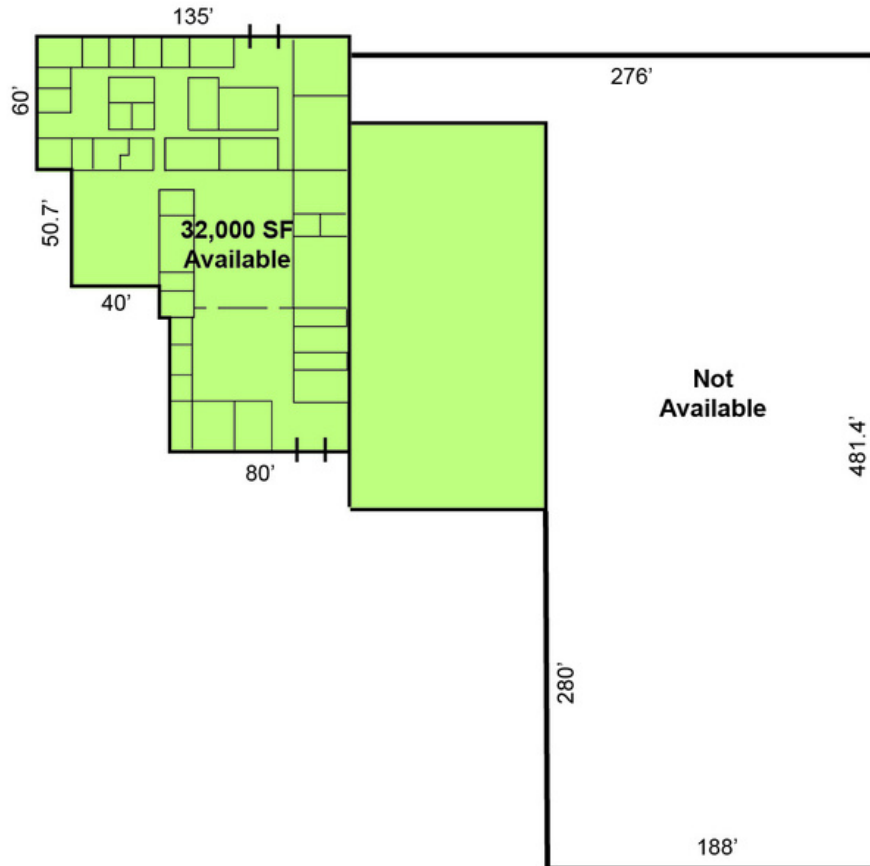
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32,000 SF Available
Current Configured as Many Offices
** Can be demolished for open space

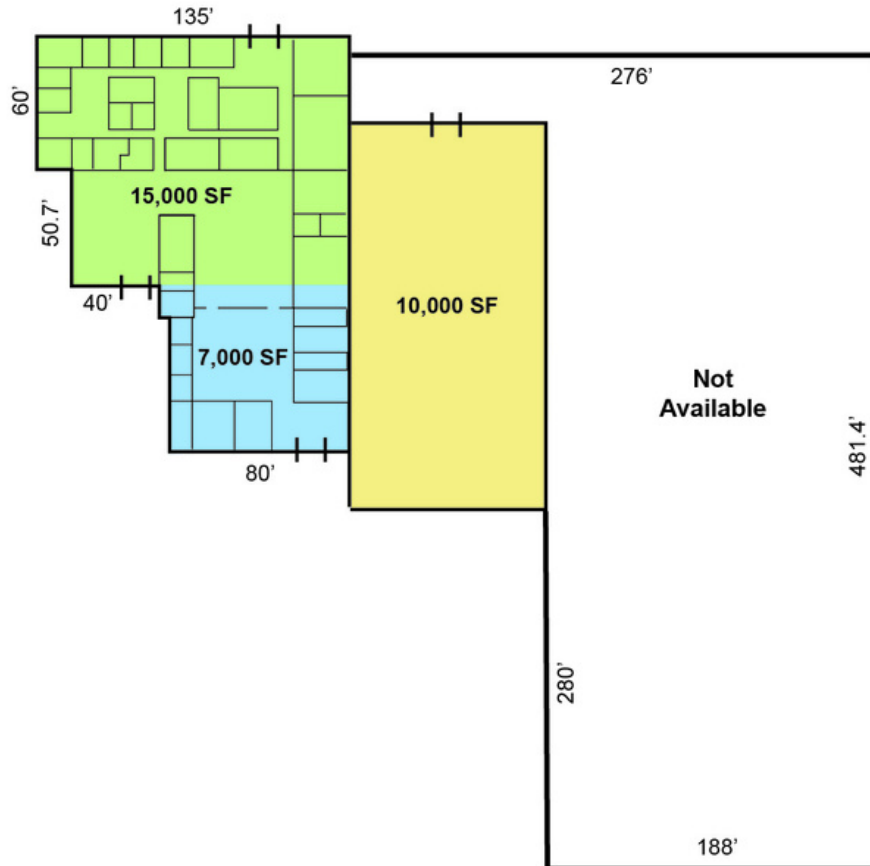
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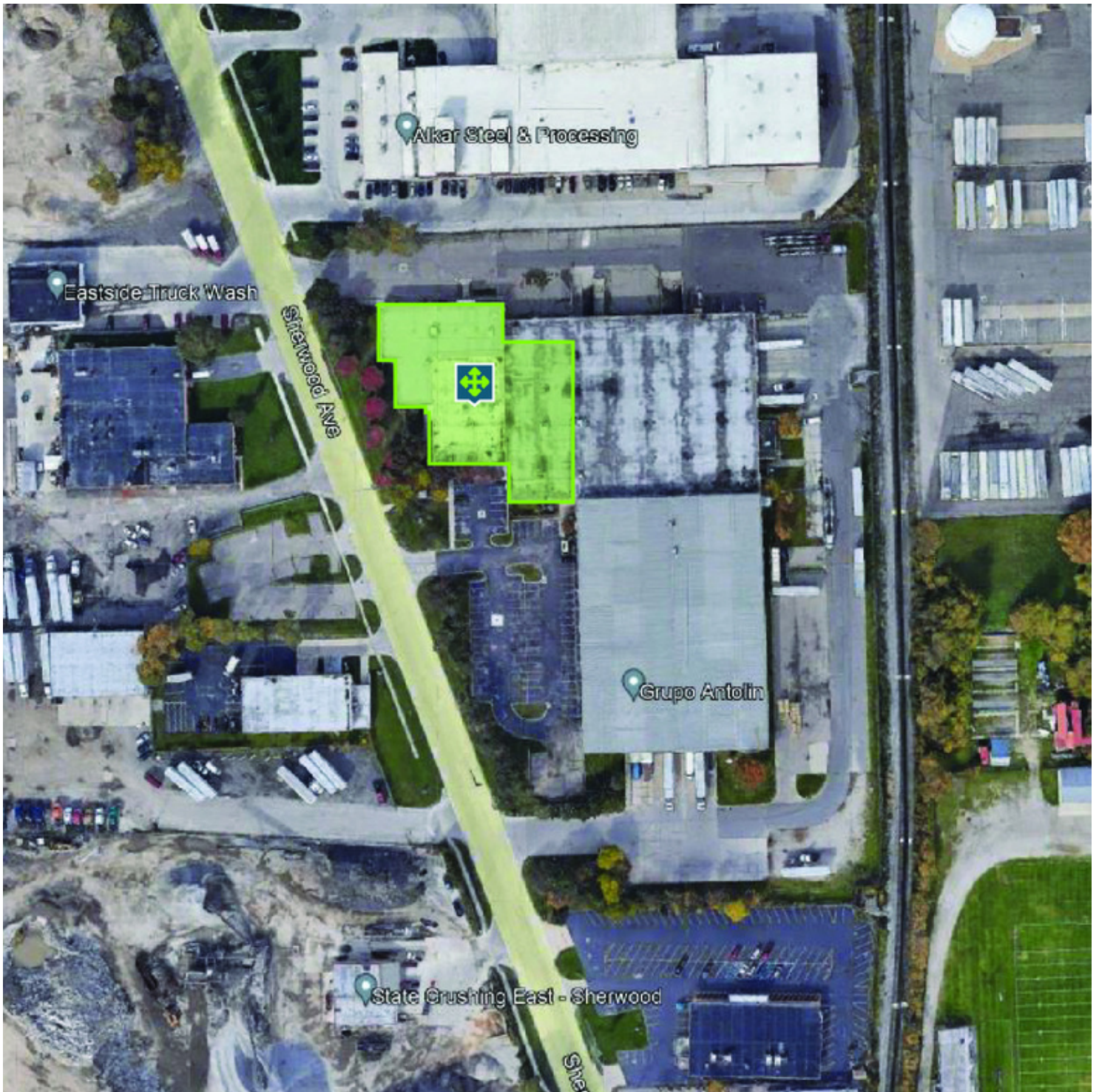
Colored boxes indicate various ways building
 can be divided

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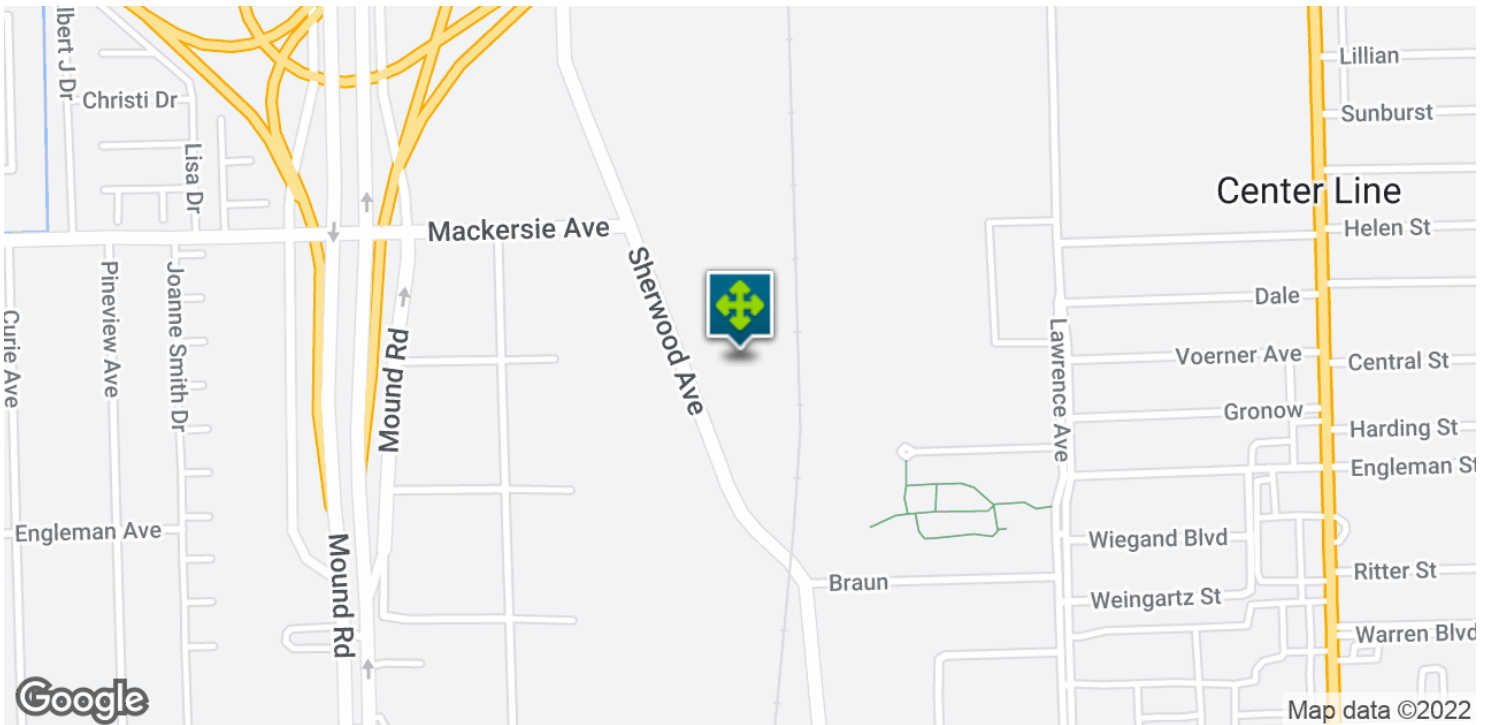
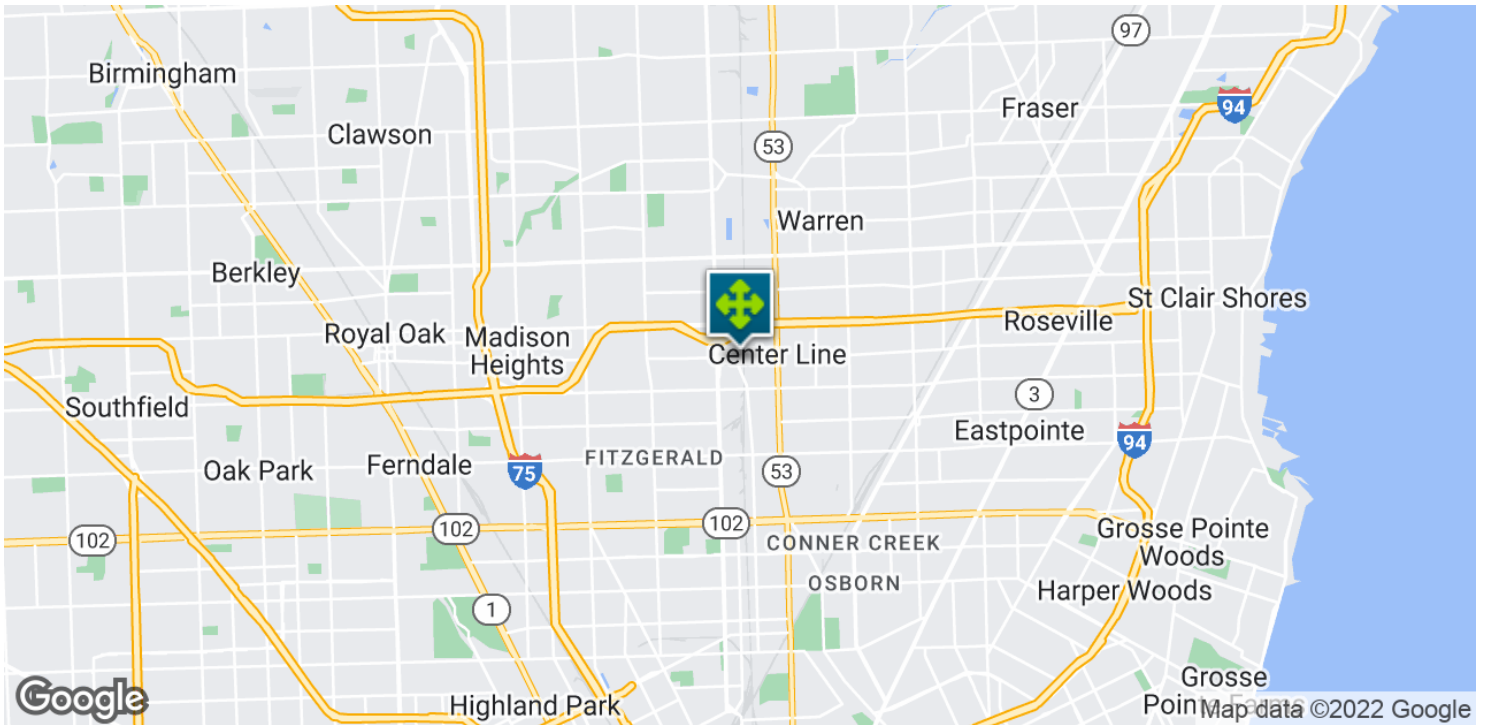


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// LOCATION MAP

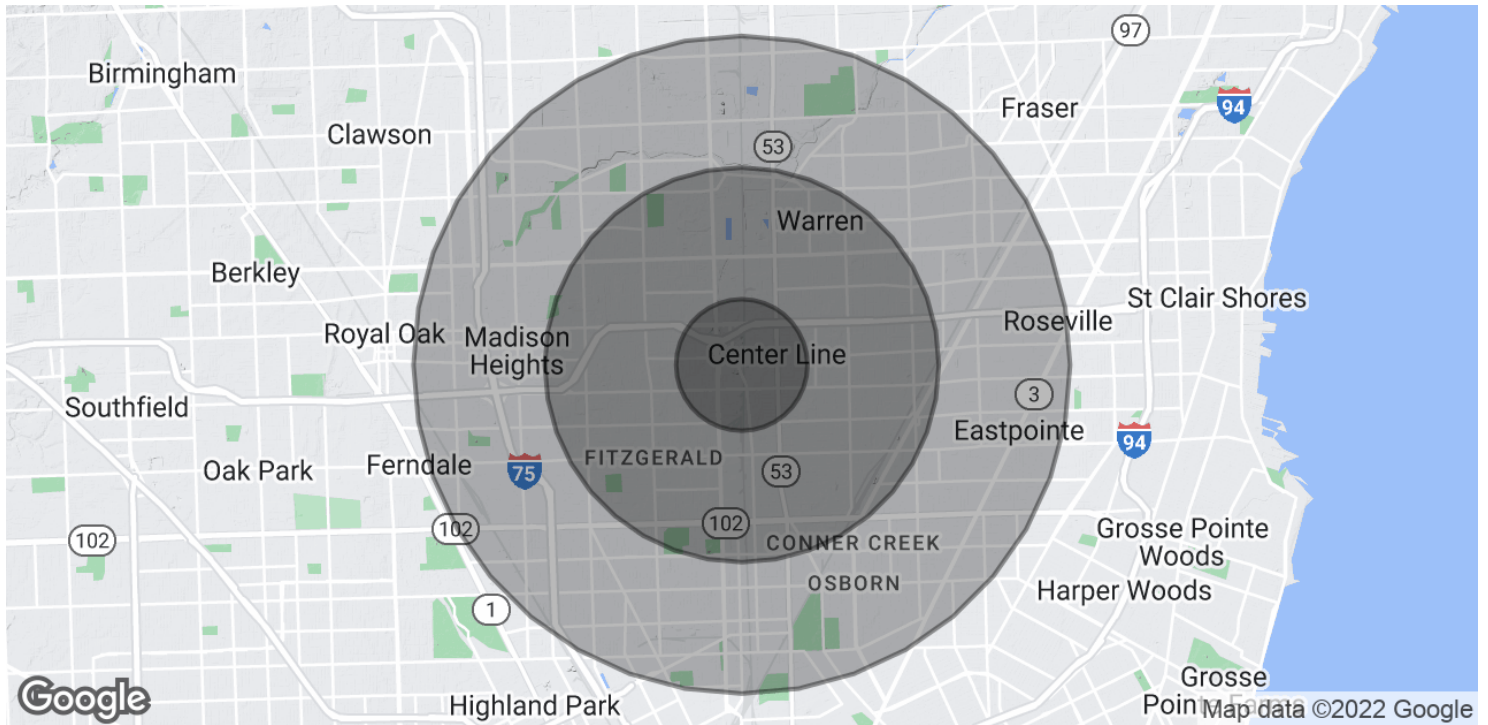


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,936	107,901	345,677
Average Age	40.6	39.0	37.3
Average Age (Male)	39.8	37.5	35.6
Average Age (Female)	41.4	40.4	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,464	43,749	132,309
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$46,101	\$49,651	\$49,581
Average House Value	\$115,696	\$121,763	\$122,635

* Demographic data derived from 2020 ACS - US Census

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