

INDUSTRIAL PROPERTY FOR LEASE

10,000 - 51,500 SF of Industrial Cold Storage

6530 - 6540 E PALMER ST
DETROIT, MI 48211



Direct Rail Access to GM "Factory Zero"

Hamtramck Assembly

8 Grade-level Doors

Great for Storage, Equipment Storage, Raw
Space, a Single User, Production



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Corporate & Investment Real Estate



OFFERING SUMMARY

Available SF:	10,000 - 51,500 SF
Lease Rate:	Negotiable
Zoning:	Heavy Industrial
Year Built:	1923
Lot Size:	1.66 Acres
Market:	Detroit
Submarket:	Detroit East
Traffic Count:	4,000
Nearest Highway	I-94 (1/2 mile)

PROPERTY OVERVIEW

This property was the former foundry for the Packard Plant. This single-story, 51,500 SF building has five 10,000 square foot bays that can be divided or utilized for a single tenant pending improvements. Great for storage, raw space, contractor space, raw material, multi-tenant, or single user. The building has a fantastic owner who is currently improving the space.

LOCATION OVERVIEW

Located directly outside of the legendary Packard Plant! Enjoy a nostalgic view with a surprising feel of comfort. Although the neighboring Packard Plant is a popular attraction for onlookers, this building enjoys a great deal of privacy and a private road.

Geography benefits: 6530 E Palmer is located less than a mile from GM Hamtramck Assembly and has DIRECT rail access to its newly dubbed "GM Factory Zero." Factory zero is a GM billion + dollar investment into the former "Detroit, Hamtramck Assembly." 6530 E Palmer is also minutes from Fiat Chrysler's new billion + dollar expansion to their Jefferson-Mack Assembly. Surrounding economic development within a two and half-mile radius includes multiple 7 & 8-figure mixed-use residential developments, multiple established and growing Big 3 Auto, and Auto supply chain facilities. There have been stark improvements to the Mt. Elliot industrial district, rehabbed homes, and an improving neighborhood all around.

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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

6530 - 6540 E PALMER ST, DETROIT, MI

// COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Street Address	6530 - 6540 E Palmer St
City, State, Zip	Detroit, MI 48211
County	Wayne
Market	Detroit
Sub-market	Detroit East
Cross-Streets	Palmer St and Bellevue St
Side of the Street	Southeast
Road Type	Paved
Market Type	Large
Nearest Airport	Detroit City Airport (3.3 miles)

BUILDING INFORMATION

Tenancy	Multiple
Number of Floors	1
Average Floor Size	51,500 SF
Year Built	1923
Year Last Renovated	2021 (currently under reno)
Gross Leasable Area	51,500 SF
Construction Status	Existing
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Direct Rail Access to GM "Factory Zero" Hamtramck Assembly
- 8 Grade-level Doors
- Great for Storage, Equipment Storage, Raw Space, a Single User, Production
- Located on a private access street
- Near FCA, GM, Mount Elliot Industrial, and upcoming residential development

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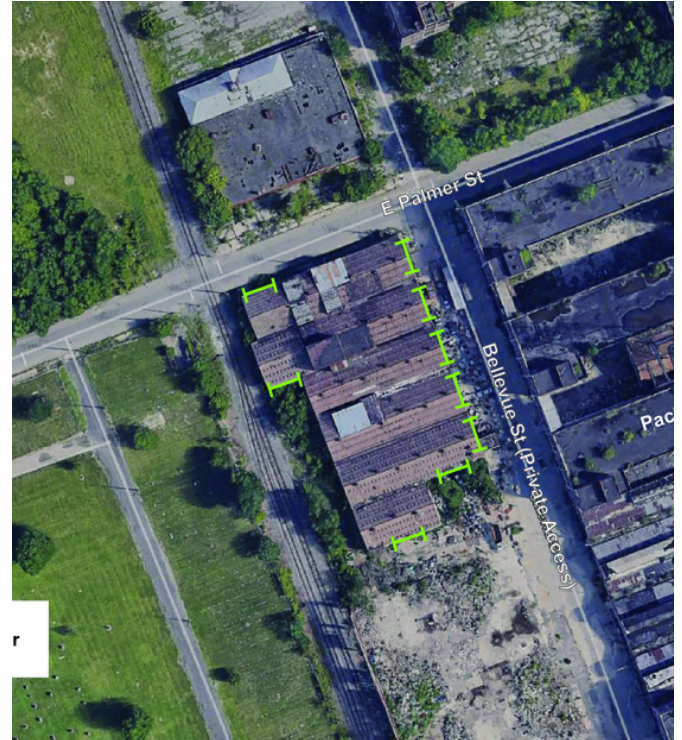
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// INDUSTRIAL DETAILS

PROPERTY TYPE:	Industrial / Cold Storage
LEASE RATE:	Negotiable
AVAILABLE SPACE:	10,000 - 51,500 SF
SHOP SF:	50,500 SF
OFFICE SF:	1,000 SF
MEZZANINE SF:	1,000 SF
ZONING:	Heavy Industrial
LOT SIZE:	1.66 AC
CONSTRUCTION:	Masonry/Steel
CLEAR HIEGHTS:	16 - 18'
GRADE LEVEL DOORS:	8
POWER:	Heavy Power
CRANES:	One (1) 5-Ton
HEAT TYPE:	Forced Gas Air
AIR CONDITIONED:	No
EXHAUST FANS:	Yes
YEAR BUILT / RENOVATED:	1923 / Currently
FENCED YARD:	No
TRUCKWELLS:	No
TRAILER PARKING:	Yes
BUSS DUCT:	Dated - Unusable
LIGHTING	Fluorescent
AIRLINES:	No
RAIL ACCESS:	Yes
UNDERHOOK:	15'



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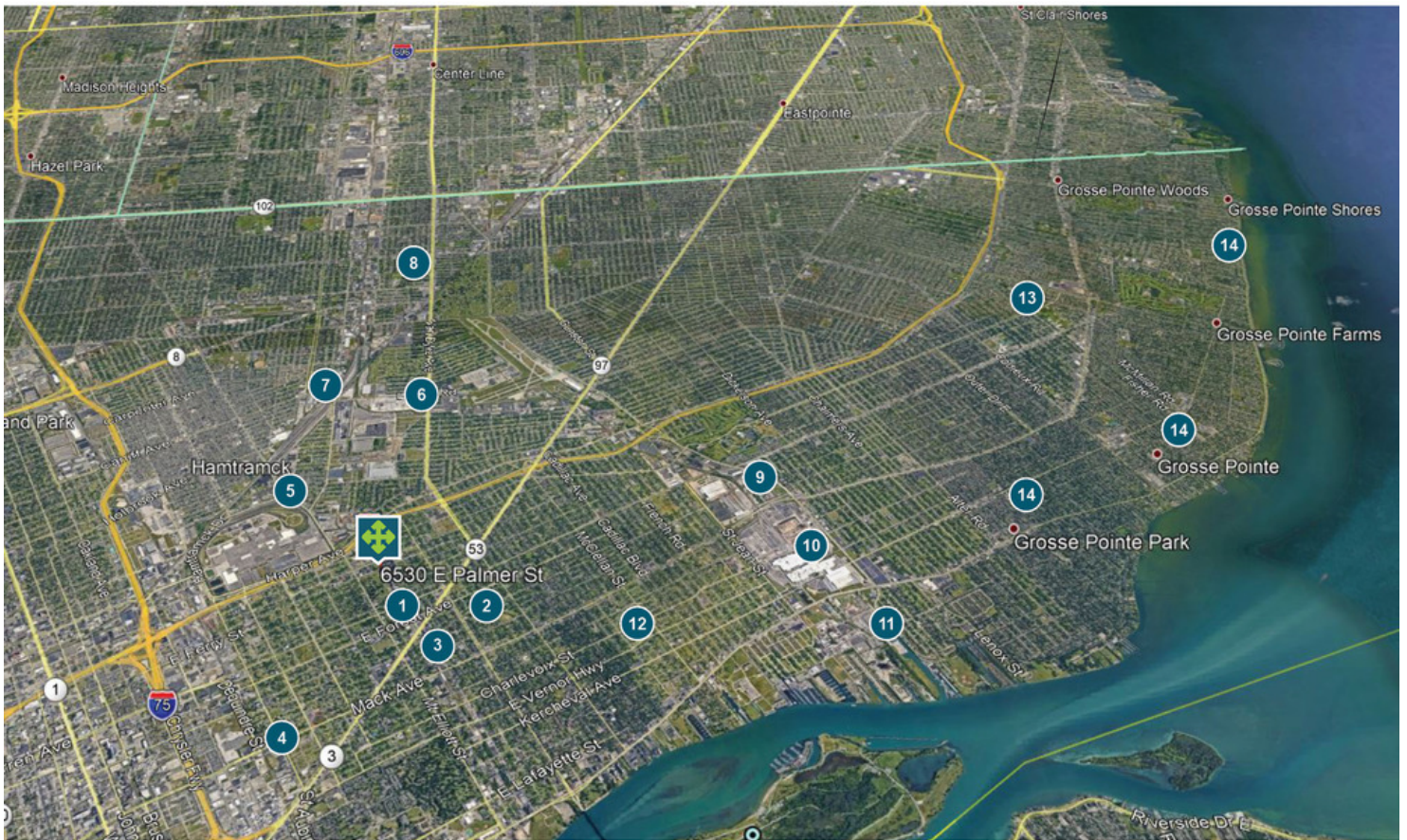
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NEARBY PLACES OF INTEREST

6530 - 6540 E PALMER ST, DETROIT, MI

// MAP



1 LAGRASSO BROTHERS

2 FERRANTE MANUFACTURING CO

3 ARCHITECTURAL SALVAGE OF DETROIT

4 EASTERN MARKET

5 GM DETROIT-HAMTRAMCK ASSEMBLY

6 FLEX N GATE

7 FOWLING WAREHOUSE

8 GALLAGHER-KAISER DETROIT

9 GIFFIN-FCA AUTOMOTIVE \ MACK ASSEMBLY

10 CHRYSLER MANUFACTURING

11 NEW CROSS DOCK LOGISTICS CENTER

12 INDIAN VILLAGE

13 EAST ENGLISH VILLAGE

14 GROSSE POINTE COMMUNITIES

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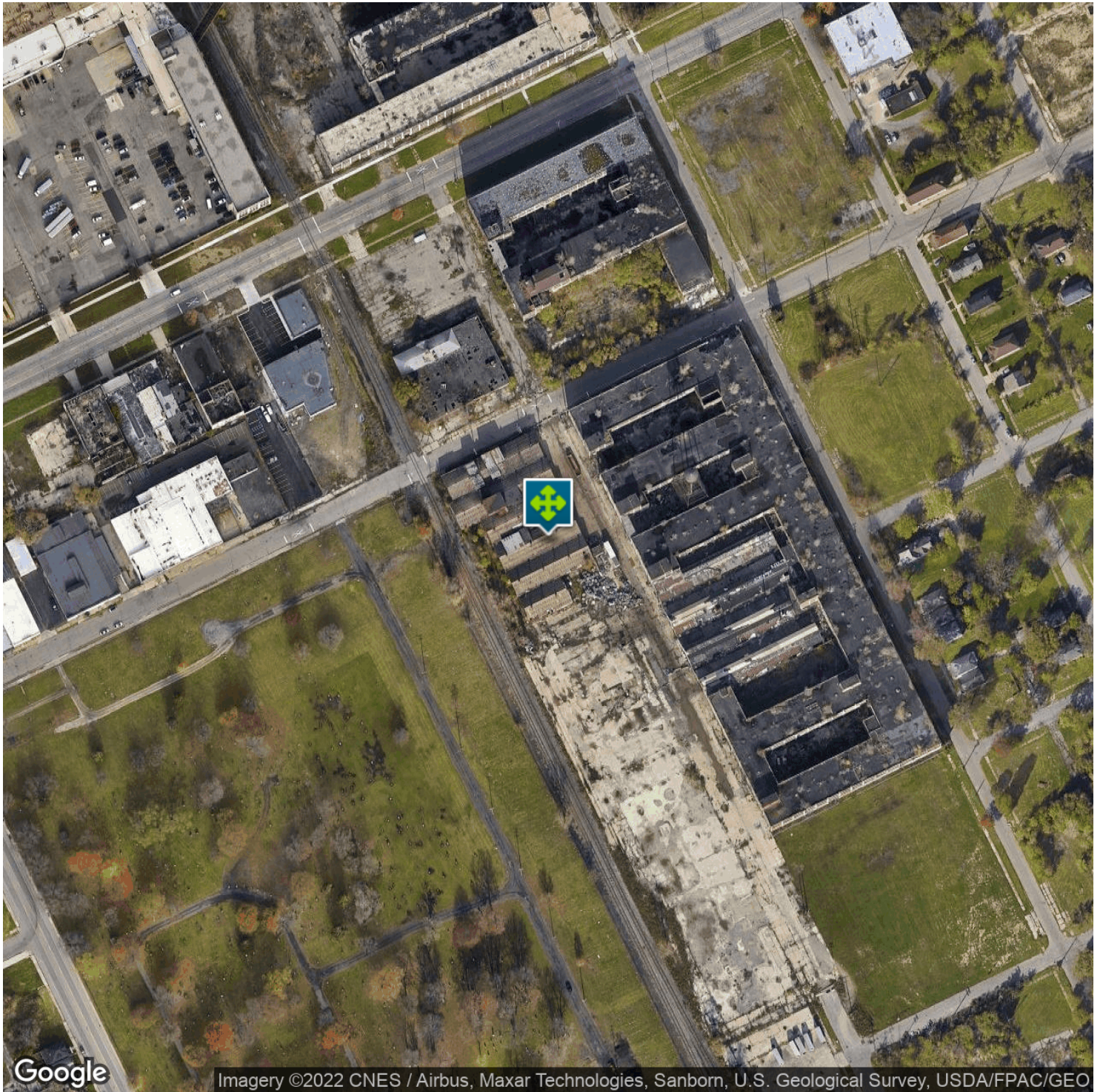


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// AERIAL MAP



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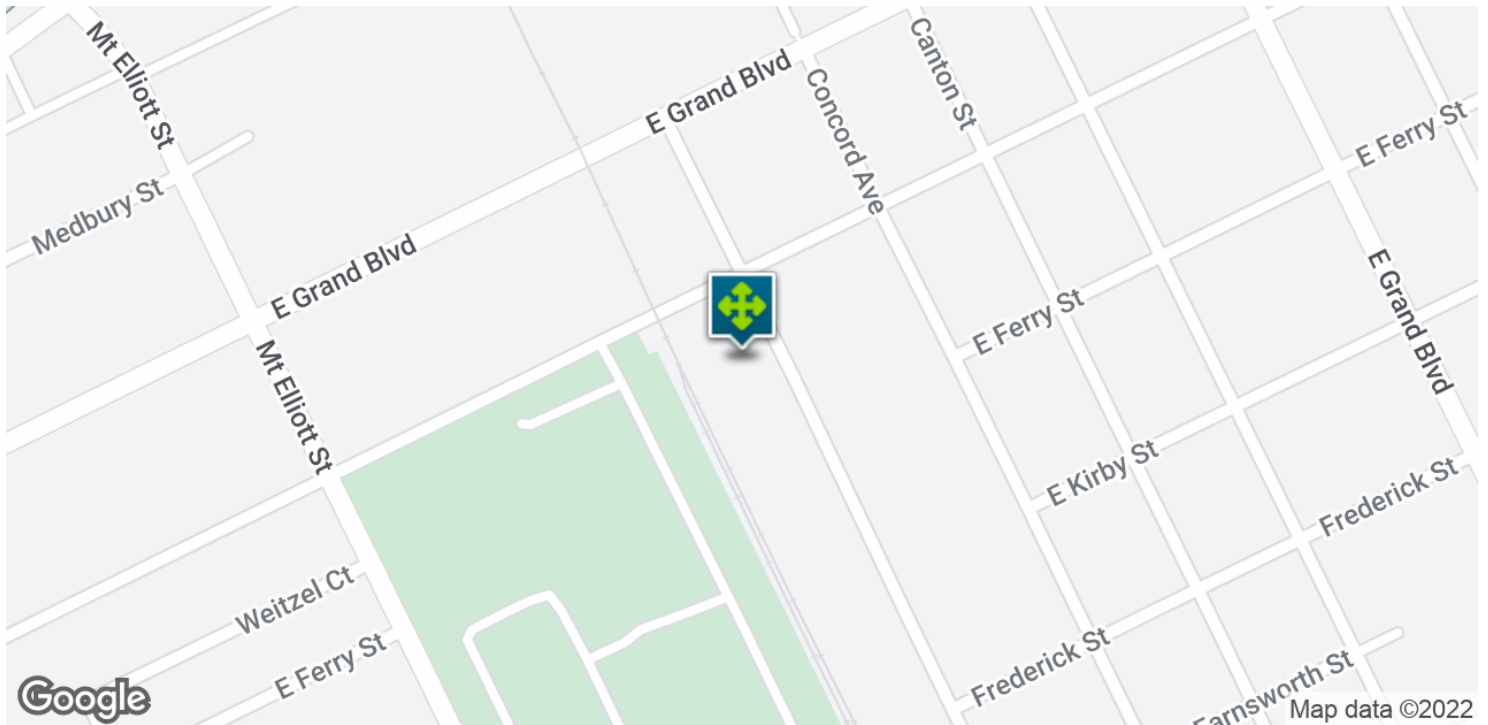
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// LOCATION MAP

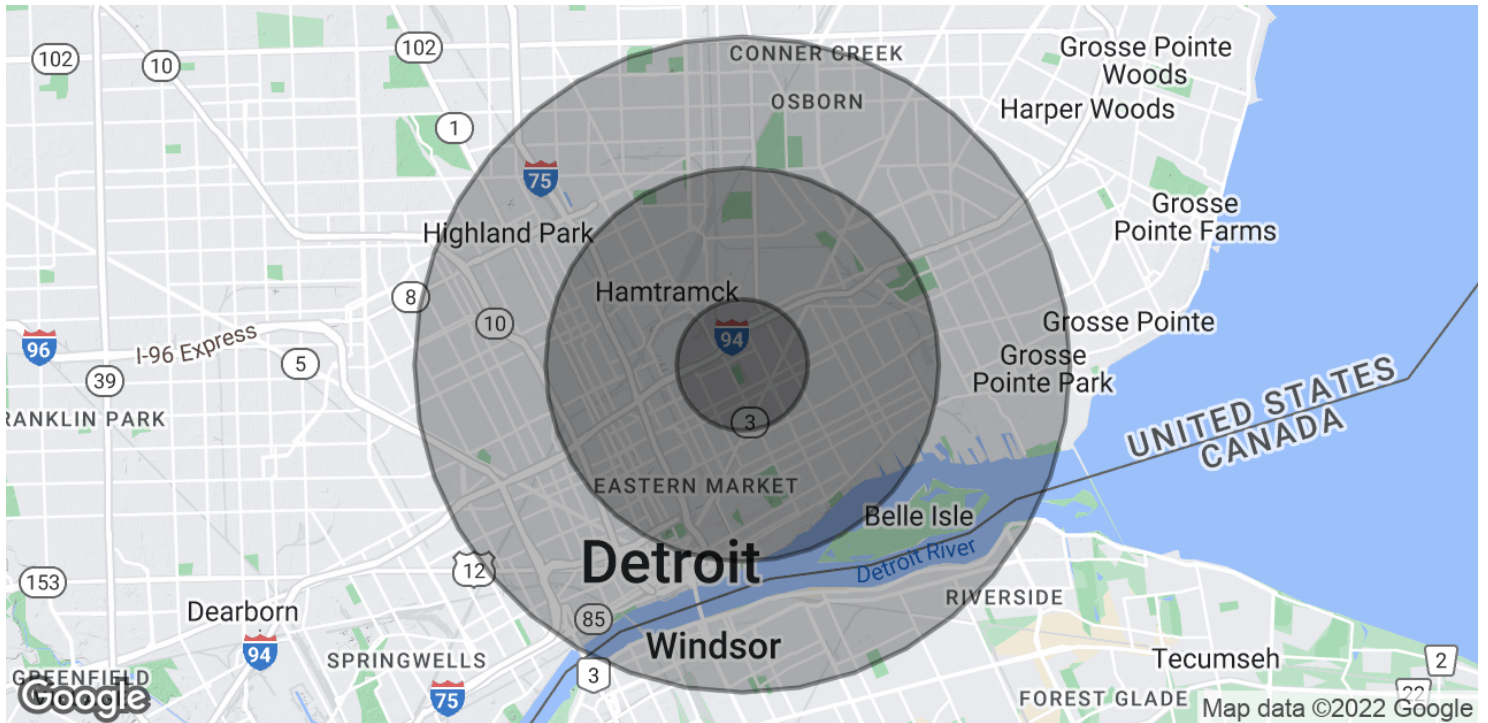


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,670	118,587	310,749
Average Age	40.8	36.1	34.3
Average Age (Male)	37.3	33.1	31.9
Average Age (Female)	41.2	38.4	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,176	45,842	115,337
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$26,769	\$33,385	\$34,175
Average House Value	\$46,038	\$80,372	\$82,361

* Demographic data derived from 2020 ACS - US Census

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