

INDUSTRIAL PROPERTY FOR LEASE

3,500 SF Industrial Space

3174 MARTIN RD
COMMERCE TOWNSHIP, MI 48390



3,500 SF warehouse space

400 SF office

12 x 14' overhead door

200 amp / 220 volt power



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Available SF:	3,500 SF
Building Size:	44,176 SF
Lease Rate:	\$8.00 SF/yr (Gross)
Zoning:	IT IND
Year Built:	1980
Market:	Detroit

PROPERTY OVERVIEW

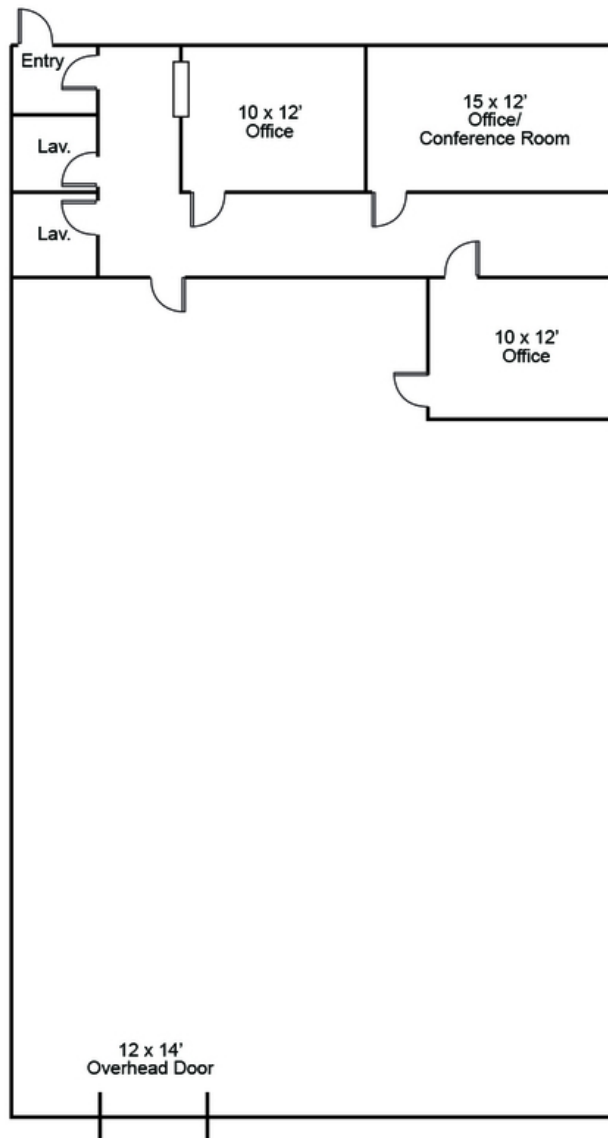
This well-maintained industrial complex currently has a 3,500 SF industrial space for lease with a 400 SF office. The warehouse space has 16' clear heights, a 12 x 14' overhead door, and 220 volt / 200 amp power. The office features two private offices. There is front and rear parking to accommodate 6 vehicles. Main road frontage on Martin Rd provides excellent visibility. Gross rate = Landlord pays the real estate taxes, building insurance, and exterior maintenance of grass and snow removal.

LOCATION OVERVIEW

Located on the east side of Martin Road, south of Ridgeway Court in Commerce Township. Excellent location just off M-5, I-275 and I-696. Close to the Lakes Communities.

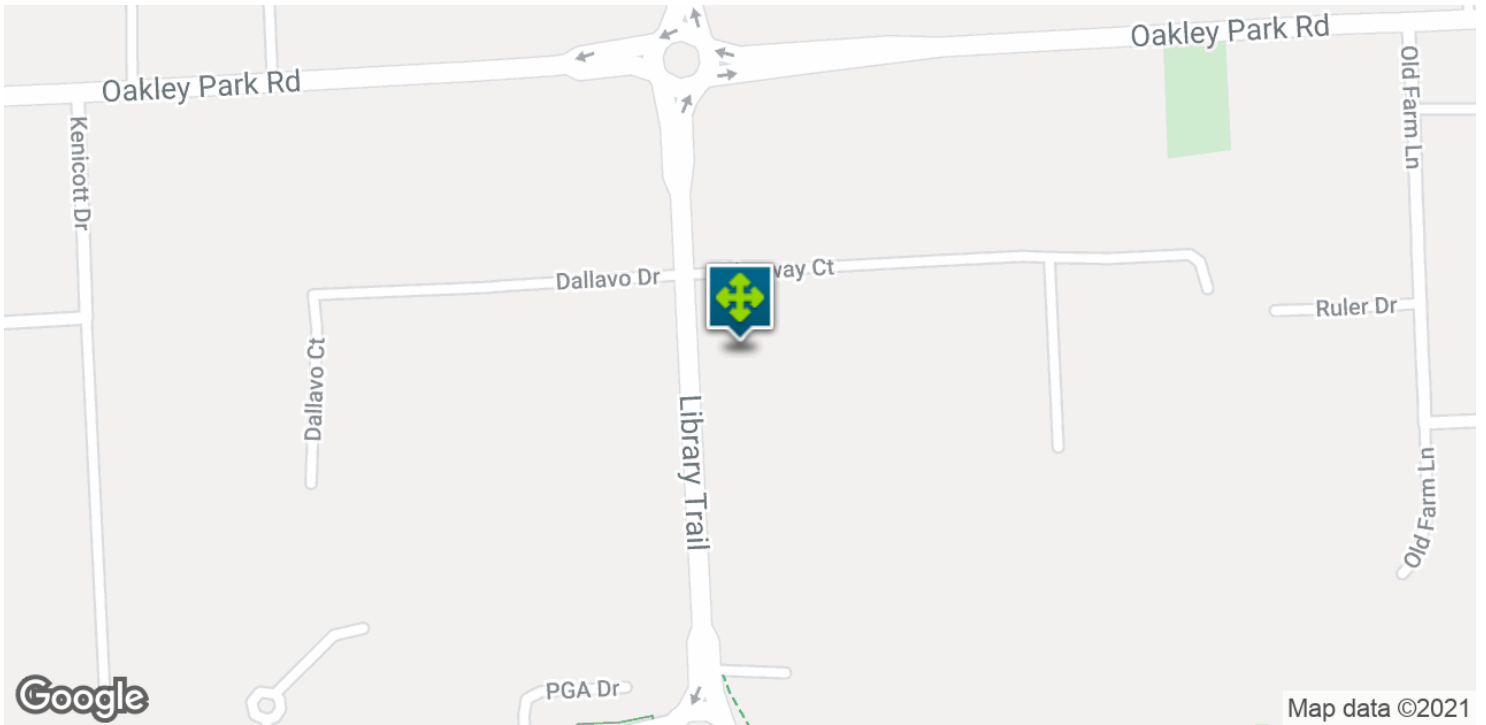
PROPERTY HIGHLIGHTS

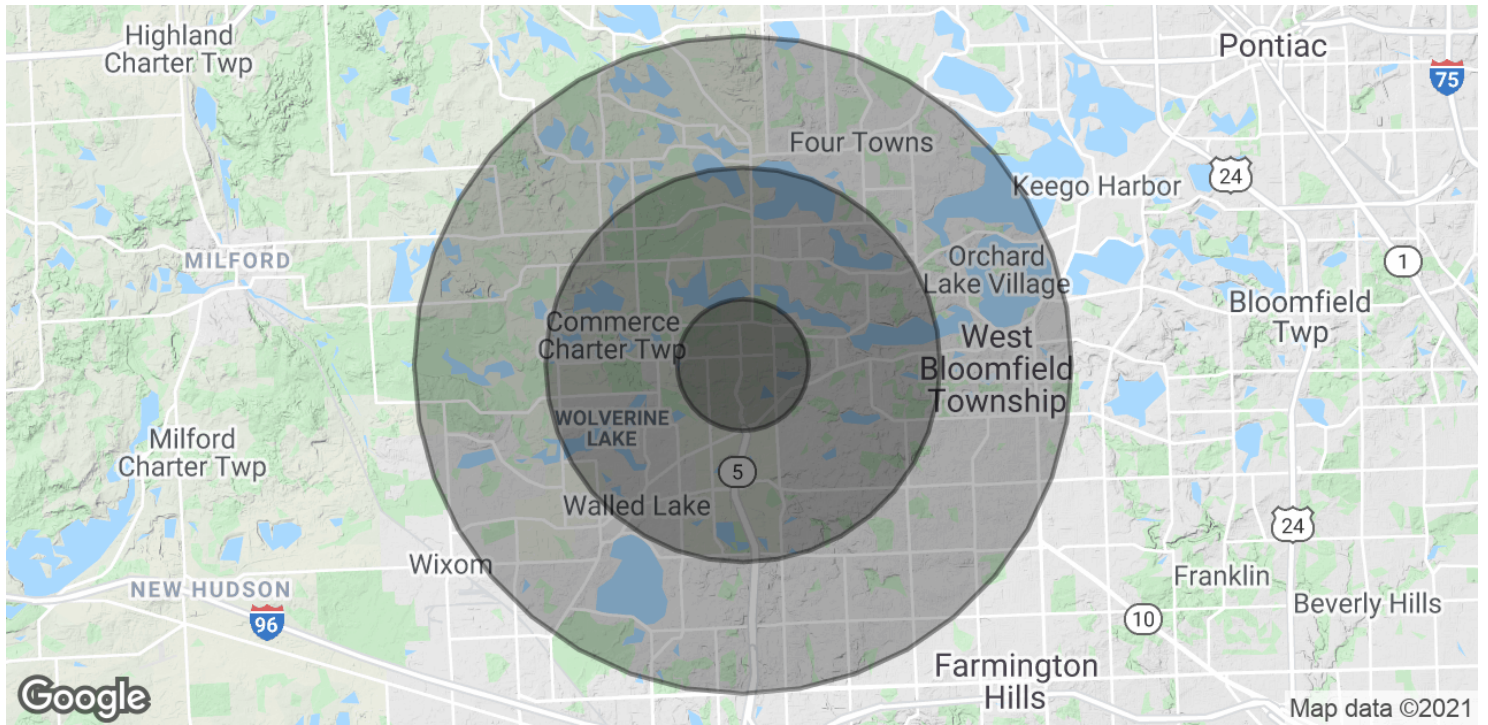
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,266	48,776	143,198
Average age	40.3	41.5	41.1
Average age (Male)	37.3	39.7	39.9
Average age (Female)	42.1	42.6	42.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,534	18,624	55,907
# of persons per HH	2.8	2.6	2.6
Average HH income	\$101,094	\$101,119	\$99,437
Average house value	\$283,784	\$282,081	\$265,548

* Demographic data derived from 2010 US Census