

FOR SALE



**24700 MOUND ROAD**  
**WARREN, MI 48091**

**PROPERTY HIGHLIGHTS:**

- 20,500 SF industrial building
- Comprised of 1,200 SF office, 19,300 SF shop area
- Built 1954, renovated 2005
- Green zone - 3,300 SF in front portion of building - Ideal for processing or Class A grow (See survey on page 3)
- Zoning: M-2
- Clear Height: 26'
- Power: 3,000 AMP/480 Volt
- Lot Size: 1.29 acres
- Cranes: 5 - 10 Ton
- Overhead Door: 12'x14'

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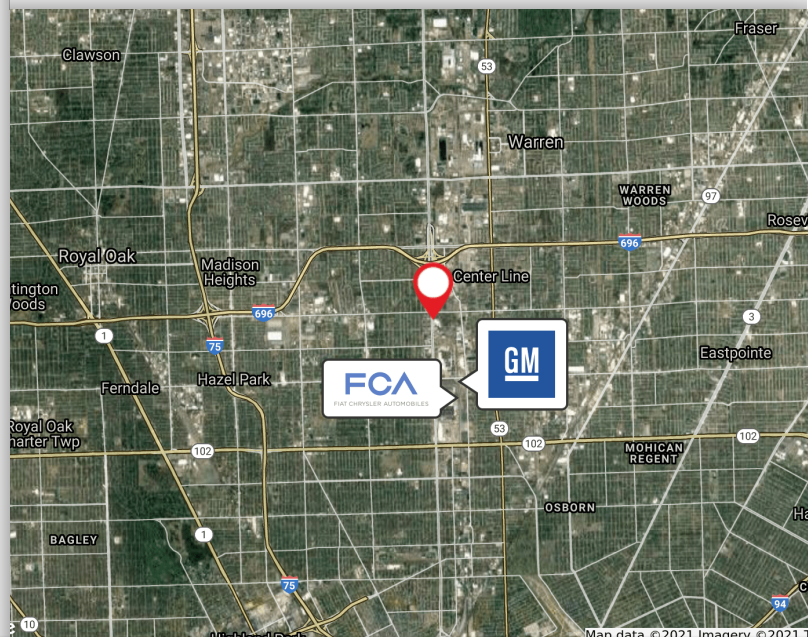
FOR MORE INFORMATION PLEASE CONTACT:



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**eCODE 201**



# 24700 MOUND ROAD

## PROPERTY INFORMATION

### HIGHLIGHTS

Building SF:	20,500 SF
Warehouse SF:	19,200 SF
Office SF:	1,300 SF
County:	Macomb
Cross Streets:	Mound and 10 Mile

### SITE

Land Size:	1.29 Acres
Parcel Number:	12-13-28-101-005
Zoning:	M-2, Medium Light Industrial District

### GENERAL

Parking Spaces:	25
Parking Ratio:	1.22
Parking Type:	Structure

### PRICING & AVAILABILITY

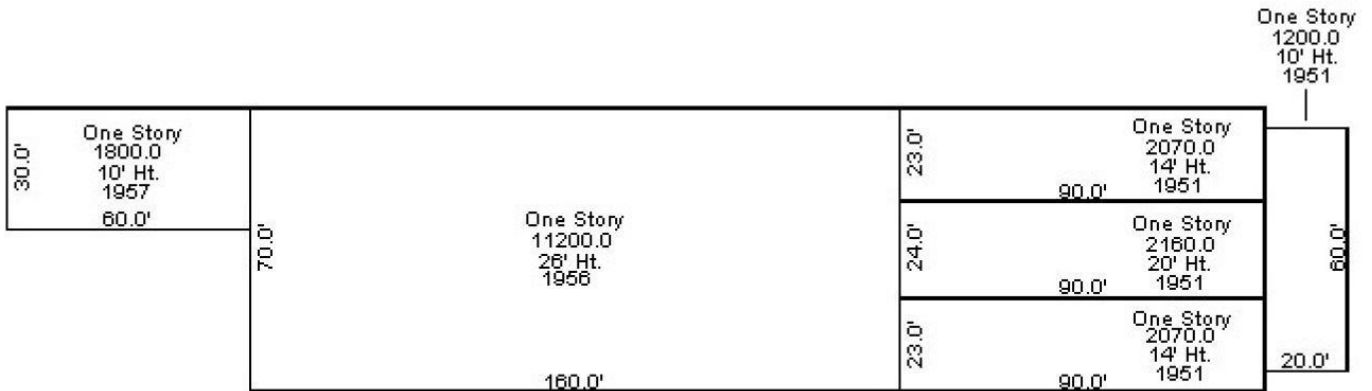
Asking Price	\$1,650,000
Occupancy:	Single

### BUILDING INFORMATION

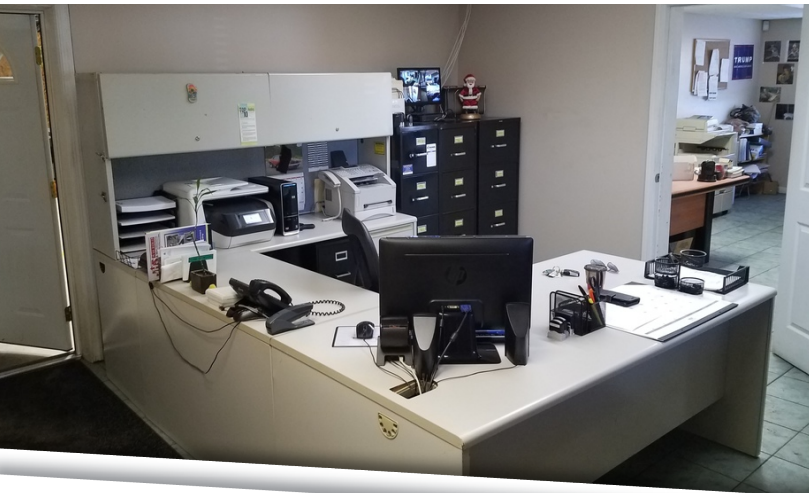
Type:	Industrial
Year Built:	1956
Year Renovated:	2005
Roof Type:	Rubber
Restrooms:	3
Heating:	Radiant
Ceiling Height:	28'
Clear Height:	26'
Cranes:	5-10 Ton
Electrical:	3,000 AMP/ 480 V
# Grade Level Doors:	1
Door Dimensions (HXW):	12 x 14
Recent Updates:	New radiant heat, new furnace, updated electrical, updated cranes



**24700 MOUND ROAD**  
**PROPERTY FLOOR PLAN**



**24700 MOUND ROAD**  
**PROPERTY PHOTOS**



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