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First Time Offering: ±40,000 SF Industrial Property For Sale



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46650 Erb Drive
Macomb Township, MI

Starting from

$4,525,000

Industrial Opportunity

This 39,344 SF industrial property offers approximately 6,754 SF of office space, providing a functional layout for manufacturing, warehousing, and administrative operations.

Competitive Pricing

Offered at $4,525,000, or $115 per square foot, this property presents a compelling opportunity for both owner-users and investors.

Heavy Power Capacity

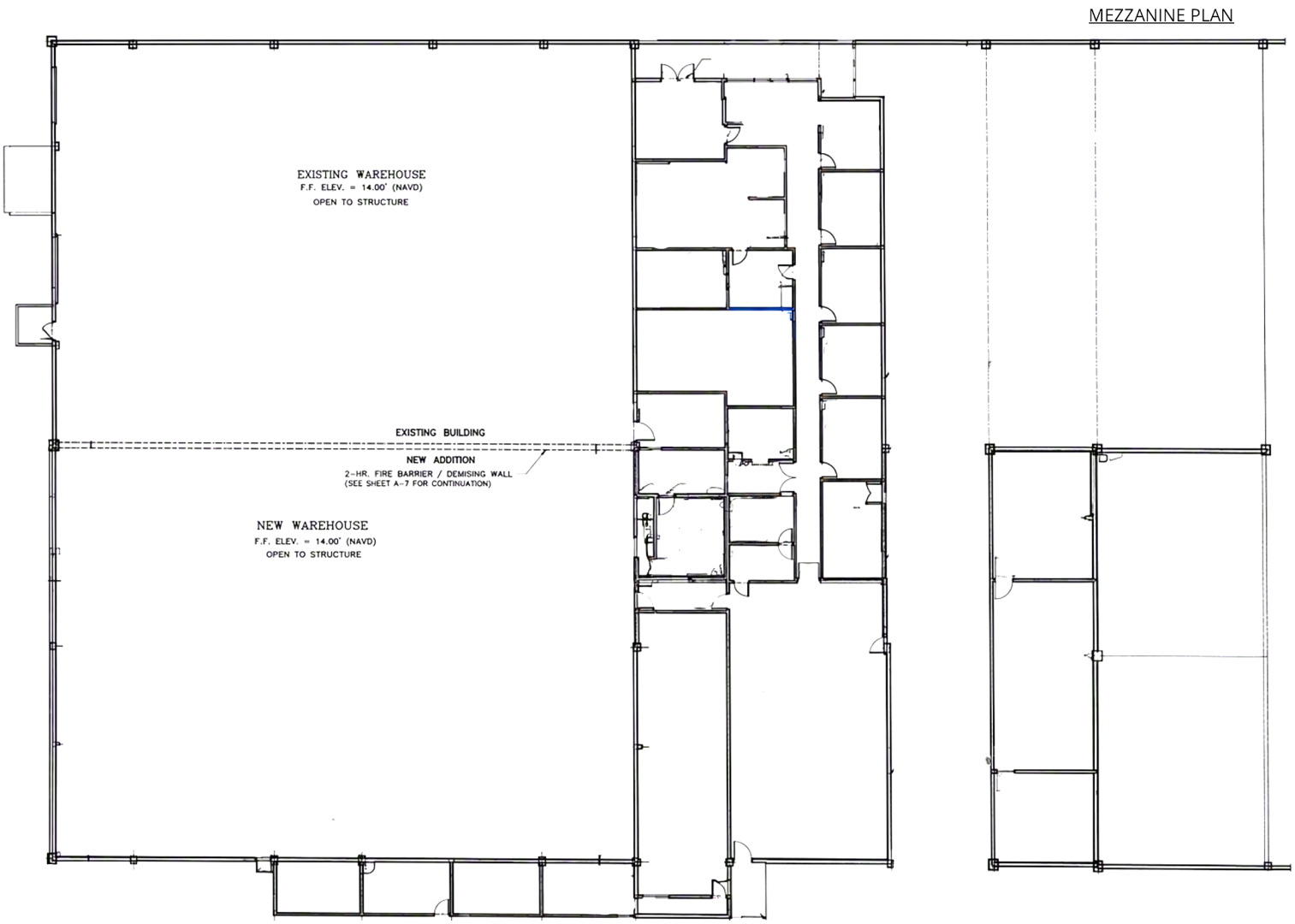
The facility is equipped with 3-phase, 480-volt, 1,600-amp power service, making it ideal for power-intensive industrial applications.

Crane-Served Production Space

Five overhead cranes ranging from 5 to 20 tons enhance efficiency and support a wide range of manufacturing and material handling operations.

Extensive Features & Expansion Potential

100% air conditioned, six overhead doors, a 4,000 SF mezzanine, 4,000 SF of shop office space, and an additional 1.08-acre grass lot parcel available for purchase provide flexibility for operations, storage, and future expansion.



Floor Plan

39,344 SF

- Office Space: 6,754 SF
- Mezzanine: 4,000 SF
- Shop Office Space: 4,000 SF




Continental Crane Co.
20 TON CAPACITY
HYSTER



DETAILS

Property name	46650 Erb Drive
Location	Macomb Township
Cross streets	21 Mile Rd. & Gratiot Ave.
Total building size	39,344 SF
Year built	1991
Total property acreage	4.33 Acres
Second parcel acreage	1.08 Acres
Building class	B
Office SF	6,754 SF
Additional shop labs / office SF	4,000 SF
Dock-high doors	0
Grade level doors	6
Clear height	25′ – 32′ 8″
Amps	1,600
Voltage	480
Phase	3-phase
Cranes	5







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