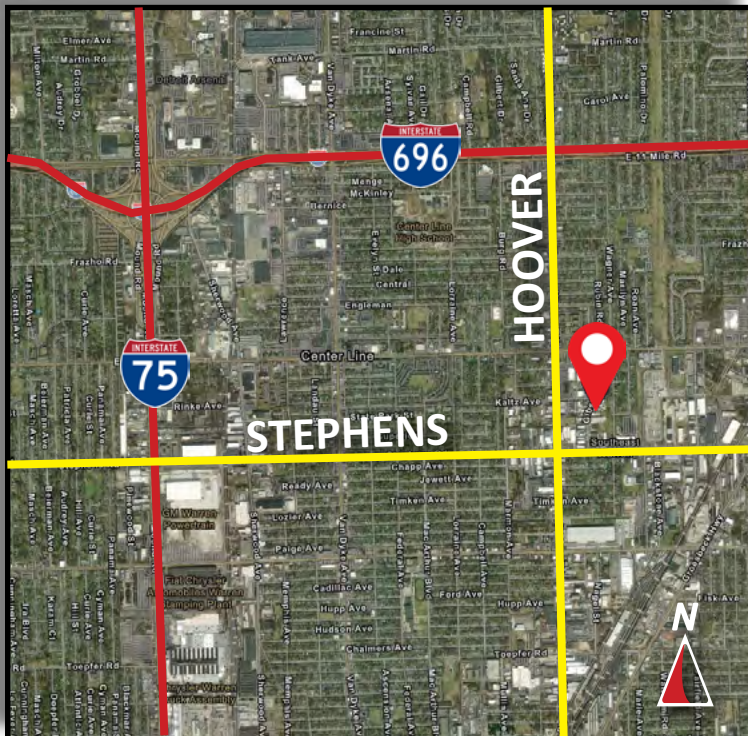


# Burger

& COMPANY

## FOR SALE

24296 Gibson Drive  
Warren, Michigan  
10,260 Square Feet



- Terrific small manufacturing building for sale!
- Two (2) cranes one is 7.50 ton
- 16' - 38' clear height
- Heavy power / 1,000 amps (to be verified)
- 1.15 acre gated and secure fenced lot
- Grade level doors are 12'x14' and 12'x16'
- Quick freeway access to I-75 and I-696
- Additional 800 square foot shed not included in building square footage
- Sale price \$775,000 / \$75.53 PSF

**Burger & Company**

Victor Burger  
Sales Associate  
Cell: 810.206.5747  
vic@burgercollc.com

Joe Pellerito  
Senior Associate  
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248.536.2888  
www.burgercollc.com  
38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

# FOR SALE

24296 Gibson Drive  
Warren, MI



## BUILDING SPECIFICATIONS

|               |                                             |                            |                                 |
|---------------|---------------------------------------------|----------------------------|---------------------------------|
| Location      | East of Hoover Between Stephens & E 10 Mile | Total Building Square Feet | 10,260 SF                       |
| Parcel        | 12-13-26-152-015                            | Square Feet Available      | 10,260 SF                       |
| County        | Macomb                                      | Office Square Feet         | 1,800 SF                        |
| Zoning        | M-2 Industrial District                     | Warehouse Square Feet      | 8,460 SF                        |
| Lot Size      | 1.15 Acres                                  | Year Built                 | 1966 addition 1980              |
| Construction  | Brick, Block and Metal                      | Grade Level Doors          | Two (2) 12'x14' and 12'x16'     |
| Clear Height  | 16'-38'                                     | Dock Doors                 | No                              |
| Cranes        | Two Cranes                                  | Power                      | 1000 Amps 240 Volts             |
| Lighting      | Sodium Vapor, Fluorescent and LED           | Heating                    | Gas Forced Air and Radiant Tube |
| Warehouse A/C | No                                          | Sprinklers                 | No                              |
| Buss Duct     | No                                          | Railroad                   | No                              |
| Parking       | Ample                                       | Property Taxes             | \$18,520.02 (2025)              |

### Description

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|              |                                    |
|--------------|------------------------------------|
| Sale Price   | \$775,000.00 (\$75.53 PSF)         |
| Terms        | Cash or terms acceptable to Seller |
| Availability | Immediate Occupancy                |

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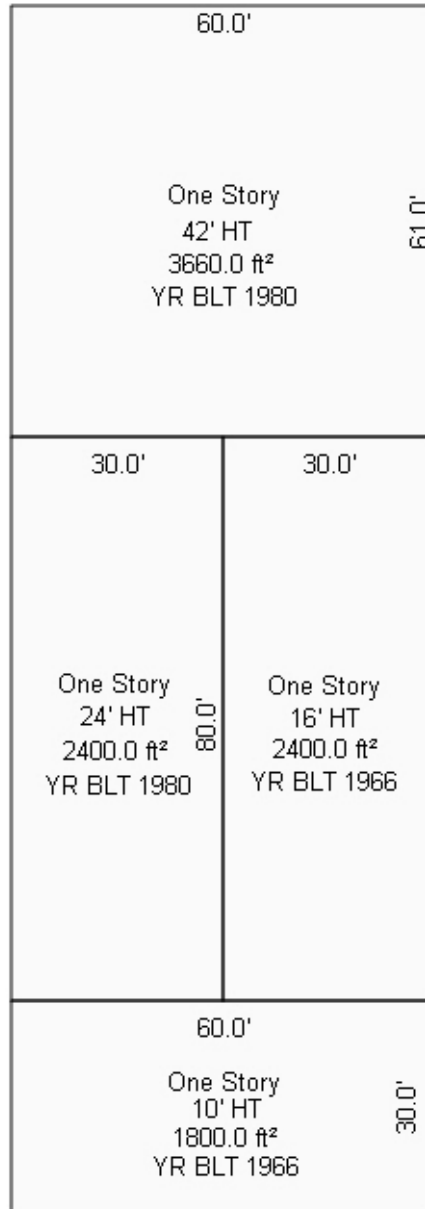
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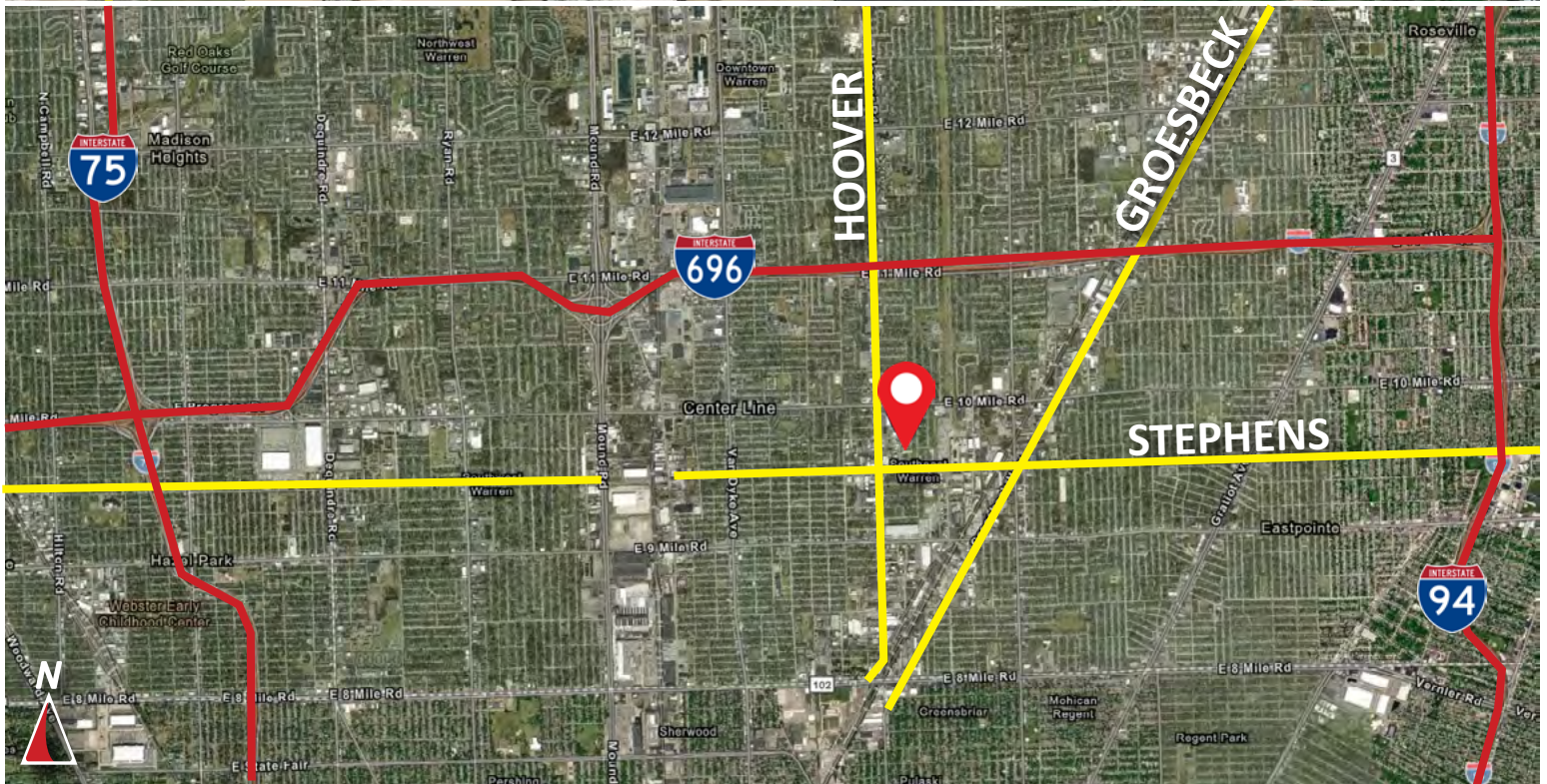
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