



**TWO-BUILDING
INDUSTRIAL
COMPLEX ON
APPROX. 4 ACRES**

**66375 S FOREST AVE
NEW HAVEN, MI 48050**



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TDG
COMMERCIAL

14,500 SF - TWO BUILDINGS • FOUR OVERSIZED DRIVE-IN DOORS • APPROX. 4-ACRE INDUSTRIAL SITE

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Asking Price:

\$950,000

Site Area:

Approx. 4.00 AC

Building Area:

14,500 SF

Buildings:

Two

Drive-In Doors:

Four

Ceiling Height:

Approx. 16 FT

AVAILABILITY SUMMARY

66375 S Forest Ave has a New Haven mailing address and is located in Lenox Township. The two-building industrial complex totals 14,500 square feet on a site marketed as approximately four acres; public information reflects approximately 3.76 acres.

The 1985 masonry improvements were renovated in 2021 and offer four oversized drive-in doors, approximately 16-foot ceilings, 24-hour access, and air conditioning throughout the full building area through multiple units. Both buildings are currently vacant, with possession subject to the purchase agreement and closing terms.

The asking price has been reduced to \$950,000 from \$1,200,000, equal to approximately \$65.52 per square foot. Site area beyond the building footprints supports parking, circulation, and maneuvering. Outdoor storage, expansion, redevelopment, and every proposed use remain subject to zoning verification, municipal approval, and purchaser due diligence.

PROPERTY HIGHLIGHTS

- **Reduced Basis:** \$950,000 asking price, approximately \$65.52 per SF.
- **Vacant Buildings:** Both buildings are currently vacant; possession is subject to closing terms.
- **Direct Access:** Four approximately 14-foot by 14-foot drive-in doors.
- **Functional Volume:** Approximately 16-foot ceilings support storage and equipment.
- **Site Scale:** Marketed as approximately 4.00 acres; public information reflects approximately 3.76 acres.
- **Air Conditioning:** The full 14,500 SF building area is served by multiple A/C units.
- **Municipality:** New Haven mailing address; located in Lenox Township.

OWNER-USER FIT

- Separate functions by building
- Bring vehicles and equipment indoors
- Use one coordinated operating site
- Occupy one or both vacant buildings

VERIFY BEFORE CLOSING

- Possession terms at closing
- Power and sprinkler systems
- A/C unit capacity and condition
- Survey, parcel boundaries, and intended use

SPECIFICATION	CURRENT-PROPERTY DETAIL
Address	66375 S Forest Ave, New Haven, MI 48050 (mailing); located in Lenox Township
Parcel ID	19-06-11-200-018
Property Type	Industrial / warehouse
Buildings	Two buildings, identified as Buildings A and B
Building Area	14,500 SF total
Land Area	Approximately 4.00 acres; public information reflects approximately 3.76 acres
Year Built / Renovated	1985 / June 2021
Construction	Masonry
Ceiling Height	Approximately 16 feet
Drive-In Doors	Four total; approximately 14 feet by 14 feet
Loading Docks / Truck Wells	None reported
Rail Service / Cranes	None reported
Parking	Approximately 25 surface spaces; approximately 1.72/1,000 SF
Zoning	Industrial; verify district, permitted use, and approvals
Access	24-hour property access
Occupancy / Possession	Both buildings are vacant; possession subject to purchase agreement and closing terms
Climate	Full 14,500 SF building area is air-conditioned through multiple units
Offering	\$950,000 asking price; real estate sale

HIGHLIGHTS

INDUSTRIAL SITE & APPROVALS

The property is presented as an industrial owner-user opportunity. Zoning, permitted use, outdoor operations, site planning, access, and future alterations must be confirmed with the applicable municipality.

- **Municipal Review:** Confirm district, intended use, screening, and site-plan requirements.
- **Building Systems:** Verify power, sprinklers, A/C units, structural condition, and code compliance.
- **Survey and Access:** Verify boundaries, easements, parking, circulation, and legal access.
- **No Use Represented:** Every proposed use remains subject to purchaser diligence and approval.

BUYER VERIFICATION

Prospective purchasers should independently verify measurements, acreage, possession terms, building-system condition and capacity, zoning, utilities, site boundaries, and suitability for their intended operation.

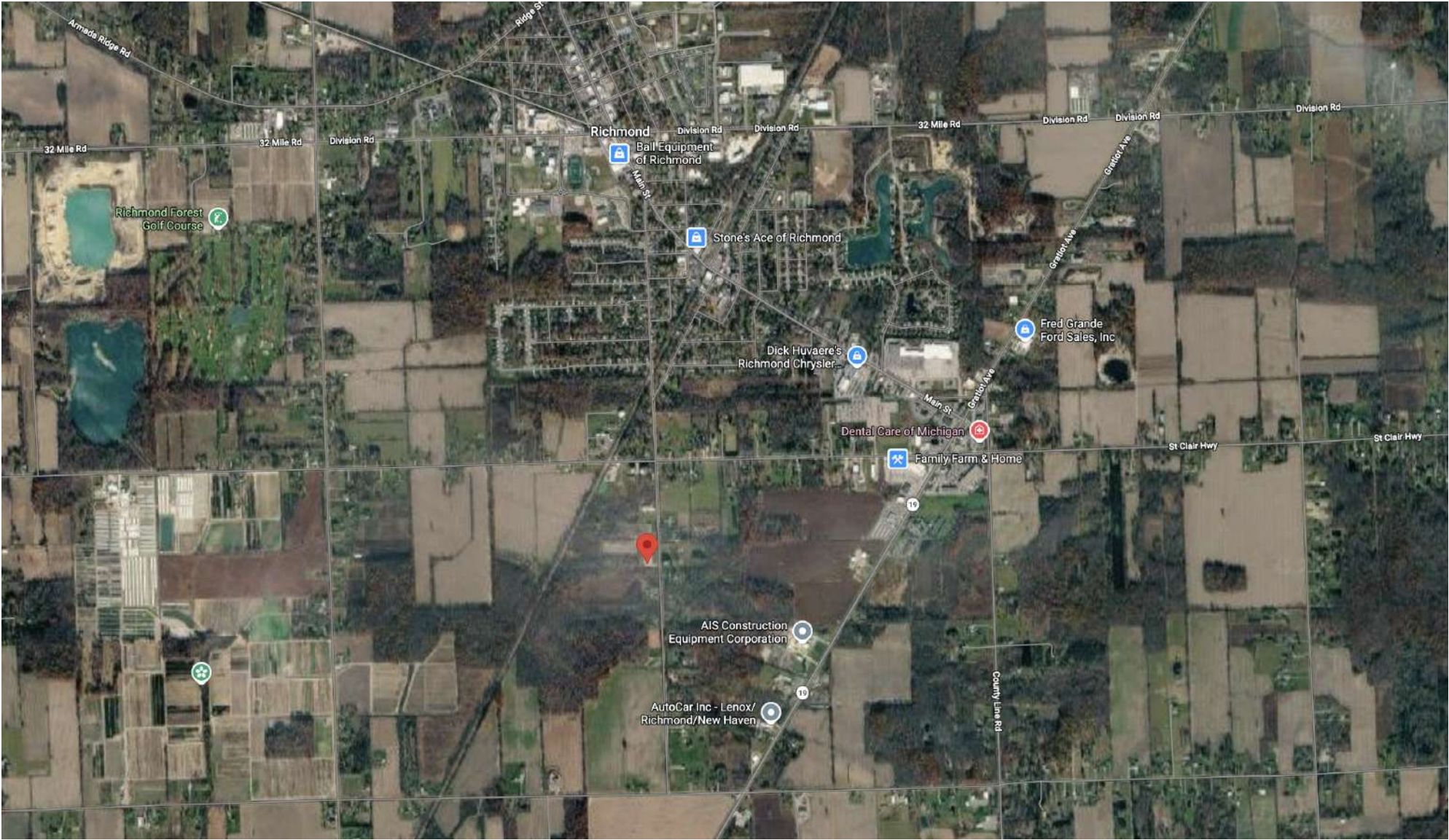
The opportunity combines functional industrial improvements with site area that extends well beyond the two building footprints.

THE BUILDINGS

- **Two Structures:** Separate shop, storage, service, and administrative functions without demising one large box.
- **Oversized Loading:** Four approximately 14-foot by 14-foot drive-ins bring vehicles, trailers, and equipment inside.
- **Usable Height:** Approximately 16-foot ceilings support racking, lifts, equipment, and stacked storage.
- **Updated Improvements:** The 1985 masonry buildings were renovated in 2021; the full building area is air-conditioned through multiple units.
- **Operational Separation:** Two buildings allow shop, storage, service, and administrative functions to be divided.
- **Vacant Delivery:** Both buildings are vacant, with possession subject to the purchase agreement and closing terms.

THE SITE

- **Site Area:** The site is marketed as approximately 4.00 acres; public information reflects approximately 3.76 acres.
- **Parking In Place:** Approximately 25 surface spaces support staff and visitors.
- **Circulation Area:** Open site area supports evaluation of truck turning, staging, and maneuvering.
- **Approval Path:** Outdoor operations, expansion, redevelopment, and intended use require municipal verification and approval.
- **Lower Site Coverage:** Building footprints occupy a limited share of the reported site area.
- **Regional Position:** Eastern Macomb County location supports access toward Detroit, Port Huron, and surrounding industrial markets.



Detroit metro indicators provide regional labor and household context for operators evaluating this Lenox Township property with a New Haven mailing address.

TRADE AREA DEMOGRAPHICS

DEMOGRAPHIC CATEGORY	DETROIT METRO	UNITED STATES	METRO 12-MO. CHANGE
Population	4,393,750	342,342,750	-0.1%
Households	1,785,105	134,366,609	0.4%
Median Household Income	\$79,326	\$84,766	2.6%
Labor Force	2,165,521	170,468,516	-1.2%
Unemployment	4.9%	4.5%	-0.1%

REGIONAL ACCESS

ROUTE / NODE	CONNECTION	PROPERTY RELATIONSHIP
I-94	Detroit - Port Huron corridor	Regional industrial access
Gratiot Avenue	Richmond and Macomb County	Nearby commercial route
S Forest Avenue	Local property access	Direct site frontage

Source: Oxford Economics via CoStar, second quarter 2026. Figures describe the Detroit metropolitan area and are not property-radius estimates.

Four acquisition paths align with the property's two vacant buildings, direct drive-in access, and site marketed as approximately four acres.



Buyer Types

- **Warehouse and Distribution** Separate receiving, storage, and staging across two buildings with four oversized drive-ins.
- **Contractor or Trades Operation** Consolidate crews, materials, vehicles, shop work, and administration on one site marketed as approximately four acres.
- **Equipment, Vehicle, or Fleet Operations** Bring larger vehicles or equipment indoors while evaluating the site for parking and maneuvering.
- **Light Manufacturing or Service Operations** Use masonry industrial space, approximately 16-foot ceilings, and direct drive-in access for equipment or service work.

DILIGENCE

- **Municipal Review** Confirm zoning district, intended use, outdoor activity, screening, access, and site-plan requirements.
- **Possession Terms** Both buildings are vacant; document possession timing in the purchase agreement and closing terms.
- **Building Systems** Verify power, sprinklers, condition and capacity of the multiple A/C units, column spacing, and office-to-warehouse allocation.
- **Survey and Condition** Verify boundaries, usable site area, environmental matters, and improvement condition.

Two buildings and four oversized drive-ins create distinct operating paths, each subject to municipal approval and buyer diligence.



01 WAREHOUSE AND DISTRIBUTION

Use two buildings for receiving, storage, and staging with direct drive-in access.

WHY THIS SITE WOULD FIT

- **Loading:** Four approximately 14-foot by 14-foot drive-ins.
- **Height:** Approximately 16-foot ceilings support racking.
- **Position:** I-94 corridor access toward Detroit and Port Huron.



02 CONTRACTOR OR TRADES OPERATION

Consolidate crews, vehicles, materials, shop work, and administrative functions under one ownership.

WHY THIS SITE WOULD FIT

- **Layout:** Separate building functions without new demising.
- **Site:** Marketed as approximately 4.00 acres; public information reflects approximately 3.76 acres.
- **Approval:** Confirm staging and outdoor activity locally.

All concepts are potential uses only and subject to zoning verification, municipal approval, and buyer due diligence.

TWO ADDITIONAL PATHS TO VALUE



03 EQUIPMENT, VEHICLE, OR FLEET OPERATIONS

Bring larger vehicles and equipment indoors with site area for circulation review.

WHY THIS SITE WOULD FIT

- **Doors:** Approximately 14-foot by 14-foot openings.
- **Access:** 24-hour property access is reported.
- **Diligence:** Confirm fleet parking and screening rules.



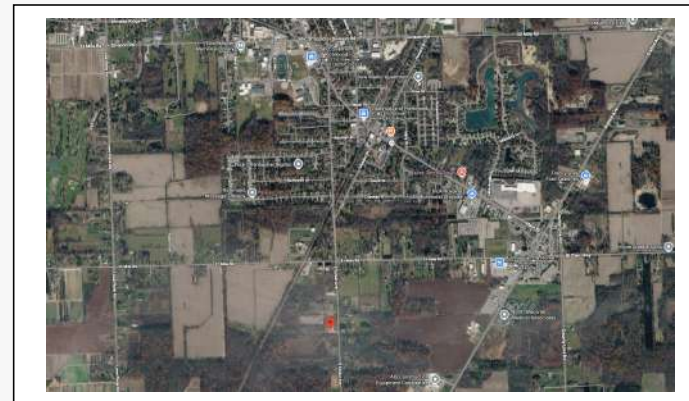
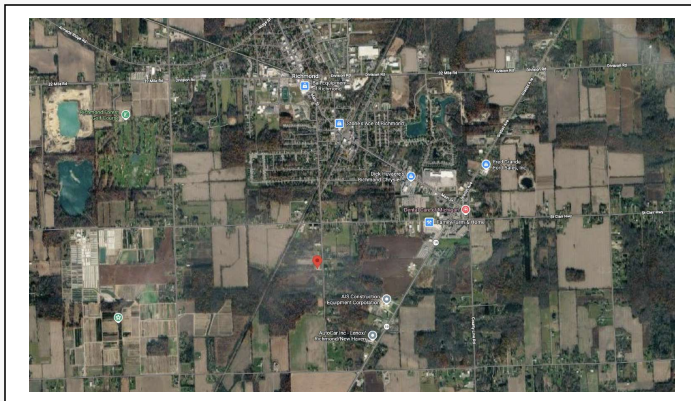
04 LIGHT MANUFACTURING OR SERVICE OPERATIONS

Use masonry industrial space with functional height and direct drive-in access.

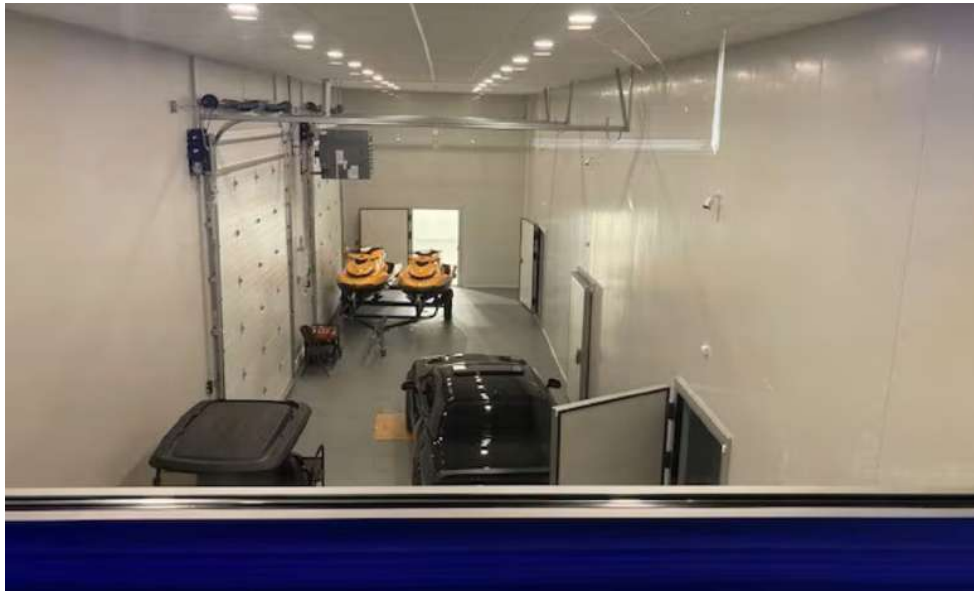
WHY THIS SITE WOULD FIT

- **Envelope:** Masonry buildings renovated in 2021.
- **Volume:** Approximately 16-foot ceiling height.
- **Systems:** Verify power, sprinklers, and process needs.

All concepts are potential uses only and subject to zoning verification, municipal approval, and buyer due diligence.







To evaluate intended use, contact the listing broker and confirm possession terms, building-system condition and capacity, zoning, and municipal requirements.



Contact Us

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