

11047 E 9 Mile Road

Warren, Michigan

- One connected industrial building with two addresses totaling 20,660 SF
- Seven parcels included in the offering
- M-1 Light Industrial zoning
- Roof replaced approximately three years ago
- 16-foot clear height
- Grade-level loading and reported heavy power

INDUSTRIAL BUILDING FOR SALE

BUILDING CONFIGURATION

20,660 SF

LOADING

Four drive-ins with 12-foot clearance

POWER

Reported 1,400 amps | 240 volts | three-phase

FOR MORE INFORMATION

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TDG
COMMERCIAL



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Industrial Property Details



Details:

Total SF: 20,660 SF

11047 Area: 9,720 SF

11085 Area: 10,940 SF

Configuration: One connected building / two addresses

Property Type: Industrial warehouse

Zoning: M-1 Light Industrial

Construction: Masonry

Stories: 2 at 11047 / 1 at 11085

Year Built: 1967 / 1950

Parcels: Seven parcels

Parking: 7 at 11047 / 12 at 11085

Site Utility: Yard / outdoor storage potential

Interior:

Clear Height: 16 feet

Drive-Ins: Four with 12-foot clearance

Docks: No

Truck Wells: No

Power: Reported 1,400 amps

Electrical: 240V / three-phase

Sprinkler: No at 11085

Roof: Replaced approximately three years ago

Heating: Gas space heaters with fan at 11085

Building Class: Class C

Economic:

Sale Price: \$1,300,000

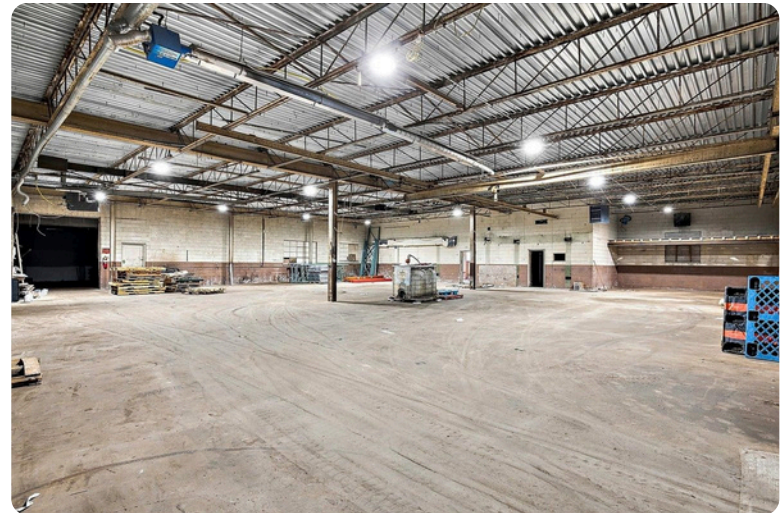
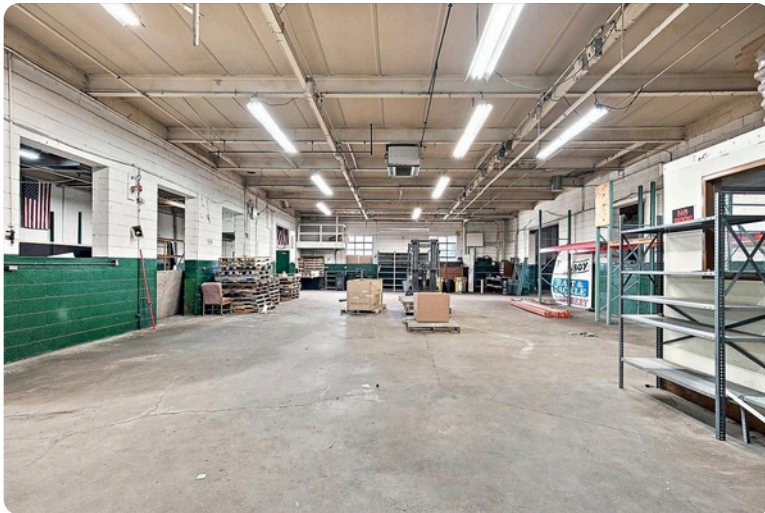
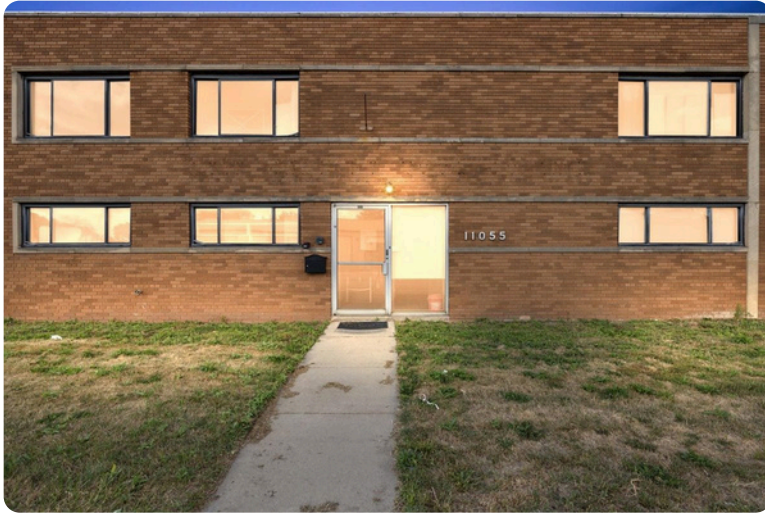
2025 Taxes: Approx. \$28,052

Opportunity Zone: Yes

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Property Photos



11047 E 9 Mile Road

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Location + Trade Area



AERIAL PHOTOGRAPHY: SOURCE PACKAGE | DEMOGRAPHICS: CREXI PROPERTY INFORMATION SHEET, 2024

2024 TRADE AREA

1 MILE

34,831

Median HH income: \$46,014

3 MILES

191,161

Median HH income: \$53,733

5 MILES

527,063

Median HH income: \$54,903

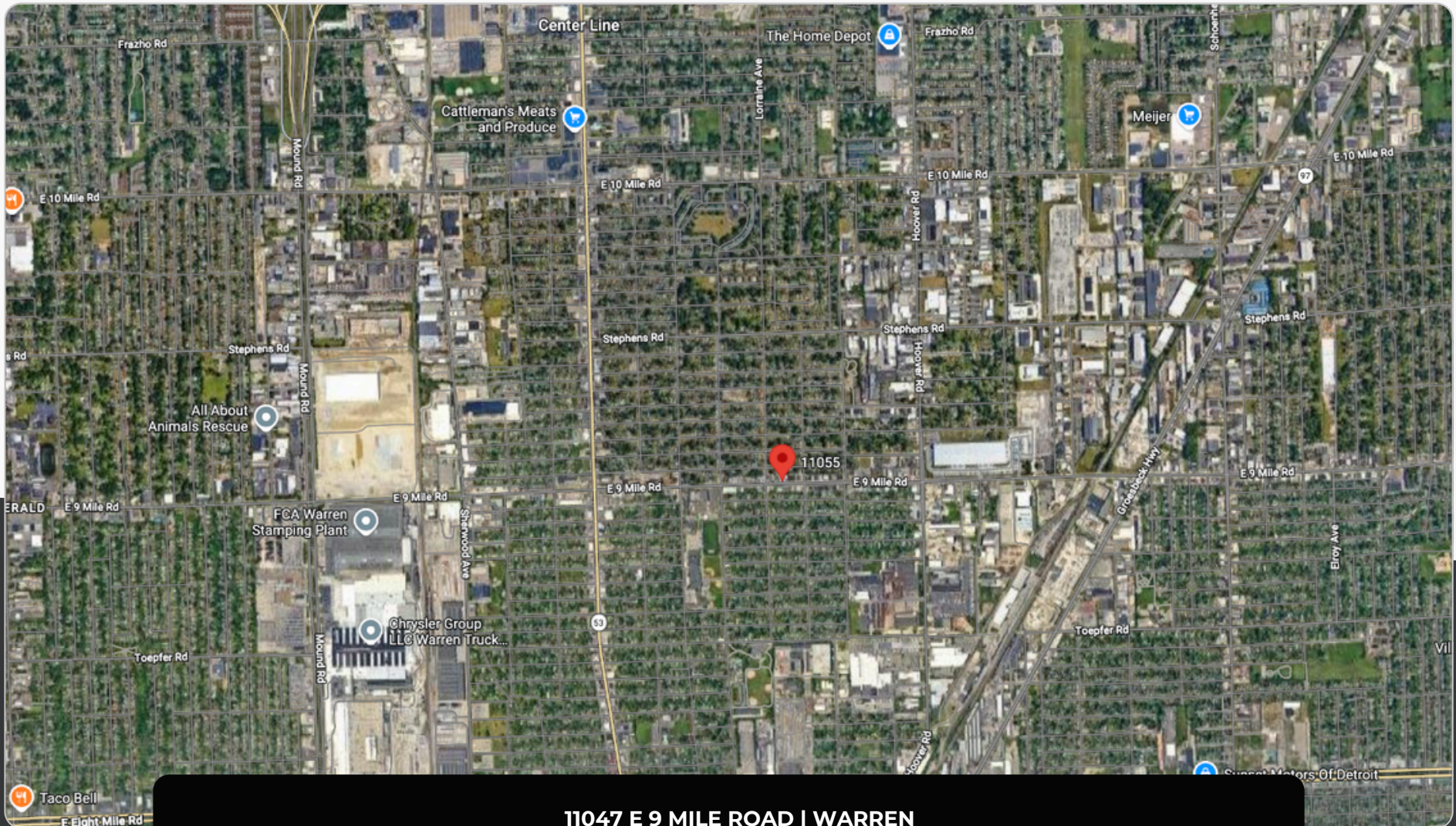
ACCESS + POSITIONING

- E 9 Mile Road corridor
- Convenient Groesbeck access
- Metro Detroit industrial market
- Qualified Opportunity Zone

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Aerial Overview



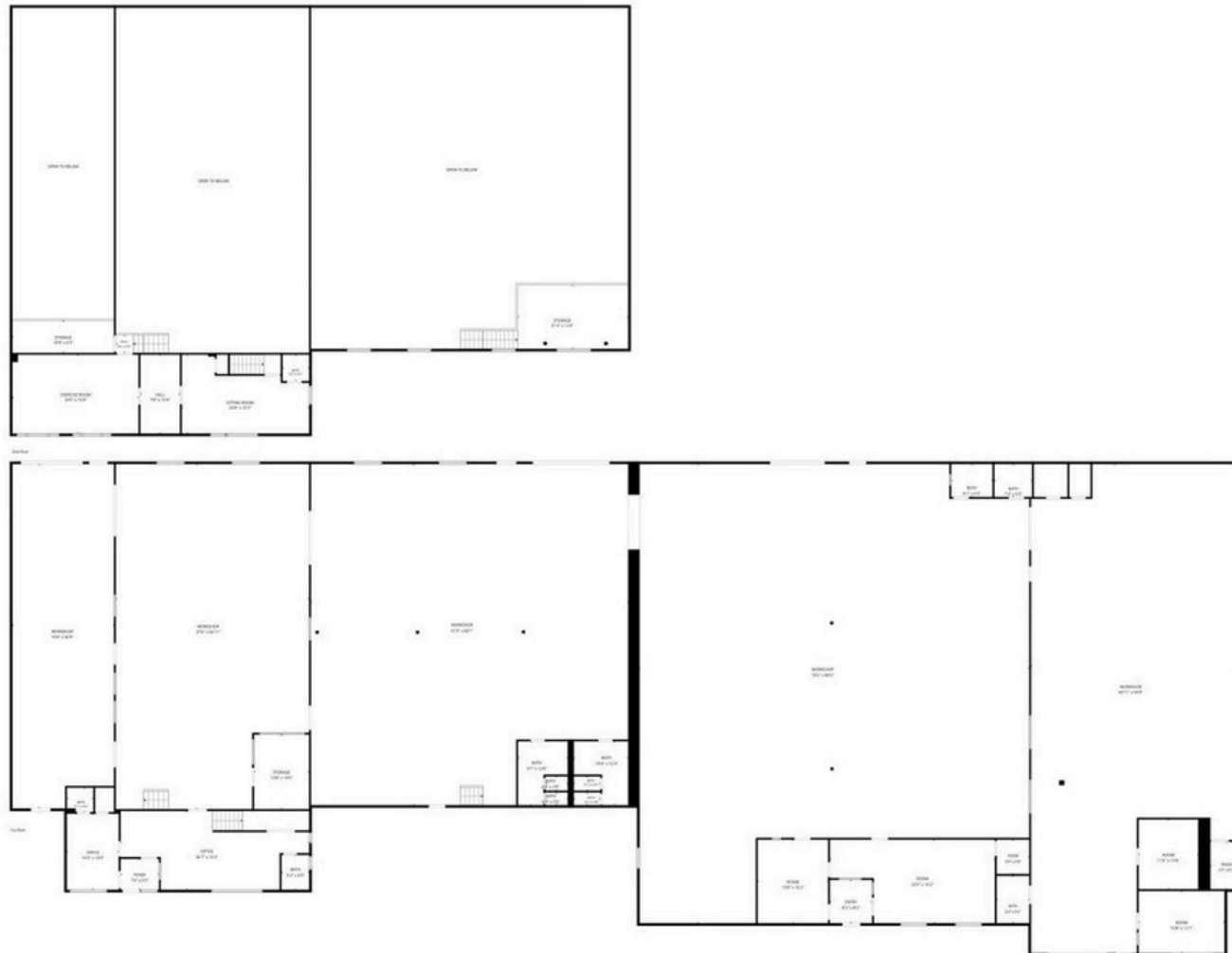
11047 E 9 MILE ROAD | WARREN

Supplied aerial mapping highlights the property along E 9 Mile Road with regional access to Groesbeck Highway, Mound Road, Eight Mile Road and I-696.

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Floor Plan



Floor plan is shown for reference only. All labels, dimensions, areas and configurations must be independently field verified.