

INDUSTRIAL FOR LEASE



21100 COOLIDGE
OAK PARK, MI 48237



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INDUSTRIAL BUILDING FOR LEASE

**21100 COOLIDGE HWY.
OAK PARK, MI 48237**

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SUMMARY

Location: 21100 Coolidge Hwy.
Oak Park, MI 48237

Parcel IDs: Parcel 1: 25-32-351-018
Parcel 2: 25-32-351-007

Space Available: 15,000 - 85,657 SF

Land Size: 4.73 acres total
(1.75 acres for outdoor storage/parking)

Lease Rate: Contact Broker – Kyle Nelson 313.467.2597

Ceiling Heights: 10' – 24'

Zoning: LI: Light Industrial

Demographics in Population: 396,320 people

5 Mile Radius: Households: 172,070 homes

Avg. HH Income: \$86,078 USD

Traffic Counts: 28,851 VPD

- Property Highlights:**
- Industrial building available on Coolidge, just north of 8 mile in the heart of Oak Park's industrial district
 - Site currently undergoing multiple capital improvements
 - Spaces range from 15,000 – 85,650 SF
 - Conveniently located near M-10, Southfield Fwy and I-696
 - 1.75-acre fenced storage yard available for tenant(s)
 - Two interior loading docks and multiple grade level doors
 - Site ideal for storage, distribution, wholesale, manufacturing
 - Contact Broker for additional details

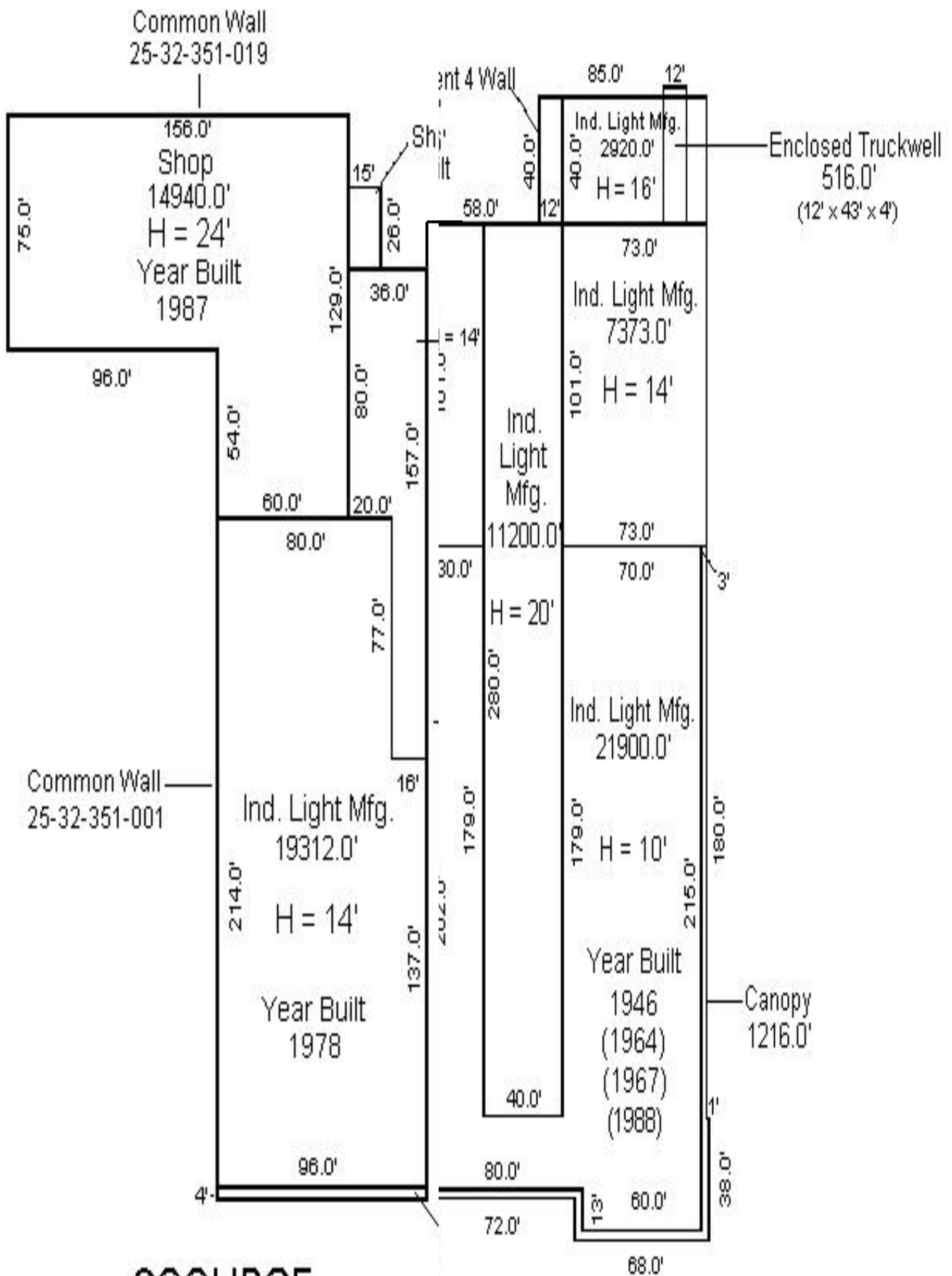
For Information Contact:

KYLE NELSON & RANDY THOMAS

248-359-9000



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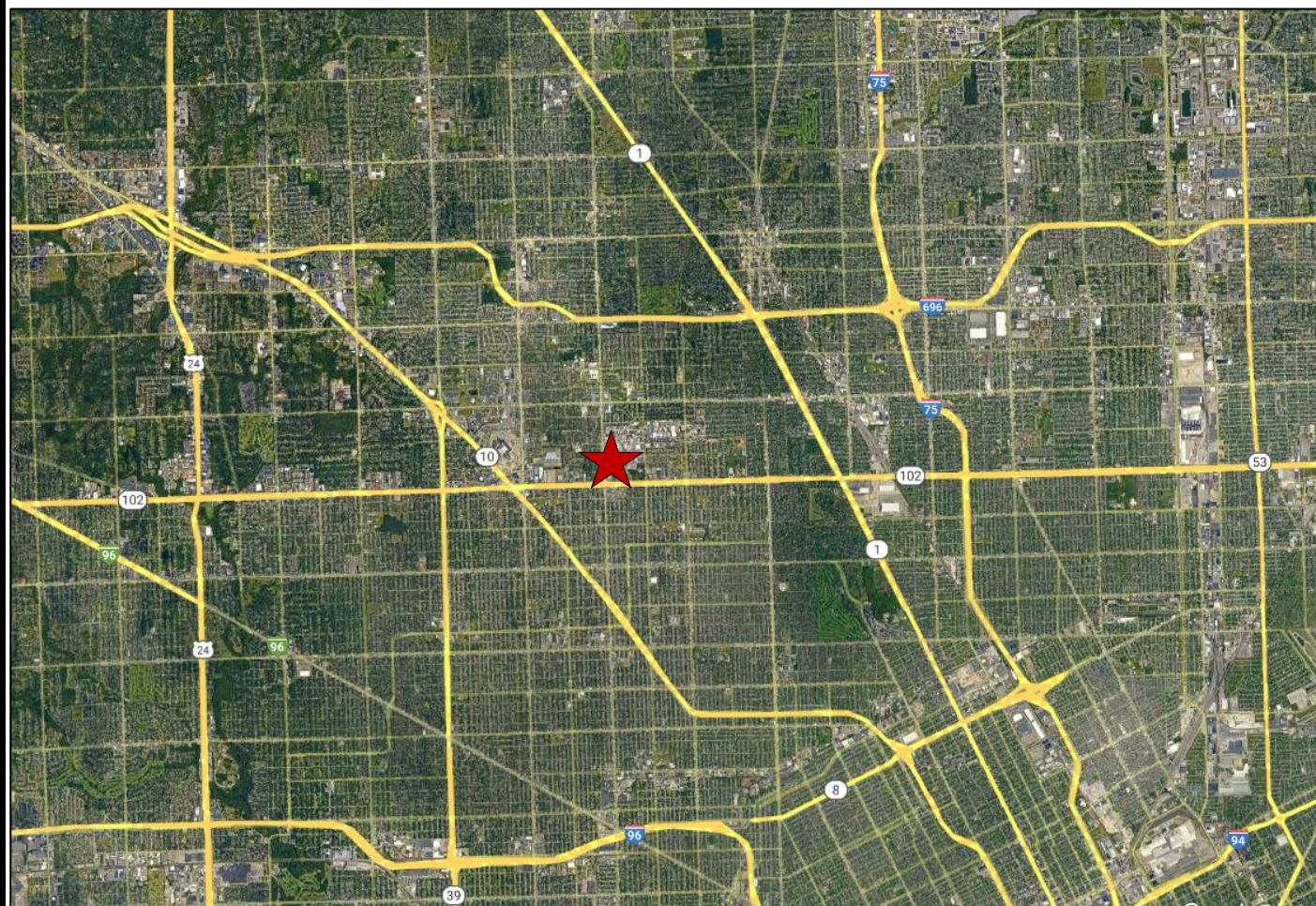
AERIAL

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AREA MAP

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DEMOGRAPHICS

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4492/-83.1801

21100 Coolidge Hwy Oak Park, MI 48237	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	16,207	161,579	396,320
2029 Projected Population	15,809	158,222	387,322
2020 Census Population	16,380	162,060	393,840
2010 Census Population	16,219	162,392	407,927
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	-	-	-0.2%
Households			
2024 Estimated Households	6,907	68,950	172,070
2029 Projected Households	6,720	67,747	168,333
2020 Census Households	6,934	68,646	168,501
2010 Census Households	6,543	65,969	167,092
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.3%	0.2%
Age			
2024 Est. Population Under 10 Years	10.9%	11.7%	11.6%
2024 Est. Population 10 to 19 Years	12.9%	11.9%	11.3%
2024 Est. Population 20 to 29 Years	12.8%	13.1%	14.0%
2024 Est. Population 30 to 44 Years	19.1%	20.6%	21.4%
2024 Est. Population 45 to 59 Years	19.7%	18.2%	18.1%
2024 Est. Population 60 to 74 Years	17.1%	17.1%	16.9%
2024 Est. Population 75 Years or Over	7.4%	7.4%	6.8%
2024 Est. Median Age	39.2	38.3	37.8
Marital Status & Gender			
2024 Est. Male Population	44.6%	46.6%	47.9%
2024 Est. Female Population	55.4%	53.4%	52.1%
2024 Est. Never Married	46.2%	47.4%	47.6%
2024 Est. Now Married	21.0%	28.9%	28.9%
2024 Est. Separated or Divorced	23.4%	17.4%	17.1%
2024 Est. Widowed	9.5%	6.4%	6.4%
Income			
2024 Est. HH Income \$200,000 or More	4.6%	7.9%	7.6%
2024 Est. HH Income \$150,000 to \$199,999	3.4%	7.1%	7.0%
2024 Est. HH Income \$100,000 to \$149,999	10.7%	13.7%	13.9%
2024 Est. HH Income \$75,000 to \$99,999	11.2%	12.6%	12.5%
2024 Est. HH Income \$50,000 to \$74,999	20.1%	16.2%	16.2%
2024 Est. HH Income \$35,000 to \$49,999	18.7%	11.5%	11.6%
2024 Est. HH Income \$25,000 to \$34,999	9.2%	8.4%	8.1%
2024 Est. HH Income \$15,000 to \$24,999	7.4%	8.4%	8.3%
2024 Est. HH Income Under \$15,000	14.7%	14.3%	14.8%
2024 Est. Average Household Income	\$65,435	\$87,383	\$86,078
2024 Est. Median Household Income	\$49,860	\$68,566	\$66,876
2024 Est. Per Capita Income	\$27,912	\$37,353	\$37,484
2024 Est. Total Businesses	729	7,129	17,708
2024 Est. Total Employees	5,862	53,492	152,359

DEMOGRAPHICS

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4492/-83.1801

21100 Coolidge Hwy Oak Park, MI 48237	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	13.0%	29.5%	34.7%
2024 Est. Black	83.5%	65.7%	59.9%
2024 Est. Asian or Pacific Islander	0.7%	1.2%	1.5%
2024 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2024 Est. Other Races	2.7%	3.4%	3.8%
Hispanic			
2024 Est. Hispanic Population	192	2,961	8,876
2024 Est. Hispanic Population	1.2%	1.8%	2.2%
2029 Proj. Hispanic Population	1.7%	2.5%	3.0%
2020 Hispanic Population	1.7%	2.0%	2.3%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	11,400	114,311	282,453
2024 Est. Elementary (Grade Level 0 to 8)	2.5%	2.1%	2.3%
2024 Est. Some High School (Grade Level 9 to 11)	8.3%	5.8%	6.5%
2024 Est. High School Graduate	26.7%	23.6%	24.4%
2024 Est. Some College	28.4%	25.4%	24.5%
2024 Est. Associate Degree Only	8.7%	8.2%	8.2%
2024 Est. Bachelor Degree Only	16.4%	19.9%	20.2%
2024 Est. Graduate Degree	9.1%	14.8%	13.9%
Housing			
2024 Est. Total Housing Units	7,457	75,180	189,905
2024 Est. Owner-Occupied	51.1%	54.5%	53.8%
2024 Est. Renter-Occupied	41.6%	37.2%	36.8%
2024 Est. Vacant Housing	7.4%	8.3%	9.4%
Homes Built by Year			
2024 Homes Built 2010 or later	2.6%	2.5%	2.8%
2024 Homes Built 2000 to 2009	2.8%	2.7%	3.3%
2024 Homes Built 1990 to 1999	2.1%	2.2%	2.1%
2024 Homes Built 1980 to 1989	3.1%	3.3%	3.6%
2024 Homes Built 1970 to 1979	8.2%	7.9%	8.2%
2024 Homes Built 1960 to 1969	11.6%	10.2%	10.1%
2024 Homes Built 1950 to 1959	42.1%	28.4%	24.6%
2024 Homes Built Before 1949	20.2%	34.4%	35.8%
Home Values			
2024 Home Value \$1,000,000 or More	0.8%	0.8%	0.8%
2024 Home Value \$500,000 to \$999,999	3.5%	7.5%	6.7%
2024 Home Value \$400,000 to \$499,999	3.1%	6.7%	6.1%
2024 Home Value \$300,000 to \$399,999	5.5%	11.7%	13.0%
2024 Home Value \$200,000 to \$299,999	12.0%	21.4%	22.3%
2024 Home Value \$150,000 to \$199,999	19.4%	14.5%	13.4%
2024 Home Value \$100,000 to \$149,999	17.0%	12.9%	13.1%
2024 Home Value \$50,000 to \$99,999	22.5%	15.5%	14.6%
2024 Home Value \$25,000 to \$49,999	7.0%	5.2%	5.5%
2024 Home Value Under \$25,000	9.2%	3.9%	4.5%
2024 Median Home Value	\$122,259	\$203,431	\$198,343
2024 Median Rent	\$942	\$955	\$934

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DEMOGRAPHICS

Full Profile

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Lat/Lon: 42.4492/-83.1801

21100 Coolidge Hwy Oak Park, MI 48237	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	13,159	130,805	323,495
2024 Est. Civilian Employed	53.8%	58.5%	59.5%
2024 Est. Civilian Unemployed	8.3%	6.6%	5.9%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	37.9%	34.9%	34.5%
2024 Labor Force Males	43.2%	45.6%	47.2%
2024 Labor Force Females	56.8%	54.4%	52.8%
Occupation			
2024 Occupation: Population Age 16 Years or Over	7,076	76,532	192,539
2024 Mgmt, Business, & Financial Operations	17.2%	17.7%	17.7%
2024 Professional, Related	19.4%	27.9%	27.3%
2024 Service	17.5%	16.1%	15.9%
2024 Sales, Office	23.6%	20.0%	19.5%
2024 Farming, Fishing, Forestry	-	0.2%	0.1%
2024 Construction, Extraction, Maintenance	4.0%	3.4%	4.5%
2024 Production, Transport, Material Moving	18.2%	14.6%	15.0%
2024 White Collar Workers	60.3%	65.7%	64.4%
2024 Blue Collar Workers	39.7%	34.3%	35.6%
Transportation to Work			
2024 Drive to Work Alone	72.7%	67.4%	67.4%
2024 Drive to Work in Carpool	8.4%	7.4%	7.1%
2024 Travel to Work by Public Transportation	2.0%	1.8%	1.8%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	1.7%	1.6%	1.8%
2024 Other Means	1.0%	1.0%	1.2%
2024 Work at Home	14.1%	20.7%	20.8%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	24.4%	21.4%	20.5%
2024 Travel to Work in 15 to 29 Minutes	44.8%	46.4%	45.9%
2024 Travel to Work in 30 to 59 Minutes	26.2%	27.5%	28.9%
2024 Travel to Work in 60 Minutes or More	4.6%	4.6%	4.7%
2024 Average Travel Time to Work	21.4	22.2	22.6
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$540.95 M	\$6.08 B	\$15.01 B
2024 Est. Apparel	\$10.28 M	\$114.18 M	\$281.68 M
2024 Est. Contributions, Tax and Retirement	\$119.61 M	\$1.56 B	\$3.84 B
2024 Est. Education	\$11.73 M	\$136.52 M	\$337.25 M
2024 Est. Entertainment	\$32.02 M	\$354.79 M	\$875.5 M
2024 Est. Food, Beverages, Tobacco	\$72.93 M	\$769.82 M	\$1.9 B
2024 Est. Health Care	\$45.58 M	\$451.34 M	\$1.11 B
2024 Est. Household Furnishings and Equipment	\$14.49 M	\$162.93 M	\$402.18 M
2024 Est. Household Operations, Shelter, Utilities	\$135.93 M	\$1.44 B	\$3.55 B
2024 Est. Miscellaneous Expenses	\$9.38 M	\$105.19 M	\$259.84 M
2024 Est. Personal Care	\$7.9 M	\$82.62 M	\$203.49 M
2024 Est. Transportation	\$81.08 M	\$903.6 M	\$2.25 B

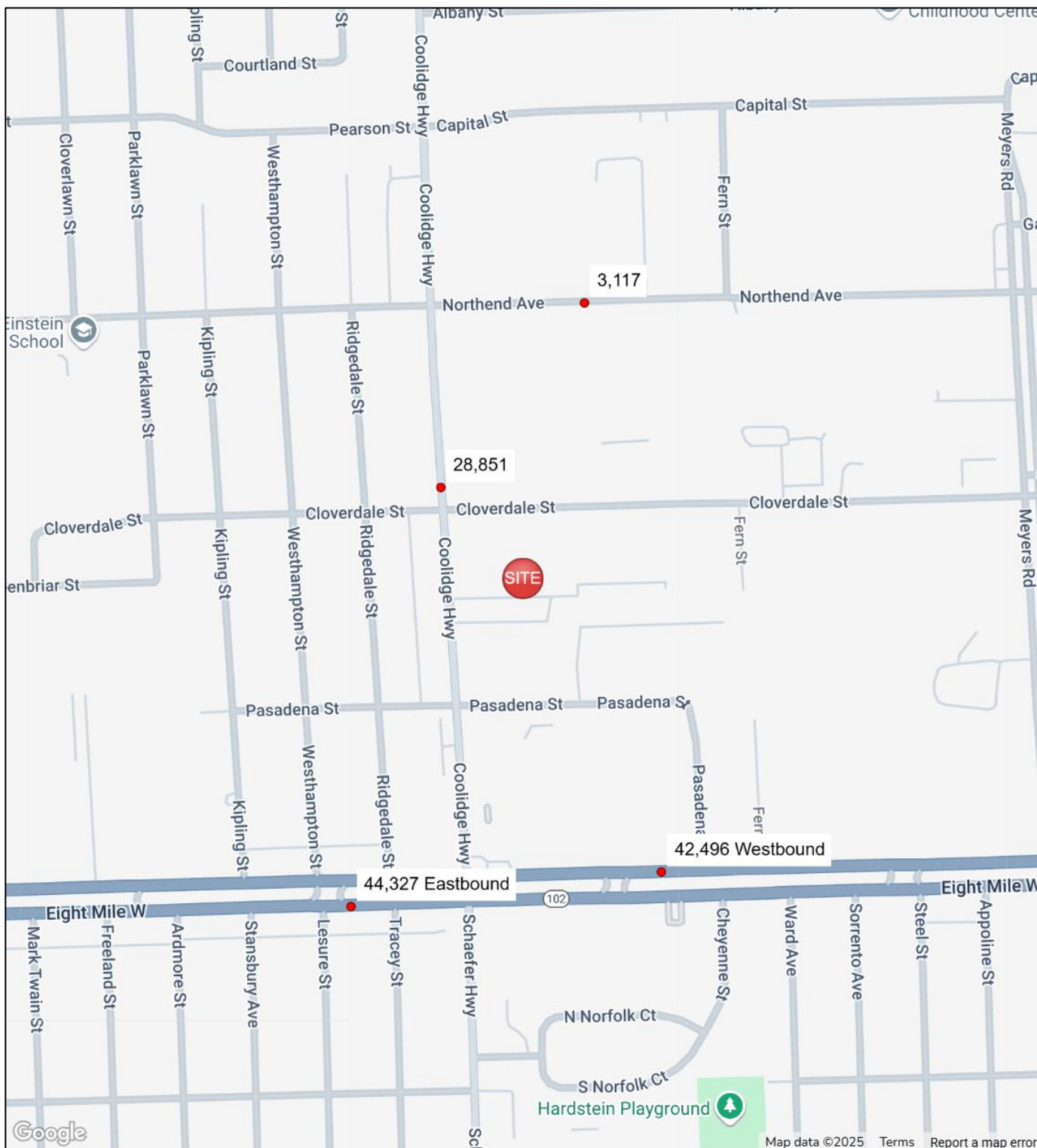
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TRAFFIC COUNTS

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21100 Coolidge Hwy

Oak Park, MI 48237

January 2025

Insite
COMMERCIAL

ZONING ORDINANCE

Sec. 230. Intent.

- A. *LI light industrial.* The light industrial district regulations are established to provide sites for manufacturing plants, warehousing, research laboratories and similar uses. Development is limited to uses that can be carried out in an unobtrusive manner and maintain a compatibility with surrounding residential or commercial areas.

Sec. 231. Industrial use table.

In the industrial districts, land, buildings, and other structures shall be used only for one or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, "CLU" are permitted with conditions subject to standards in article 5, division 3, conditional land uses, and uses denoted by a "SLU" are considered special land uses and may be approved by the planning commission subject to the applicable general and specific standards in article 5, division 4, special land uses. Additional applicable use standards are listed in the column at right.

Use	LI	IF	Add'l Req'ts
Residential			
Attached residential/townhomes		P	
Multi-family dwelling		P	
Upper floor residential dwelling		P	
Mobile homes		SLU	Sec. 557l
Office and medical			
Financial institution such as banks or credit unions		P	
Medical and dental offices, including clinics, but excluding 24-hour emergency or 24-hour urgent care		P	
Restaurants, entertainment, and recreation			
Adult entertainment regulated uses	SLU		Sec. 557a
Brewery, microbrewery, brewpub; winery; distillery	CLU	CLU	Sec. 544q
Commercial indoor recreation	CLU		Sec. 544e
Commercial outdoor recreation	CLU		Sec. 544f
Golf driving ranges and miniature golf courses	SLU		Sec. 557f
Health, fitness, and exercise centers	CLU	CLU	Sec. 544l
Retail sales and services			
Art facilities, art gallery		P	
Commercial television and radio broadcasting offices and studios	P	P	Sec. 557e
Garden centers/greenhouse/nursery		CLU	Sec. 544k

ZONING ORDINANCE

General retail sales and services		P	Sec. 544aa and bb
Laundry self service, dry cleaning		P	
Retail establishment holding a SDD (specially designated distributor) or SDM (specially designated merchant) license from the state liquor control commission		CLU	Sec. 544z
Studios or music recording studios	P	P	Ch. 38, art. II
Wholesale businesses	P	P	
Transportation and auto uses			
Automobile or vehicle dealerships	CLU		Sec. 544d
Automobile repair establishments (major repair)	CLU		Sec. 544a
Automobile service centers (minor repair)	CLU	CLU	Sec. 544b
Indoor specialty car facility	CLU		Sec. 544n
Industrial, construction, and storage			
Any production, processing, cleaning, testing, repairing, storage and distribution of materials, goods, foodstuffs and products not involving a normal retail or service activity on the lot	P	P	
Contractor showroom and workshop	P	P	
Contractor storage yard	CLU		Sec. 544h
Crematoria	P		
Dry cleaning plant	SLU	SLU	Sec. 557g
Electronic data processing and computer centers	P	P	
Equipment rental, indoor sales and service	P	P	
Manufacturing, packaging, assembly, or fabrication of products	P	P	Sec. 544p
Research or testing laboratories	P	P	Sec. 557o
Salvage yard	SLU		Sec. 557p
Self-storage facilities	CLU	CLU	Sec. 544cc
Small manufacturing and production establishment	P	P	Sec. 544dd
Stone cutting and monuments	P		
Tool, die, gauge, machine shops	P	P	
Trucking terminals	SLU		Sec. 557r
Warehouse/distribution	P	P	
Animals and agricultural			
Commercial kennel or animal shelter	CLU		Sec. 544o
Pet boarding facility	CLU		Sec. 544t
Veterinary hospital/clinic	CLU		Sec. 544ff
Educational			
Colleges, universities, and other institutions of higher learning including trade, technical, and vocational schools	P	P	
Performing and fine arts schools or studios	CLU	P	Sec. 544t
Private educational tutoring businesses such as computer training establishments, after school tutoring, and similar businesses		P	
Private technical schools and training institution	P	P	
Accessory			
Outdoor dining, accessory to restaurant, brewery, winery or distillery	P	P	Sec. 319
Outdoor retail display and sales (commercial)	CLU		Sec. 544r
Outdoor storage	CLU		Sec. 557l

ZONING ORDINANCE

(Ord. No. O-22-721, § 2, 6-20-22; Ord. No. O-23-728, § 3, 3-8-23; Ord. No. O-23-729, § 3, 7-17-23)

Sec. 232. Provisions applicable to industrial districts.

All commercial uses permitted by right or by special land use approval shall be required to meet all of the following requirements:

- a. Except as otherwise provided in this article, all uses shall be conducted wholly within a completely enclosed building, except for off-street parking or loading.
- b. Outdoor storage which is clearly accessory to the permitted use, limited in scale, and incidental to the primary indoor use(s) of the site, subject to the provisions of section 557m.
- c. The storage and/or use of any volatile, flammable or other materials shall be fully identified in the site plan review application and in accordance with all city, state and federal regulations regarding toxic or hazardous materials subject to MCL 324.11121 and MCL 324.11122.
- d. Where the outdoor placement of an aboveground storage tank is necessary, the storage tank must be completely screened from public view. The screening shall consist of a masonry wall of brick, stone or poured concrete with a decorative pattern or a treated wood obscured fence. The design and material of the screening to be approved by the planning commission and city council.
- e. No truck well, loading dock, overhead door or other type of service bay door shall face an abutting residential district. Pedestrian exits and emergency doors are permitted on such building facades.

(Ord. No. O-22-721, § 3, 6-20-22)