



Industrial For Sale or Lease

Property Name:

Location: 6823 W. Warren Avenue

City, State: Detroit, MI

Cross Streets: Martin Street

County: Wayne

Zoning: B4

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 11,050

Available Sq. Ft.: 11,050

Building Type:

Built

Available Shop Sq. Ft.: 11,050

Available Office Sq. Ft.: 0

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 12'

Grade Level Door(s): 1

Truckwells or Docks: 0

Exterior Construction: Block

Structural System: Wood

Air-Conditioning: Yes

Heating: Gas

Availability: Immediately

Power (Amps/Volts): 220 Volts, 3-Phase

Freestanding: Yes

Rail: No

Security: Yes

Interior: N/A

Lighting: N/A

Bay Sizes: N/A

Restrooms: Two

Cranes: No

Parking: Street

Year Built: 1940 (Retrofit: 1952)

Sprinklers: No

Signage: Yes

Exterior: N/A

Roof: Flat

Floors: One

Floor Drains: No

Acreage: 0.280

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: \$6.00

Lease Type: NNN

Sale Price: \$450,000 (\$40.72/sqft)

Imprv Allow: N/A

Tenant Responsibility: NNN

Mthly Rate: N/A

Lease Term: 3-5 Year(s)

Taxes: \$4,401.29 (2025/26)

Options: N/A

Deposit: 2 Months

TD: N/A

Parcel #: 18003499 & 18003500

Assessor #: N/A

COMMENTS

Currently a 8,000 sq. ft. fabric/textile distribution center. Many potential uses servicing the Detroit/Dearborn area. 3,050 sq. ft. month-to-month tenant at \$1,500/month total.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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