

# CANTON INDUSTRIAL | FOR LEASE OR SALE



## 12,000SF FOR LEASE & SALE | INDUSTRIAL

8460 RONDA DRIVE, CANTON, MI 48187

- Clear-Span Interior and Flexible Production Floor Configurations
- 15 Ton Crane with 200' Span
- LED lighting and Heavy Power
- New Roof
- 160' Bus Duct Power Distribution
- 29' Ceiling Heights that support racking and automated equipment installation



Founding Director

**ANTHONY PELLEGRINO**

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COMMERCIAL REAL ESTATE

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Sale Price	<b>CONTACT BROKER</b>
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Lease Rate	<b>\$7.75/PSF</b>
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## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	L1   Light Industrial
Lot Size	1.43 Acres

## ADDITIONAL BUILDING INFORMATION

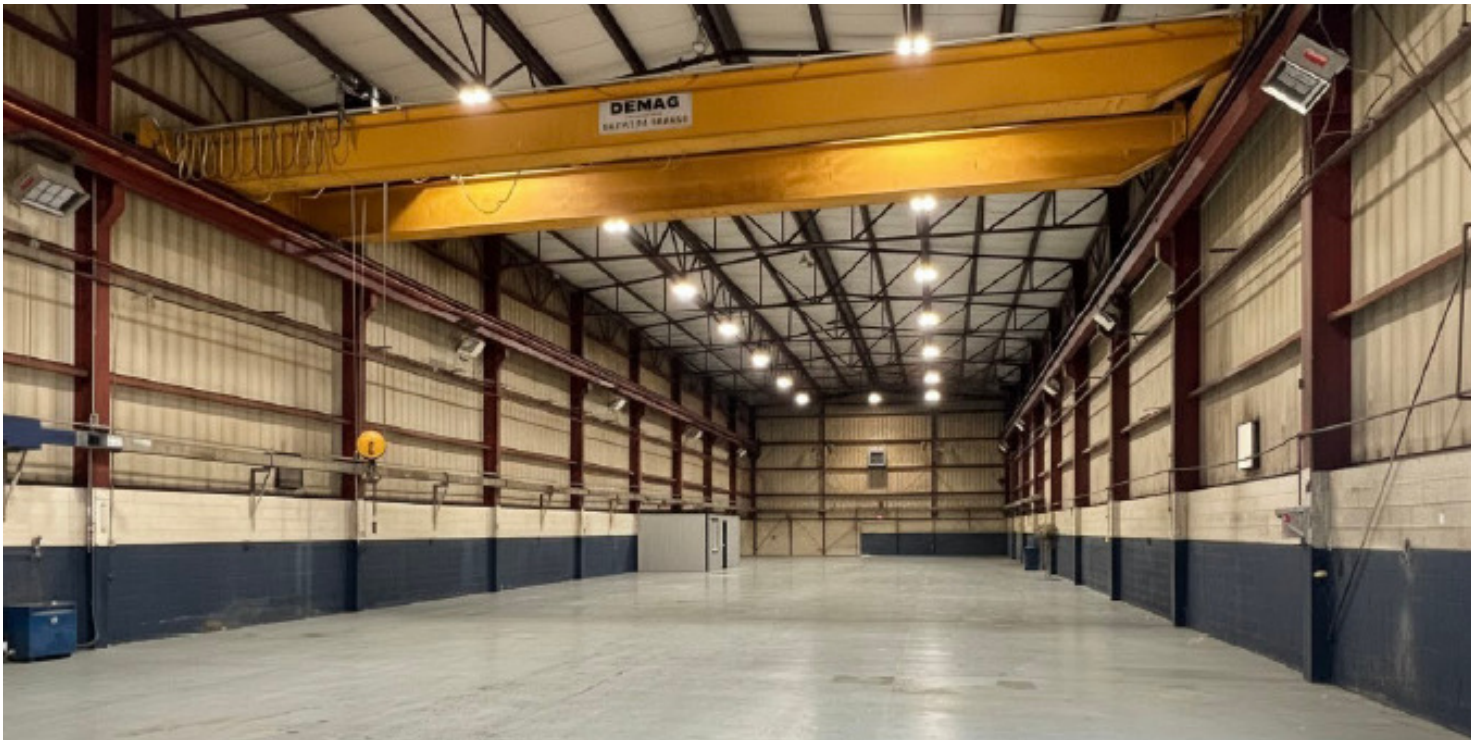
Roof	Brand New
Crane	15 Ton
Power	3phase/240-480v/600 amps
Truckwell/Dock	Ability to Add
Net Charges For Lease	\$2.22/PSF

## LOCATION INFORMATION

Building Name	8460 Ronda Drive   Industrial
City, State, Zip	Canton, MI 48187
County	Wayne

## BUILDING INFORMATION

Building Size	12,000 SF
Number of Grade Level Doors	(1) 14'x16'
Ceiling Height	29 ft
Office Space	1,400 SF



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## PROPERTY DESCRIPTION

Introducing an exceptional industrial opportunity in Canton, MI. This 12,000 SF building, situated in the sought-after Canton area, is an ideal fit for industrial and manufacturing operators. With zoning designated as L1 | Light Industrial, new roof, excellent condition, high clear heights, minimal office, 15 Ton crane, the property offers the versatility to accommodate a range of business needs

## LOCATION DESCRIPTION

Located in the City of Canton, MI, the area surrounding the property offers a prime location for industrial and manufacturing tenants. With easy access to major highways such as I-275 and I-96, transportation and logistical operations are seamless. The property is surrounded by a network of suppliers and industrial support services, providing a strong foundation for businesses. Canton's strategic positioning and favorable business environment make it an excellent choice for industrial and manufacturing operations.



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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	202	1,042	8,373
Average Age	57.6	49.6	41.5
Average Age (Male)	61.2	50.5	39.4
Average Age (Female)	56.0	50.0	43.6

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	119	538	3,577
# of Persons per HH	1.7	1.9	2.3
Average HH Income	\$91,708	\$100,732	\$103,328
Average House Value	\$278,166	\$309,048	\$288,311

2023 American Community Survey (ACS)



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