



INDUSTRIAL WAREHOUSE + OFFICE - FOR SALE -

20210 SHERWOOD ST, DETROIT, MI 48234

- \$599,000 Sales Price
- 18,425 SF with Flexible B4 Zoning
- Ideal for Owner-User or Investor Reposition



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REALTY

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AUDREY SCHULTZ

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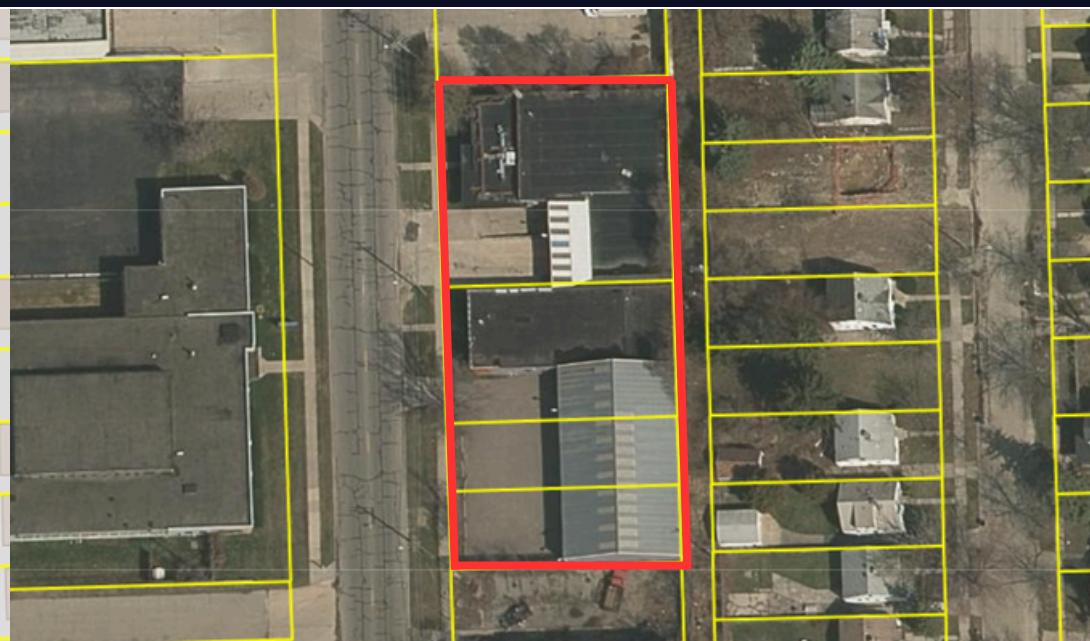
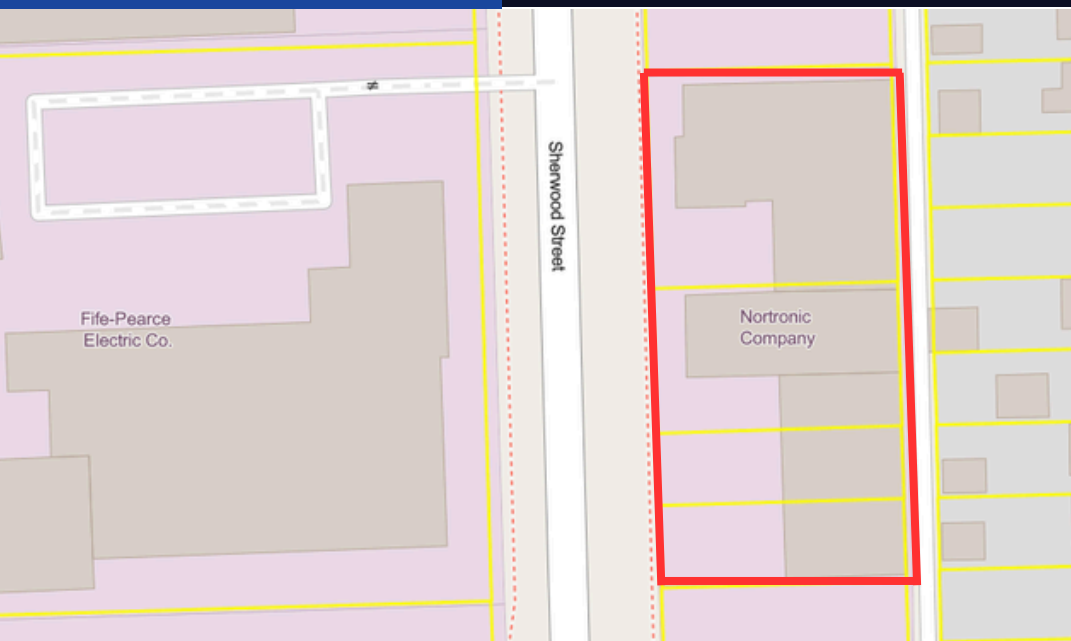
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FOR SALE

INDUSTRIAL WAREHOUSE + OFFICE

20210 SHERWOOD ST
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PROPERTY DETAILS

18,425 SF industrial facility featuring 15,073 SF of warehouse and 3,352 SF of updated front office space. Equipped with 400 amp, 3-phase power, 11'-15' clear heights, one truckwell, and two grade-level doors. B4 zoning allows a range of commercial and light industrial uses. Immediate occupancy.

Highlights

- \$720,000 Sales Price
- 18,425 SF (15,073 Warehouse | 3,352 Office)
- 400 Amp, Variable Voltage, 3-Phase Power
- 1 Dock + 2 Grade-Level Doors
- 11'-15' Clear Height
- B4 - General Business Zoning

Square Footage 18,425

Price per SF \$32.50

Lot Size (SF) 29,752

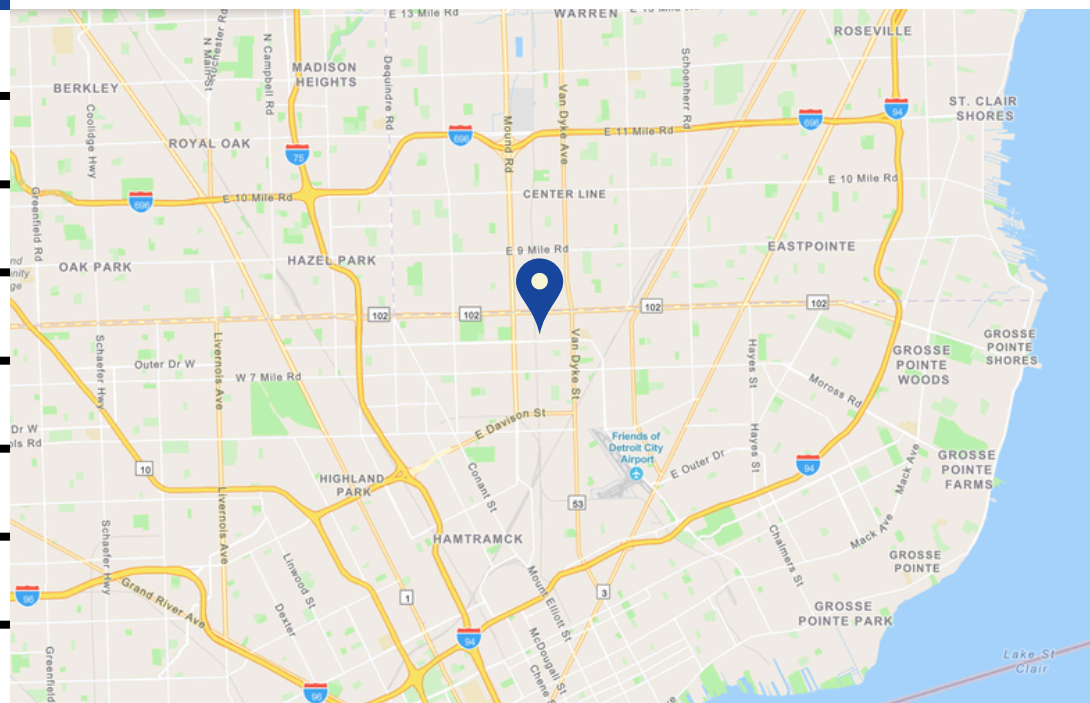
Parcel ID 15012107-9, 15012105-6, 15012103, 15012104

Zoning Type B-4

County WAYNE

Frontage (FT) 250

Year Built 1950, 1956, 1986



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PROPERTY DETAILS

This multi-parcel industrial property offers 18,425 SF total, including 15,073 SF of warehouse space and 3,352 SF of office space, with the office portion recently renovated to support modern operations. Situated across four contiguous parcels in Detroit's established industrial corridor, the layout provides flexibility for owner-users or investors seeking adaptable industrial space. The warehouse component supports storage, fabrication, light manufacturing, or distribution, while the improved office space offers professional administrative areas, client reception, and team workspace.

The property is well-suited for contractors, logistics operators, automotive-related businesses, trades, equipment storage, fabrication shops, or light manufacturing users looking for functional space at a competitive basis. Within a short drive are established, higher-income residential communities including Grosse Pointe and surrounding eastside neighborhoods, providing access to a strong residential client base. Zoned B4 (General Business), the site allows for a broad range of commercial and industrial uses, offering long-term operational flexibility. Offered at \$720,000 (approximately \$39/SF), this property represents a strong value opportunity in Detroit's evolving industrial market.

PROPERTY HIGHLIGHTS

- 18,425 SF total (15,073 SF warehouse + 3,352 SF renovated office)
- Four contiguous parcels (± 0.68 acres)
- Flexible layout with B4 zoning (General business and light industrial)
- Ideal owner-user or value-add investment opportunity

BUILDING SPECIFICATIONS

- Clear Heights: 11', 12', and 15'
- Power: 400 Amp, 3-Phase, 220-480V with Variable Voltage Transformer
- 1 Truckwell / Dock Position
- 2 Grade-Level Doors
- Overhead Doors: 10'x12' and 12'x12'
- Built: 1950, 1956, 1986



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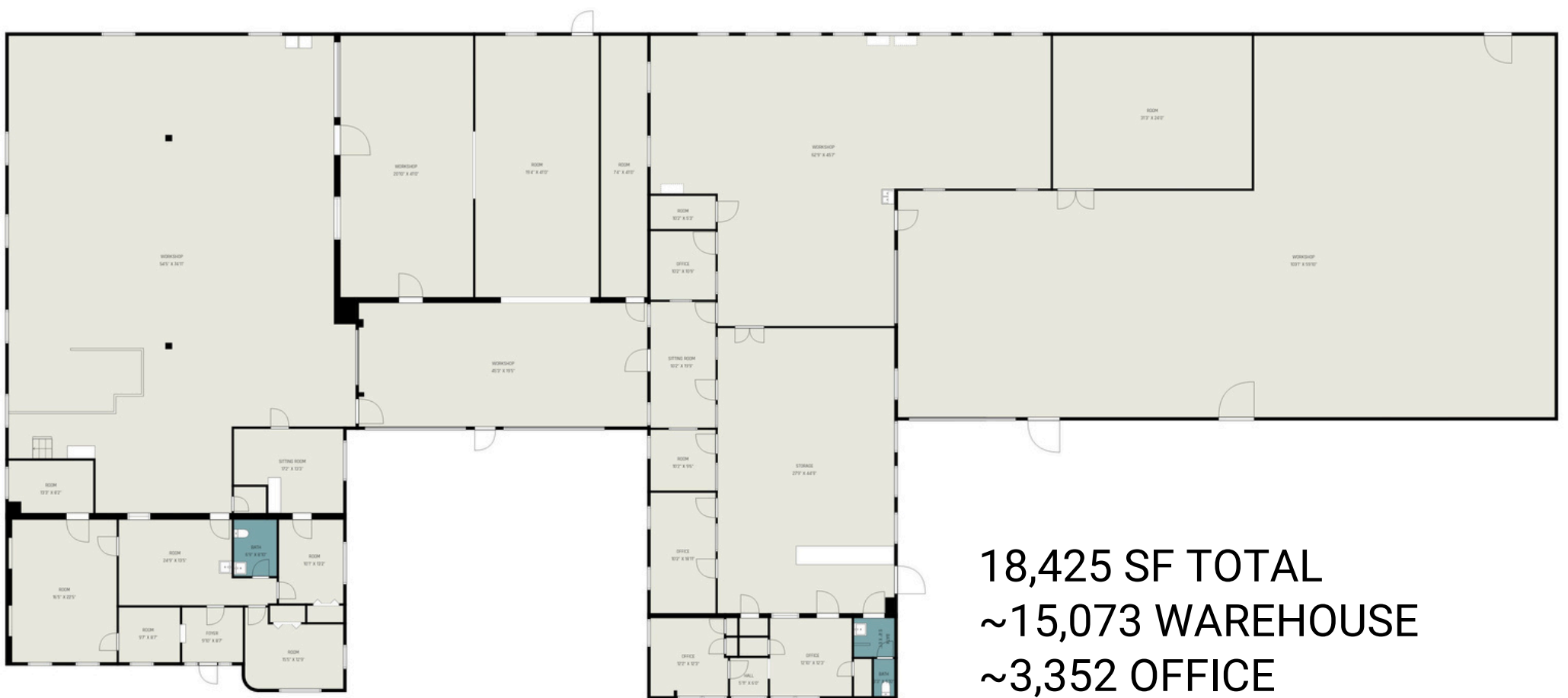
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FLOOR PLAN



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PHOTO GALLERY



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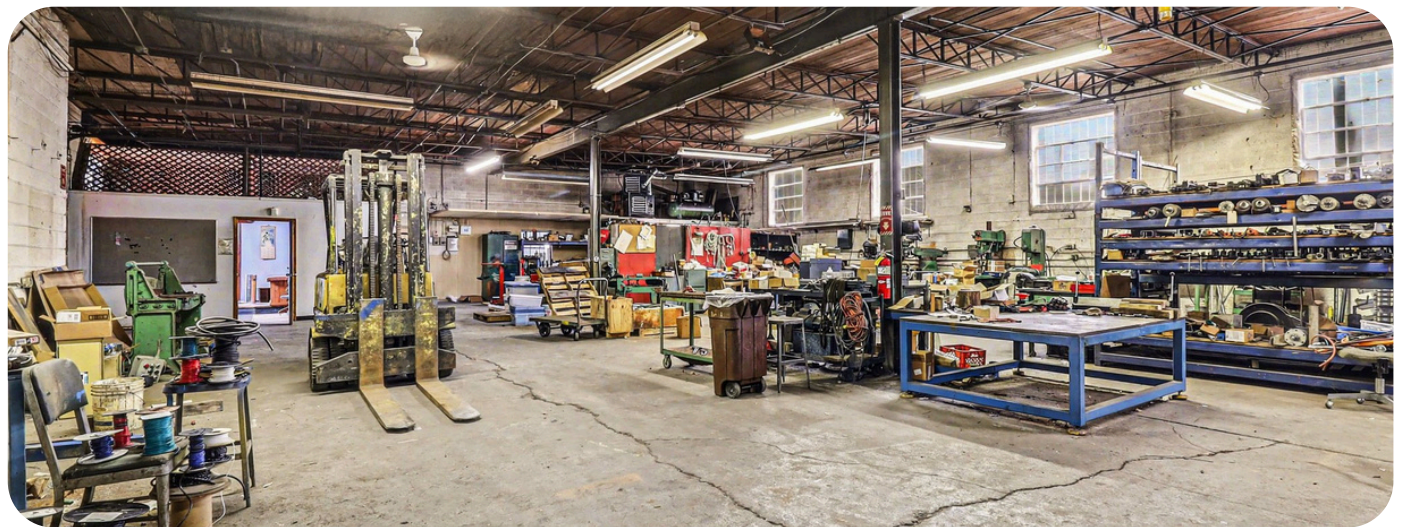
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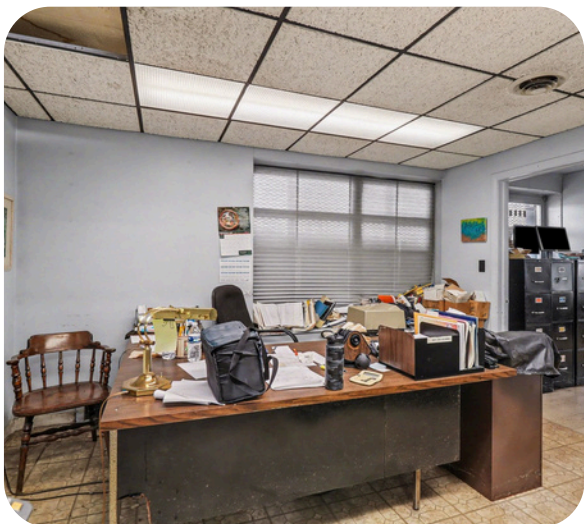
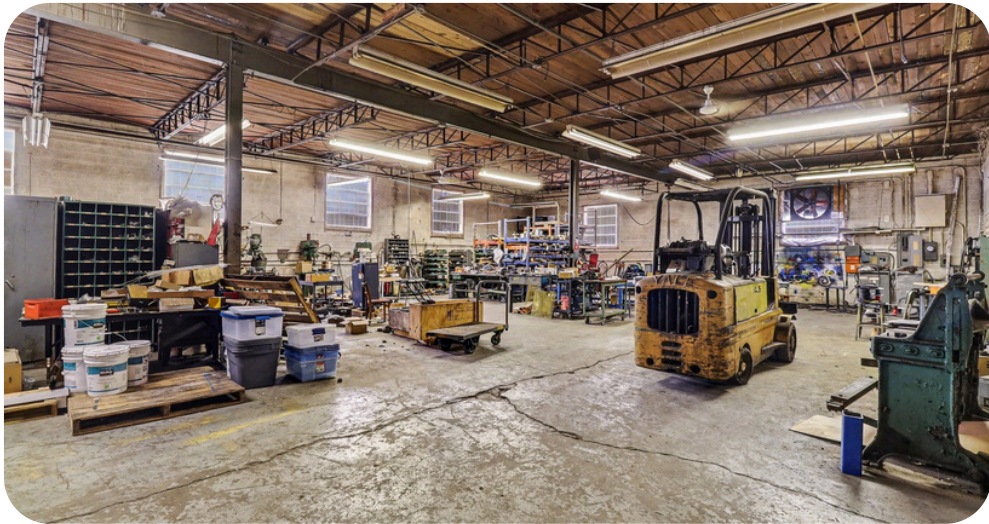
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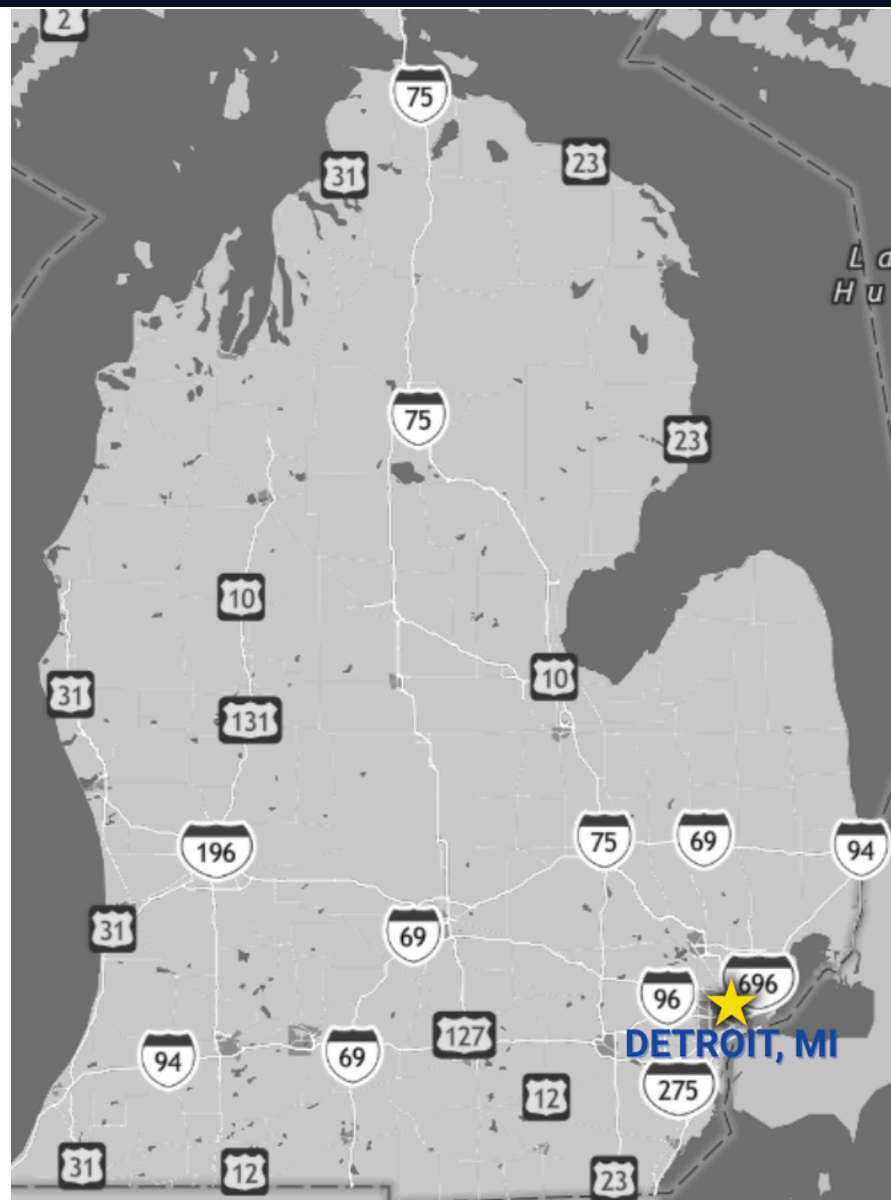
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INVESTOR SNAPSHOT: DETROIT, MI

Detroit's industrial sector continues to benefit from strong demand for small- to mid-bay warehouse space driven by contractors, automotive users, logistics operators, and light manufacturers seeking affordable facilities.

With direct regional access to I-75, I-696, I-94, and major transportation corridors, Detroit remains a strategic hub for distribution and trade-based businesses. Functional industrial buildings priced below replacement cost—particularly under \$40/SF—continue to attract both owner-users and value-oriented investors.

Located within an established industrial corridor, the Sherwood site is positioned to support long-term operational demand and continued market stabilization, offering both cash-flow potential and appreciation upside.



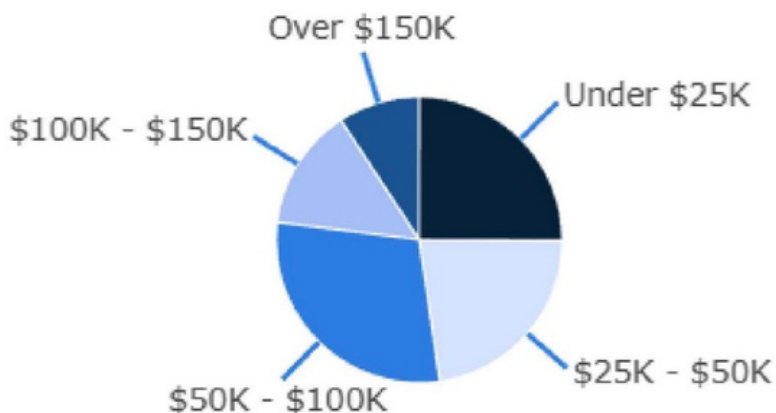
POPULATION

5 MILES—503.1K
3 MILES—199.8K
1 MILE—26.8K



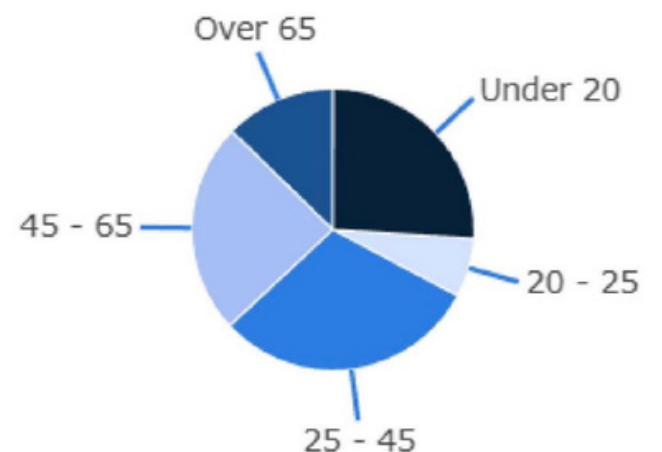
HOUSEHOLD INCOME

\$52.9K AVE



AGE DEMOGRAPHICS

32 YEAR AVE



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