

**INDUSTRIAL PROPERTY // FOR SALE / LEASE**

# 20,210 SF CORPORATE IMAGE FLEX BUILDING W/ UNMATCHED VISIBILITY & INFRASTRUCTURE

2200 E 11 MILE RD  
WARREN, MI 48091



- 20,210 SF Flex Facility on 2.5-Acre Lot
- 15,210 SF Shop with a 5,000 SF Office
- 18' Clear Height, Two (2) 12' x 12' Overhead Doors
- 3,000 amp, 2220-480 Volt Power and 40KW Generator
- AC in the office, Partial AC in shop, and energy-efficient LED lighting
- High-Visibility Corner Presence with Single-Pole Pylon Sign
- Abundant Parking for Employees and Fleet Vehicles
- Premier location along the I-696 Service Drive with immediate access to I-696 and I-75
- Occupied by Flame Furnace Co for Nearly 30-Years who is moving to a larger facility



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100

[pacommercial.com](http://pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2200 E 11 MILE RD, WARREN, MI 48091 // FOR SALE / LEASE

# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$2,500,000</b>
<b>Lease Rate</b>	<b>\$9.95 SF/YR (NNN)</b>

## PROPERTY OVERVIEW

Position your business for long-term success at 2200 E. 11 Mile Road, which combines exceptional visibility, robust infrastructure, and a highly functional layout in one of Metro Detroit's most accessible industrial corridors. Occupied and meticulously maintained by Flame Furnace Company for nearly three decades, this property reflects a level of care and operational pride that is increasingly difficult to find in today's market.

## OFFERING SUMMARY

<b>Building Size:</b>	20,210 SF
<b>Lot Size:</b>	2.5 Acres
<b>Price / SF:</b>	\$123.70
<b>Year Built:</b>	1984
<b>Renovated:</b>	2007
<b>Zoning:</b>	M-2
<b>Market:</b>	Detroit
<b>Submarket:</b>	W of Van Dyke/Macomb
<b>Traffic Count:</b>	183,810 on I-696

The 20,210 SF building features a versatile blend of warehouse, manufacturing, service, and office space, including 15,210 SF of shop space complemented by 5,000 SF of professional office area. Designed to support a wide range of users, the facility is equipped with 18' clear height, two 12' x 12' overhead doors, heavy power capacity, a 40KW backup generator, LED lighting, partial AC in shop & AC in office, and abundant parking for employees, customers, and service fleets. The highly visible pylon signage further enhances branding opportunities, making this an ideal headquarters location for a growing company seeking both operational efficiency and market presence.

## LOCATION OVERVIEW

Strategically situated on a prominent 2.5-acre corner parcel between 11 Mile Road and the I-696 Service Drive, the facility offers outstanding exposure to thousands of daily commuters while providing immediate access to I-696, I-75, and the greater Southeast Michigan region.

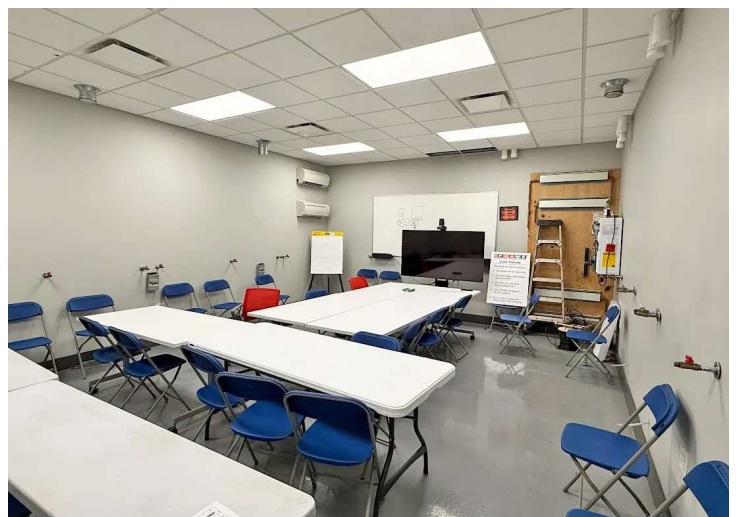
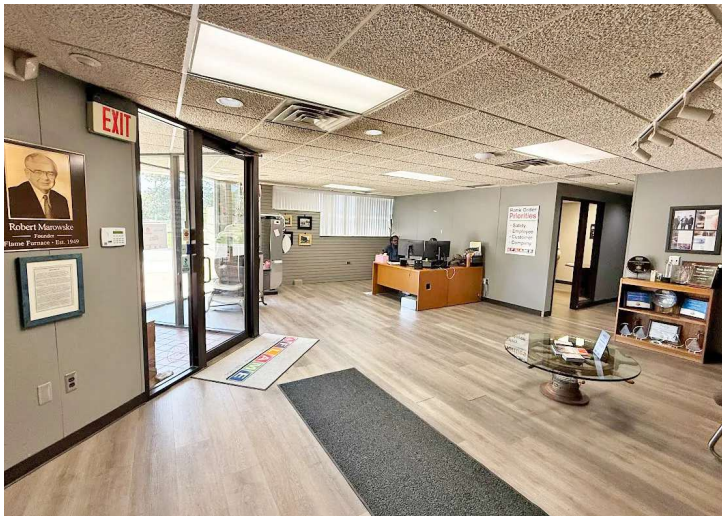
2200 E 11 MILE RD, WARREN, MI 48091 // FOR SALE / LEASE

## INDUSTRIAL DETAILS

<b>Property Type:</b>	Flex (warehouse and office)
<b>Building Size:</b>	20,210 SF
<b>Space Available:</b>	20,210 SF
<b>Shop SF:</b>	15,210 SF
<b>Office SF:</b>	5,000
<b>Mezzanine SF:</b>	None
<b>Occupancy:</b>	Fall, 2026
<b>Zoning:</b>	M-2
<b>Lot Size:</b>	2.5 Acres
<b>Parking Spaces:</b>	59
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	Possible
<b>Year Built / Renovated:</b>	1984 / 2007
<b>Construction Type:</b>	Architectural Block
<b>Clear Height:</b>	18'
<b>Overhead Doors:</b>	Two (2) 12' x 12'
<b>Truckwells/Docks:</b>	None
<b>Cranes:</b>	None
<b>Column Spacing:</b>	Clear-span
<b>Power:</b>	3,000 amp, 220-480V, and 40KW generator
<b>Buss Duct:</b>	Yes
<b>Air Conditioning:</b>	AC in Office & Partial AC in Shop
<b>Heat Type:</b>	Infra-red
<b>Airlines:</b>	Yes
<b>Lighting:</b>	LED
<b>Sprinklers:</b>	N/A
<b>Floor Drains:</b>	N/A
<b>Taxes:</b>	\$20,932

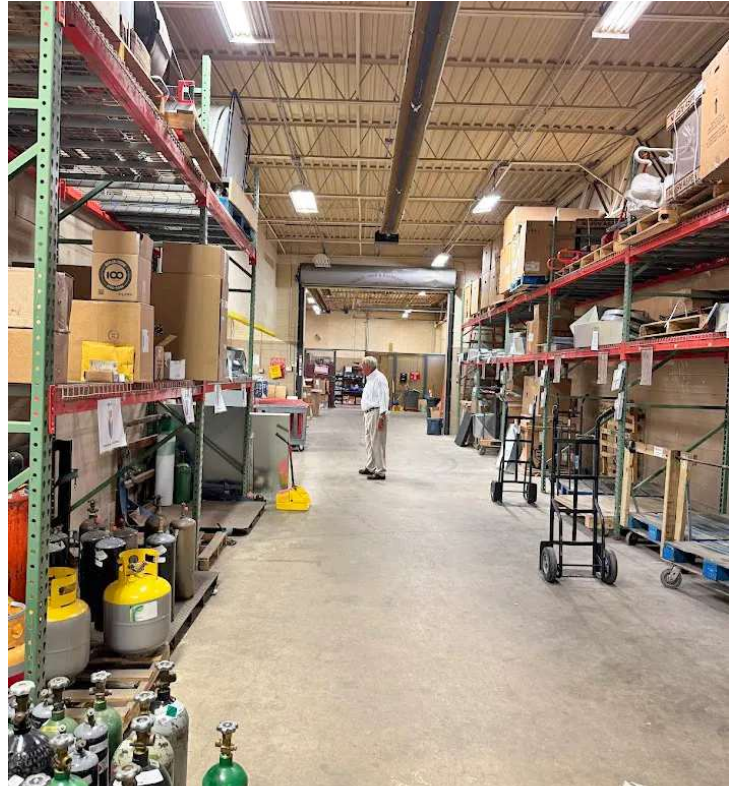
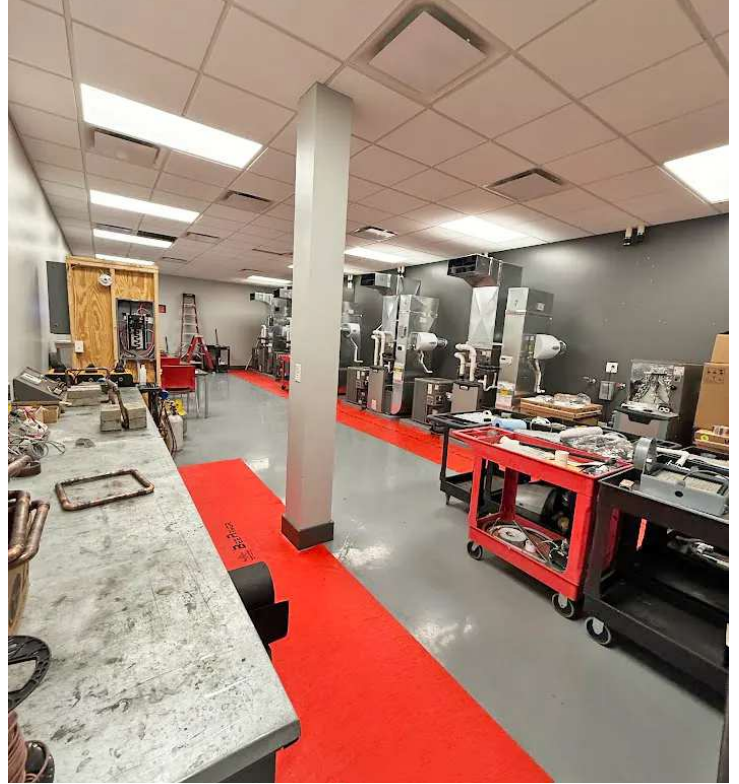
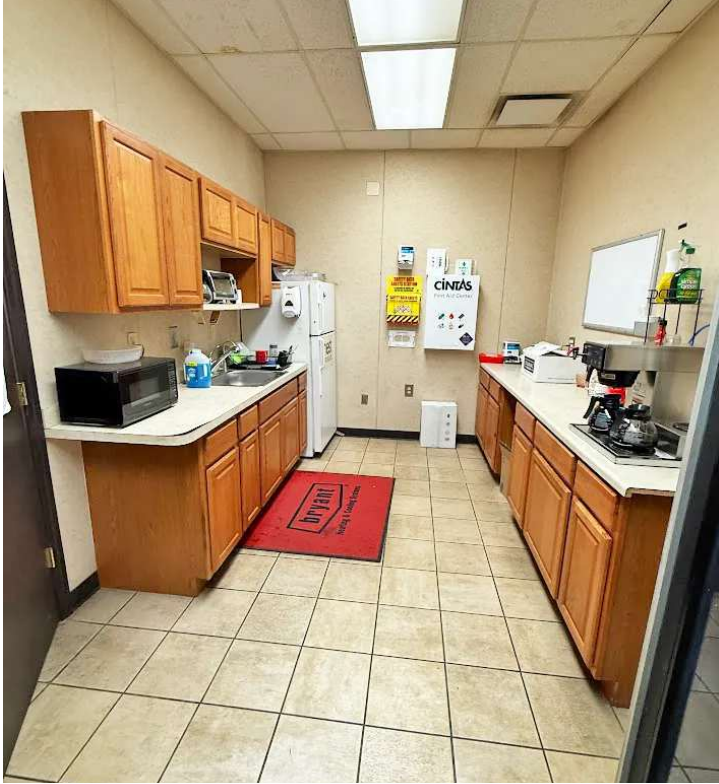
2200 E 11 MILE RD, WARREN, MI 48091 // FOR SALE / LEASE

# ADDITIONAL PHOTOS



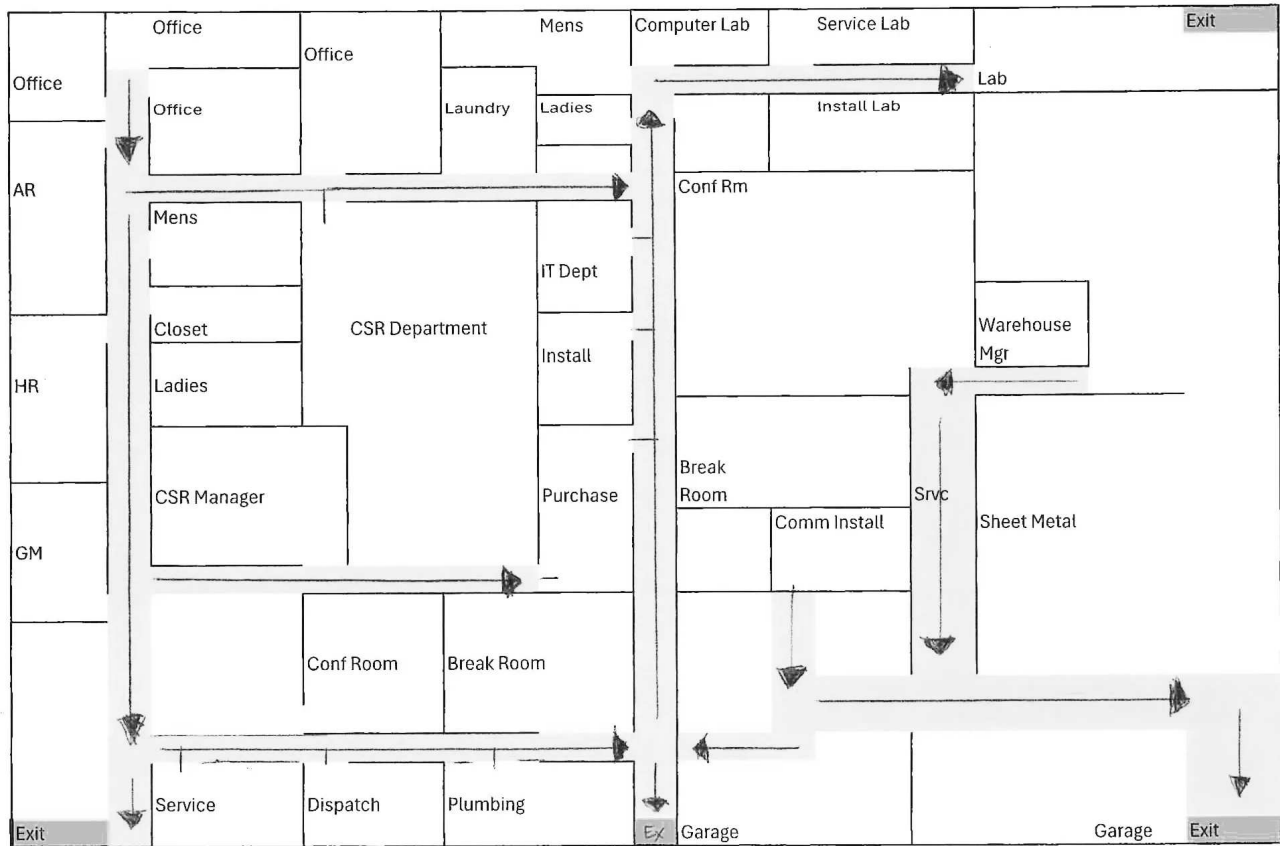
2200 E 11 MILE RD, WARREN, MI 48091 // FOR SALE / LEASE

# ADDITIONAL PHOTOS

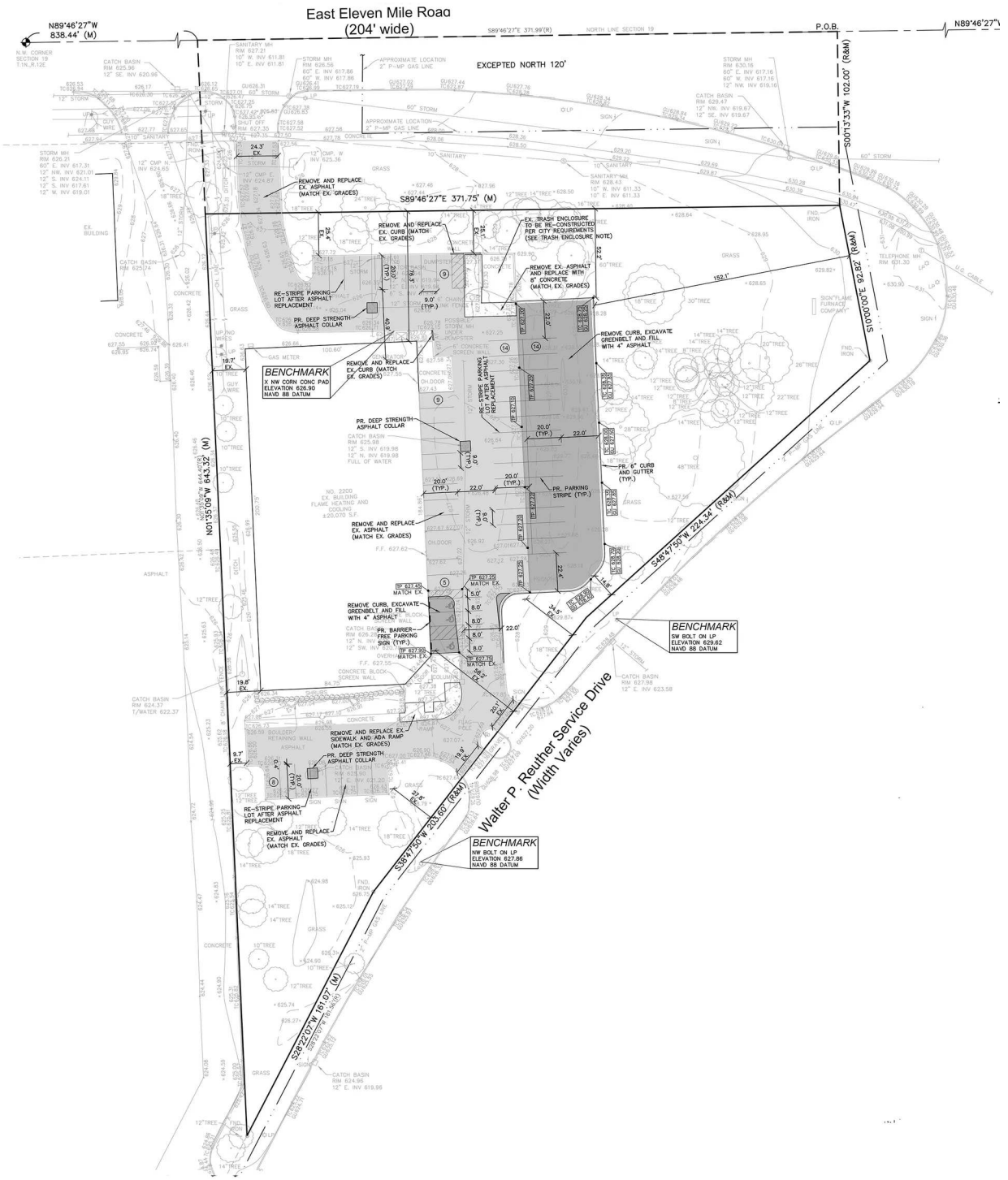


2200 E 11 MILE RD, WARREN, MI 48091 // FOR SALE / LEASE

# FLOOR PLAN



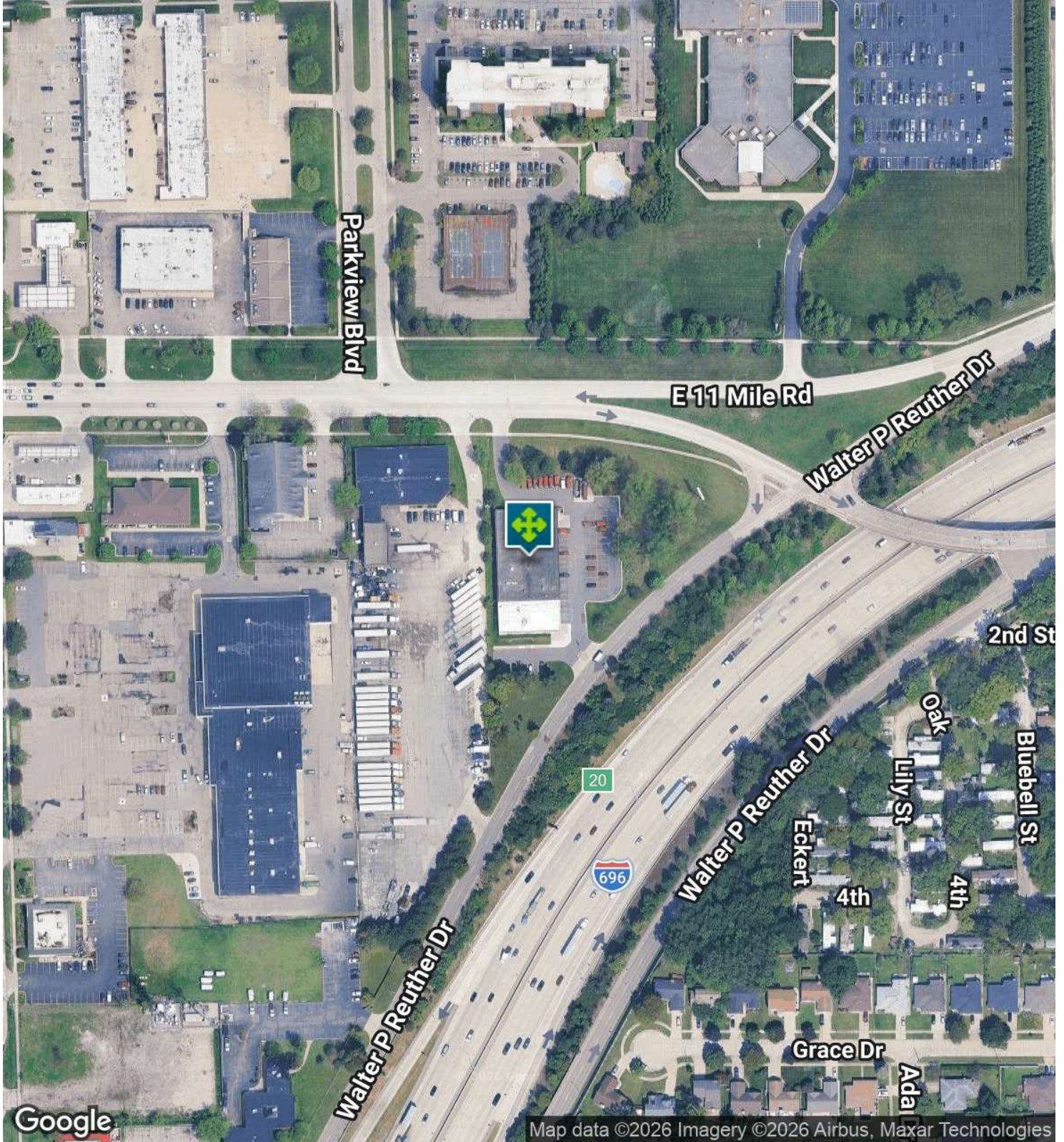
2200 E 11 MILE RD, WARREN, MI 48091 // FOR SALE / LEASE  
**SITE PLANS**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

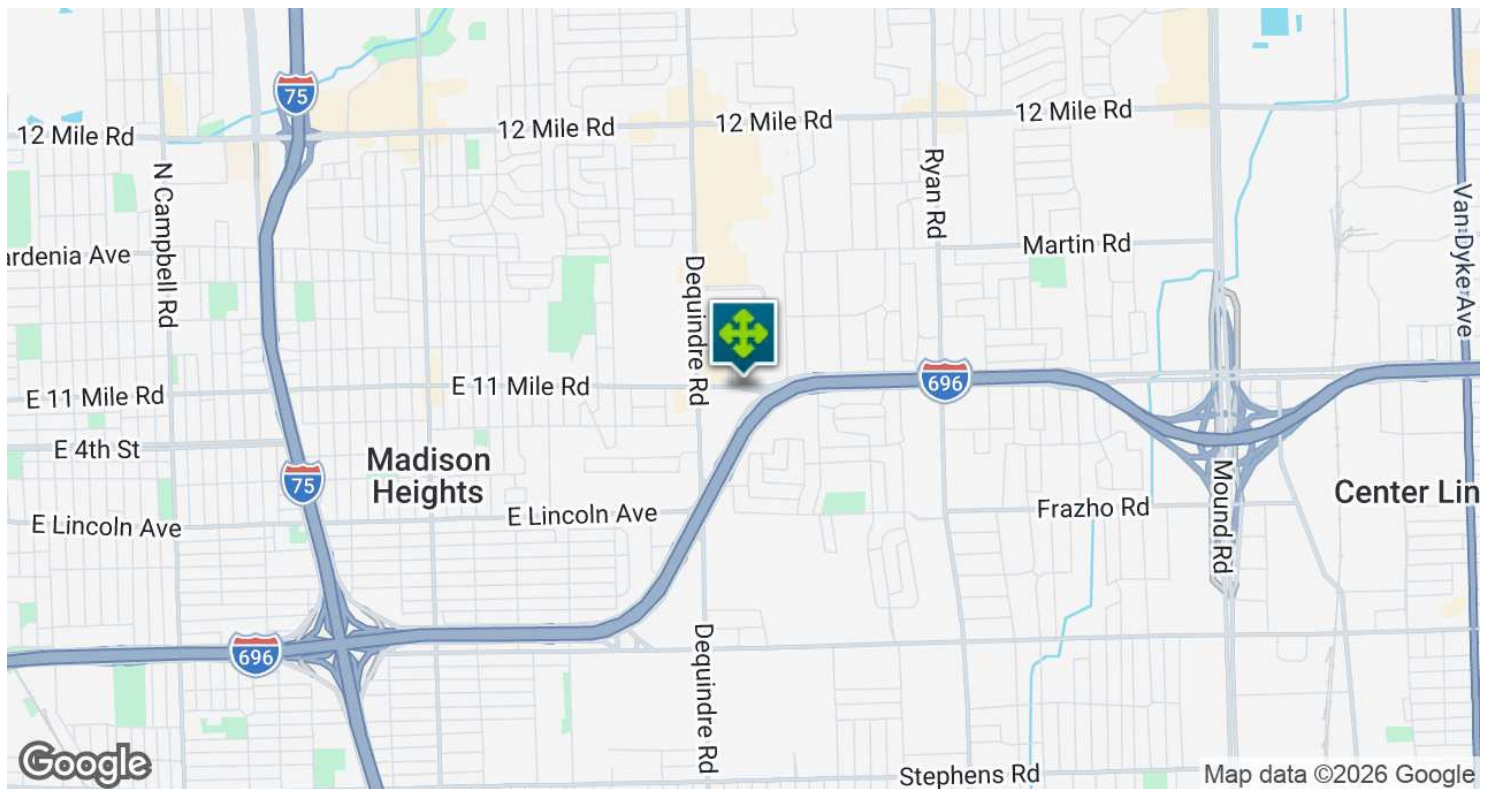
2200 E 11 MILE RD, WARREN, MI 48091 // FOR SALE / LEASE

# AERIAL MAP



2200 E 11 MILE RD, WARREN, MI 48091 // FOR SALE / LEASE

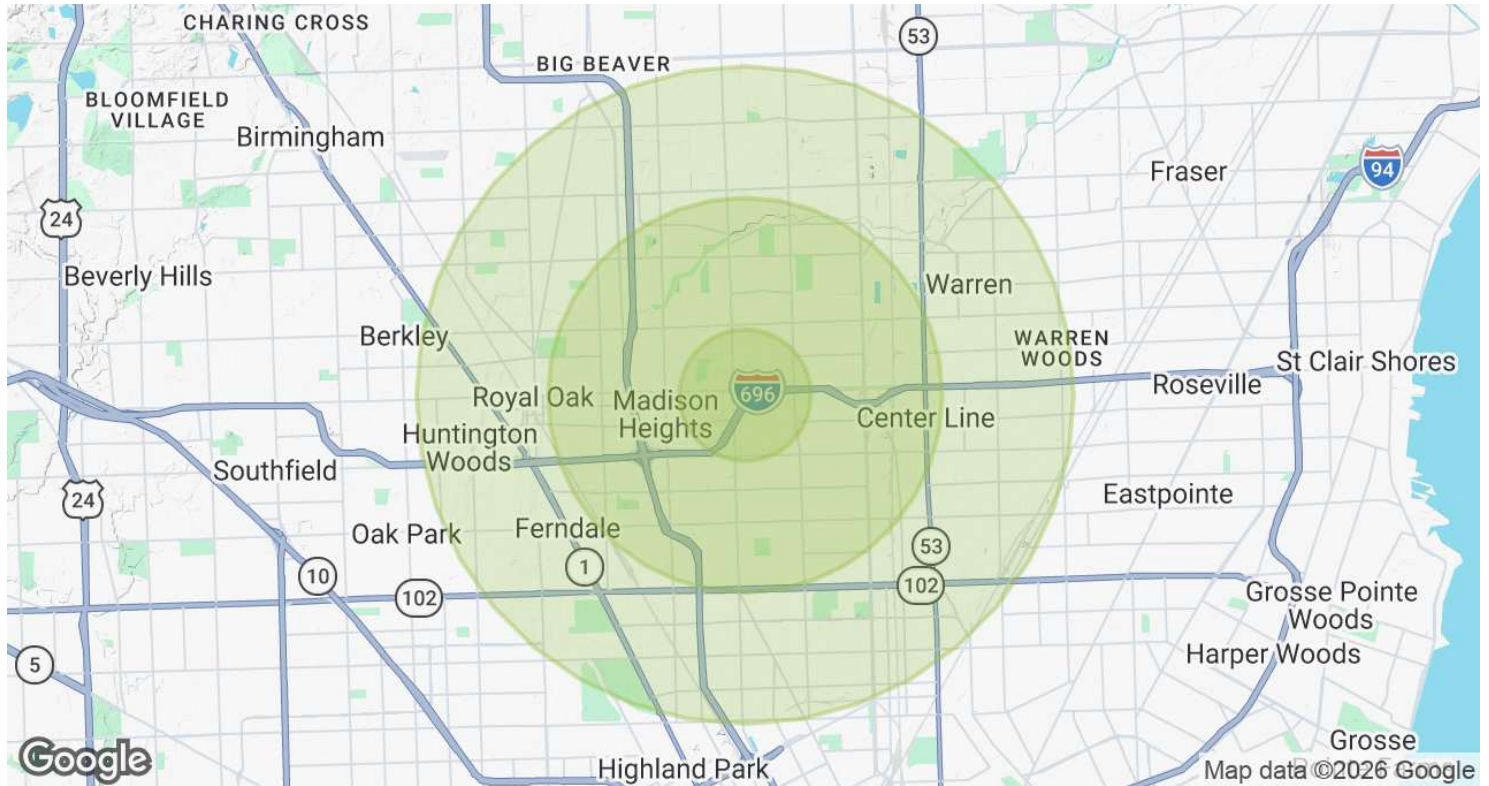
# LOCATION MAP



**John E. De Wald, CPA PARTNER**  
D: 248.663.0504 | C: 313.510.3777  
john@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	13,966	114,825	325,164
<b>Average Age</b>	39.7	39.8	39.1
<b>Average Age (Male)</b>	36.0	38.7	38.0
<b>Average Age (Female)</b>	45.8	41.8	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,151	50,632	139,802
<b># of Persons per HH</b>	2.3	2.3	2.3
<b>Average HH Income</b>	\$76,550	\$87,192	\$91,205
<b>Average House Value</b>	\$188,312	\$200,621	\$225,903

2023 American Community Survey (ACS)

2200 E 11 MILE RD, WARREN, MI 48091 // FOR SALE / LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



**John E. De Wald, CPA**  
PARTNER

**D:** 248.663.0504

**C:** 313.510.3777

john@paccommercial.com

**P.A. Commercial**

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[paccommercial.com](http://paccommercial.com)

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.