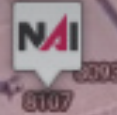


# For Sale Industrial Building with Heavy Power

8107 Military Street, Detroit, Michigan 48204



**NAI Farbman** | **Farbman Group**  
MIDWEST EXPERTISE, GLOBAL REACH.

Offering Memorandum presented by:

**Wendy Acho**

Leasing and Sales Associate  
248 563 0739 | [acho@farbman.com](mailto:acho@farbman.com)

Add Today's Date



# Executive Summary

## Offering Summary

Sale Price:	\$599,000
Building Size:	8,500 SF
Lot Size:	0.29 Acres
Price / SF:	\$70.47
Year Built:	1946
Renovated:	2018
Zoning:	M-3 Light Industrial Zoning
Submarket:	Detroit West

## Property Overview

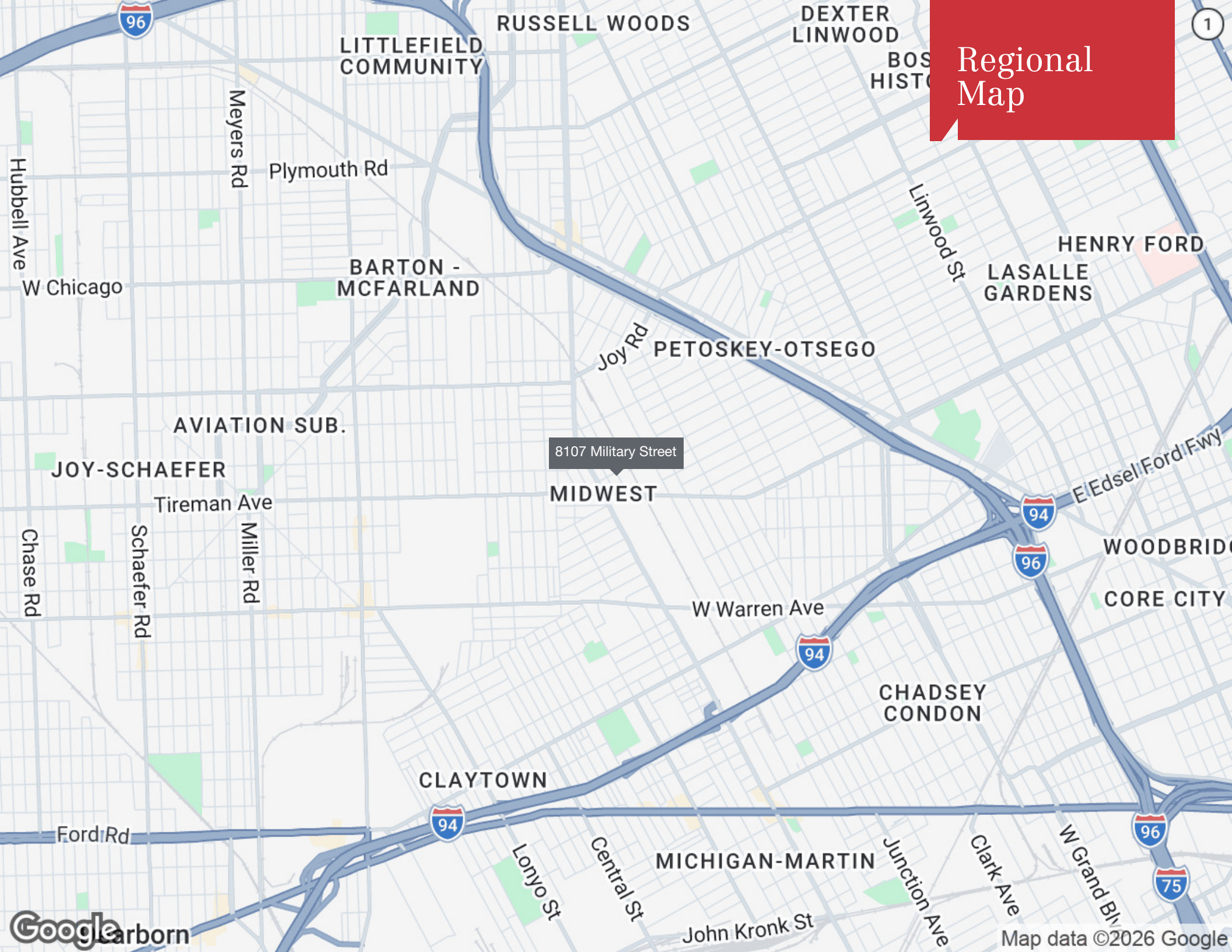
The site is directly across the street from the Detroit Edison – Warren Service Center - between Joy Rd and Livernois Ave, near Tireman Ave. Located minutes away from Downtown Detroit with easy access to I-94 and I-96.

## Property Highlights

- 8,500 SF Industrial Warehouse/Commercial
- 3 Grow Rooms, Drying, Veg, Quarantine Testing Rooms + Small Cloning Room
- New Roof
- 2 Sets of Power /Electrical Rooms - 2,000a Heavy Power
- 2 Transformers
- 2 Meters
- Recreational (adult-use) Class-C Cultivation permit allowing up to 2,000 plants
- Pre-approved for stacking up to 10 Class-C Permits



# Regional Map

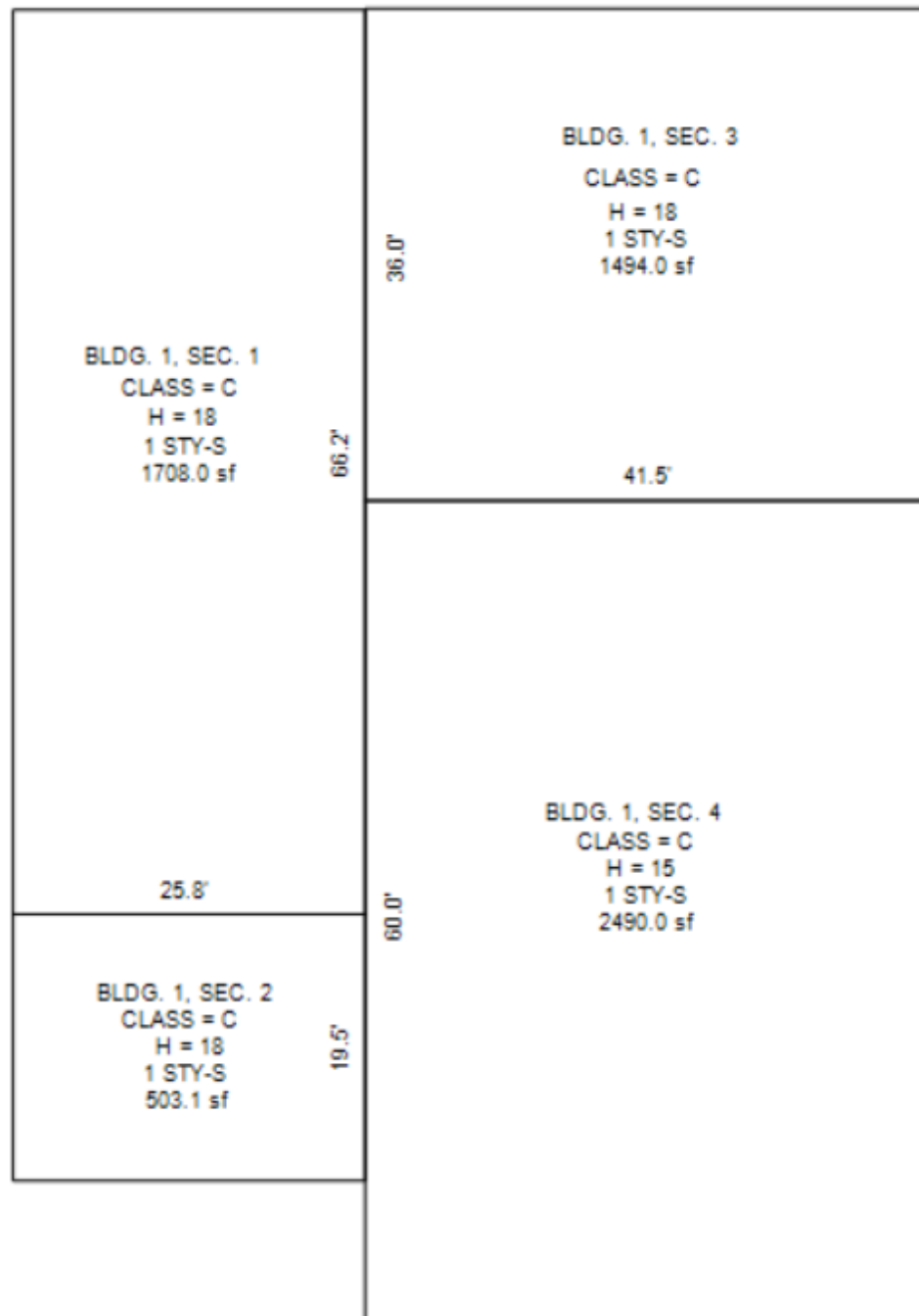


# Aerial Map



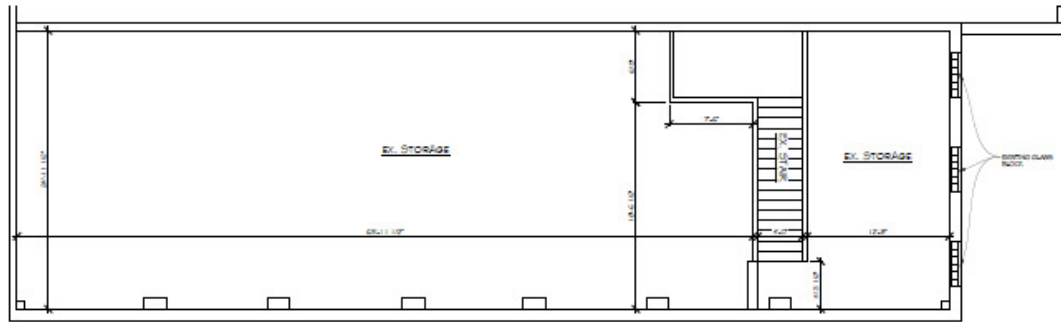


# Floor Plan

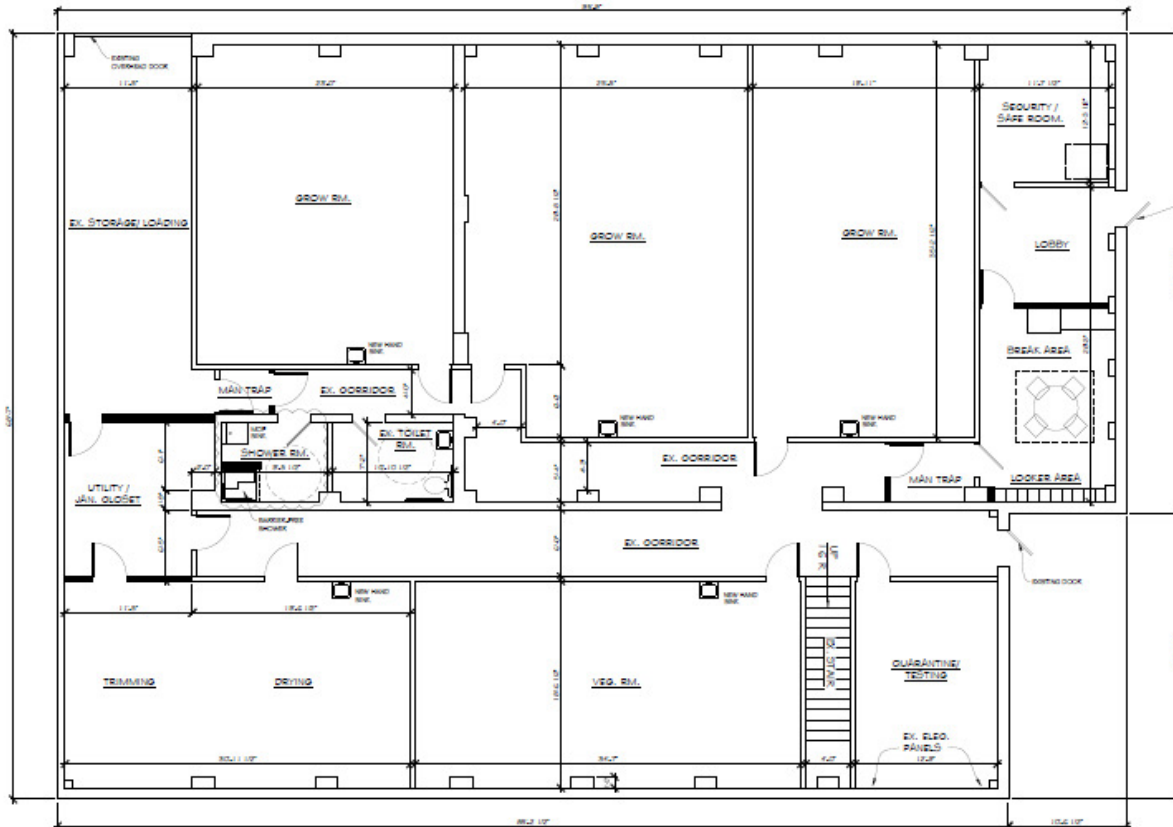


FRONT

# Floor Plan



102  
A.1  
Scale: 3/16" = 1'-0"



101  
A.1  
Scale: 3/16" = 1'-0"

## GENERAL NOTES

- VERIFY LOCATION OF ALL INDICATED EXISTING SUBSTITUTED IN THE MEZ. - VERIFY ACCURACY IN WRITING OR ANY DISCREPANCIES.
- EXISTING PARTS AND REMOVAL WALLS, FLOORS, CEILING, ETC. TO MATCH SUBSTITUTIONS PROVIDED AT ALL LOCATIONS WHERE NEW MEZ. ARE TO BE SUBSTITUTED.
- MEZ. AND WALLS TO BE INDICATED AS NEW ARE TO BE CONSIDERED EXISTING TO REMAIN.
- ALL MEZ. AND WALLS ARE TO BE SELECTED BY OWNER AND MAY BE INDICATED IN THESE DRAWINGS FOR COORDINATION PURPOSES ONLY.
- NOTICE ANY MEZ. IN WALLS AFTER REMOVAL - HAVE ALL EXISTING EXTERIOR WALLS BRACE WITH STEEL BRACES, FINAL CONNECTIONS TO BE SELECTED BY OWNER.
- PROVIDE APPROPRIATE BRACING IN WALLS FOR GABLETYPED, DELTA, OR WALL MOUNTED EQUIPMENT TO ACCOMMODATE MOUNTING WEIGHT. COORDINATE WITH ELECTRICAL/MECHANICALS.
- INDICATED SHOW ARE TO WALL MEZ. AND WALLS.
- PROVIDE SCHEDULES FOR ALL MEZ. AND WALLS.
- INDICATE DOOR SCHEDULES AT 3/16" = 1'-0".

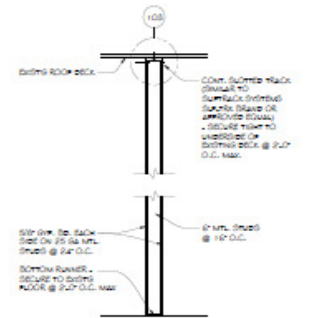
## WALL TYPE LEGEND

- Existing wall to remain
- Slip track (2x8, 2x10, 2x12) @ 16" O.C. (Secure to underside of existing floor deck unless noted otherwise)

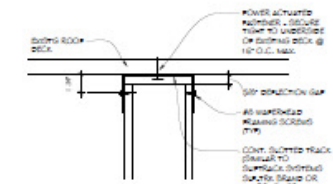
## FINISH NOTES

- INSULATION SHALL HAVE A R-VALUE (R19) OF NOT MORE THAN 25 AND A DENSITY (LB/FT<sup>3</sup>) OF NOT MORE THAN 450 PER MEZ. SECTION 730.2.
- INTERIOR FINISHES SHALL BE CLASS 'C' IN ACCORDANCE WITH MEZ. CHAPTER 6, TABLE 603.1.1 - MEZ. OCCUPANCY CLASS OR LESS THAN 300.

- ALL INTERIOR CEILING: GYP. BOARD (5/8" THICK) (NO CEILING)
- CEILING CONCRETE FLOOR
- PAINTED WALL



104  
A.1  
Scale: 3/16" = 1'-0"



103  
A.1  
Scale: 1/8" = 1'-0"

**MCI**  
design group  
mcdesigngroup@gmail.com  
direct: 248.393.2243  
25280 Ryan Rd  
Warren, MI 48091

### OWNER:

Veritas Collective LLC  
38500 Woodward Ave  
Suite 300  
Bloomfield Hills, MI  
48304

### CONTACT:

Robert Semaan  
Bobby@modaDB.com  
248.444.9000

### PROJECT:

MARIJUANA CULTIVATION  
FACILITY - APPLICATION

### LOCATION:

8107 MILITARY ST  
DETROIT, MI

### ARCHITECT:

JESSICA ANN MARJI  
RA, NCARB

MI no: 1301059028



### SHEET TITLE:

Floor Plans, Details,  
Notes

### ISSUED:

- 08.18.21 Medical  
Marijuana Application
- 11.04.21 Revised per  
City Comments

DO NOT SCALE PRINTS USE  
FIGURED DIMENSIONS ONLY

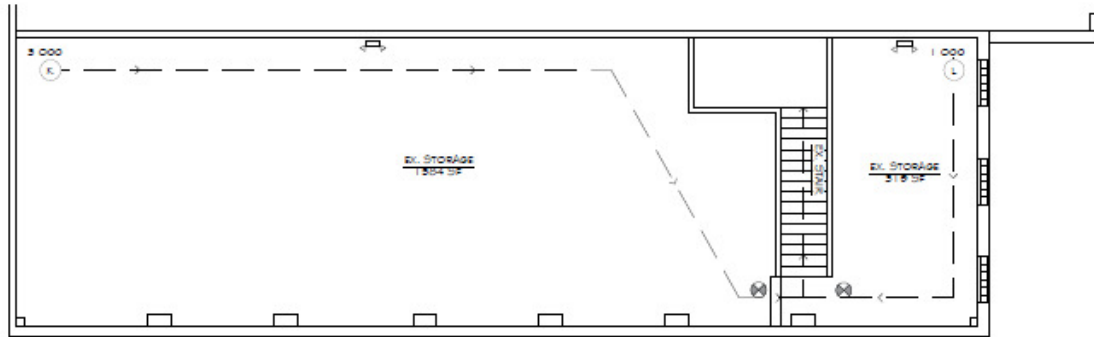
### PROJECT NO.

21019

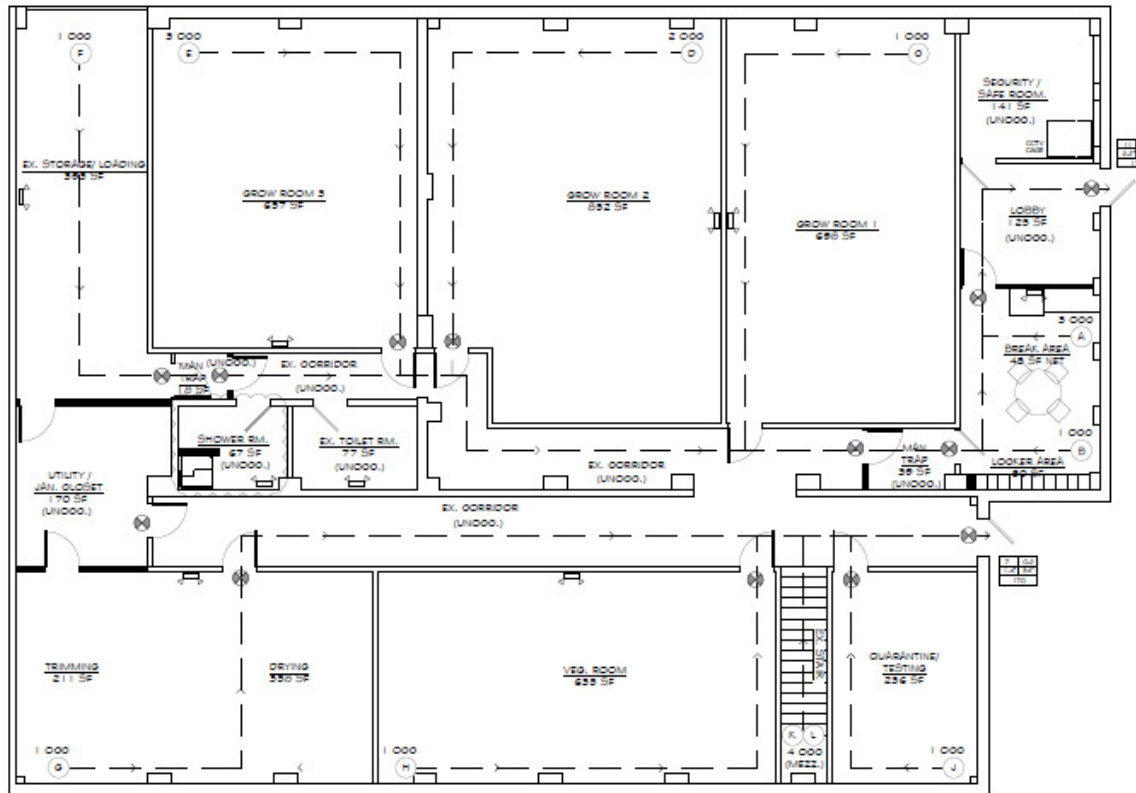
### SHEET NO.

A.1

# Floor Plan



**LIFE SAFETY  
MEZZANINE FLOOR PLAN**  
302  
A.3

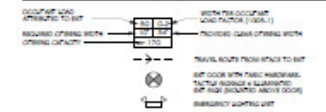


**LIFE SAFETY  
FIRST FLOOR PLAN**  
301  
A.3

## EGRESS NOTES

1. DUE TO PLUMBING & MECHANICAL RISERS ESTABLISHED AS KEYS BY LOCAL CODES, WHEN EQUIPPED ADAPTED TO DOOR OPENING, MAXIMUM OF CLEAR TO DOOR OPENING FOR ADA COMPLIANCE SHALL BE MAINTAINED. VERTICAL CLEARANCE SHALL BE MAINTAINED. DUE TO UNIFORMITY MATERIAL REQUIREMENTS FOR TRANSPORT & STORAGE.
2. MIN. 4' PATH OF EGRESS SHALL BE STRENGTH CUT ON FLOOR AND ROOFING SHALL BE REINFORCED INCLUDING THE PATH OF EGRESS SHALL BE UNSTRUCTURED AT ALL TIMES.

## EGRESS PLAN LEGEND



## MEANS OF EGRESS

MEANS OF EGRESS	REQUIRED	PROVIDED	NOTED (per table)
DOORS:	DOOR PER OCC. PER BACK LEVEL OF EGRESS REQUIRED 11.2 TOTAL	117 MAJ. EGT. 117 MAJ. EGT. 117 MAJ. EGT.	117 MAJ. EGT. 117 MAJ. EGT. 117 MAJ. EGT.
TRAVEL DISTANCE:	200 FT MAX	147 MAJ. EGT.	117 MAJ. EGT. 117 MAJ. EGT. 117 MAJ. EGT.
TOTAL PATH:	2 PATHS	2 PATHS	100 MAJ. OCCUPANTS + 2 PATHS
EXIT ACCESS:	CONFORMANCE 4 EGT.	CONFORMANCE 4 EGT.	-

## OCCUPANT LOAD: F-1 FACTORY INDUSTRIAL

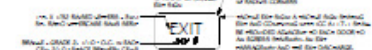
SPACE NAME	AREA	OCCUPANCY	sq / OCC.	OCC.	COUNT
<b>MANUFACTURING PROCESSING:</b>					
GROW ROOM 1	284 SF	AGRICULTURAL	N/A	1	1
GROW ROOM 2	282 SF	AGRICULTURAL	N/A	2	2
GROW ROOM 3	287 SF	AGRICULTURAL	N/A	1	1
QUARANTINE/TESTING	236 SF	AGRICULTURAL	N/A	1	1
VEG. ROOM	236 SF	AGRICULTURAL	N/A	1	1
TRIMMING & PACKAGING	211 SF	AGRICULTURAL	N/A	1	1
	2,547 SF				7
STORAGE/WAREHOUSE	884 SF	STORAGE	N/A	1	1
STORAGE WAREHOUSE	884 SF	STORAGE	N/A	1	1
CLIMATE CONTROL STORAGE BASES	1,564 SF	MANUFACTURING	N/A	8	8
	2,547 SF				8
LOBBY AREA	125 SF	LOBBY ROOM	N/A	1	1
MEET AREA	48 SF	ASSOCIATED MULTI-PURPOSE MEETS	18	8	8
<b>UNOCCUPIED:</b>					
WIP	128 SF	UNOCCUPIED	0	0	0
MEET/STORAGE ROOM	14 SF	UNOCCUPIED	0	0	0
MEET TRAYS	87 SF	UNOCCUPIED	0	0	0
CRIB/STORAGE	808 SF	UNOCCUPIED	0	0	0
TOILET ROOM	77 SF	UNOCCUPIED	0	0	0
SHOWERS ROOM	27 SF	UNOCCUPIED	0	0	0
UTILITY ROOM	170 SF	UNOCCUPIED	0	0	0
<b>TOTAL:</b>					
	2,547 SF (NET SQUARE FOOTAGE)			14 OCCUPANTS MAX	

## EGRESS PATHS

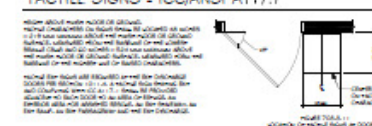
EXIT PATH	EXIT PATH TRAVEL DISTANCE
1	TOTAL FROM LOBBY = 117
2	TOTAL FROM LOBBY = 117
3	TOTAL FROM LOBBY = 117
4	TOTAL FROM LOBBY = 117
5	TOTAL FROM LOBBY = 117
6	TOTAL FROM LOBBY = 117
7	TOTAL FROM LOBBY = 117
8	TOTAL FROM LOBBY = 117
9	TOTAL FROM LOBBY = 117
10	TOTAL FROM LOBBY = 117

## WALL MOUNTED ADA ACCESSIBILITY SIGNAGE

ADA COMPLIANCE: ALL SIGNAGE SHALL BE MOUNTED AT LEAST 48" ABOVE FINISHED FLOOR AND SHALL BE 6" HIGH. ALL SIGNAGE SHALL BE MOUNTED AT LEAST 48" ABOVE FINISHED FLOOR AND SHALL BE 6" HIGH. ALL SIGNAGE SHALL BE MOUNTED AT LEAST 48" ABOVE FINISHED FLOOR AND SHALL BE 6" HIGH. ALL SIGNAGE SHALL BE MOUNTED AT LEAST 48" ABOVE FINISHED FLOOR AND SHALL BE 6" HIGH.



## TACTILE SIGNS - ICC/ANSI A117.1



**MCI design group**  
mci@siggroup@gmail.com  
Direct: 248.390.2243  
25280 Ryan Rd  
Warren, MI 48091

**OWNER:**  
Veritas Collective LLC  
38500 Woodward Ave  
Suite 300  
Bloomfield Hills, MI 48304

**CONTACT:**  
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JESSICA ANN MARJI  
RA, NCARB  
MI no: 1301059028

**SHEET TITLE:**  
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Details, Notes

**ISSUED:**  
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• 11.04.21 Revised per  
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**PROJECT NO.:**  
21019

**SHEET NO.:**  
A.3

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248 353 0500

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