

## INDUSTRIAL PROPERTY // FOR LEASE

# 11,996 SF INDUSTRIAL SPACE W/ 1,000 SF OF OFFICES & 2 OVERHEAD DOOR & 16' CLEAR

3167 - 3171 RIDGEWAY COURT  
COMMERCE TOWNSHIP, MI 48390

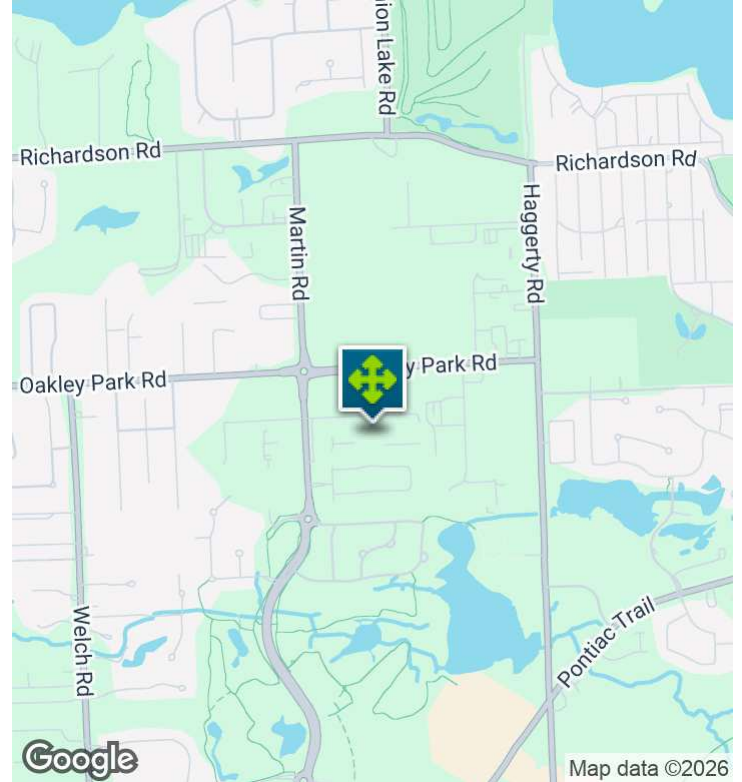


- 11,996 SF Industrial Space
- 1,000 SF Office & 1,000 SF Shop Mezzanine
- Two (2) 12 x 14' Overhead doors
- 16' Clear Height
- 220 Volt / 600 AMP
- Immediate Occupancy



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$10.00 SF/YR (GROSS)</b>
-------------------	------------------------------

## OFFERING SUMMARY

<b>Building Size:</b>	61,505 SF
<b>Available SF:</b>	11,996 SF
<b>Lot Size:</b>	3.85 Acres
<b>Year Built:</b>	1980
<b>Renovated:</b>	2026
<b>Zoning:</b>	Lt. Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Central I-96 Corridor Ind

## PROPERTY OVERVIEW

11,996 SF warehouse/manufacturing space available for lease. Two (2) 12' x 14' overhead door, 16' clear, 220 volt / 600 amp power, and 1,000 SF mezzanine space for storage. There is also a 1,000 SF office. Immediate occupancy. Professional managed complex. Gross lease includes taxes, insurance, landscaping, and snow removal.

Gross rate: Landlord pays the taxes, insurance, and exterior maintenance.

## LOCATION OVERVIEW

Located east of Martin Road just south of Oakley Park Road and minutes from Haggerty Road. Fantastic location next to the M-5 connector and Martin Rd. Quick access to I-696 and I-275. Close to the lake communities!

## PROPERTY HIGHLIGHTS

- 11,996 SF
- 1,000 SF Office
- 220 Volt / 600 AMP
- Two (2) 12 x 14' Overhead doors

# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

<b>Street Address</b>	3167 - 3171 Ridgeway Court
<b>City, State, Zip</b>	Commerce Township, MI 48390
<b>County</b>	Oakland
<b>Market</b>	Detroit
<b>Sub-market</b>	Central I-96 Corridor Ind
<b>Cross-Streets</b>	Martin Rd & Oakley Park

## BUILDING INFORMATION

<b>Building Class</b>	C
<b>Tenancy</b>	Multiple
<b>Ceiling Height</b>	16 ft
<b>Office Space</b>	1,000 SF
<b>Number of Floors</b>	1
<b>Year Built</b>	1980
<b>Year Last Renovated</b>	2026
<b>Column Space</b>	50 ft
<b>Gross Leasable Area</b>	24,219 SF
<b>Construction Status</b>	Existing
<b>Condition</b>	Good
<b>Free Standing</b>	Yes
<b>Number of Buildings</b>	1
<b>Mezzanine SF</b>	1,000 SF
<b>Office Buildout</b>	2,000

## PROPERTY HIGHLIGHTS

- 11,996 SF
- 1,000 SF Office
- 220 Volt / 600 AMP
- Two (2) 12 x 14' Overhead doors



3167 - 3171 RIDGEWAY COURT, COMMERCE TOWNSHIP, MI 48390 // FOR LEASE

## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	61,505 SF
<b>Space Available:</b>	11,996 SF
<b>Shop SF:</b>	10,996 SF
<b>Office SF:</b>	1,000 SF
<b>Occupancy:</b>	Immediate
<b>Zoning:</b>	Lt. Industrial
<b>Lot Size:</b>	3.85 Acres
<b>Parking Spaces:</b>	20
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1980 / 2026
<b>Construction Type:</b>	Block & Brick
<b>Clear Height:</b>	16'
<b>Overhead Doors:</b>	Two (2) 12' x 14'
<b>Cranes:</b>	N/A
<b>Column Spacing:</b>	50'
<b>Power:</b>	220 Volt   600 AMP
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	Office
<b>Heat Type:</b>	Tube Radiant
<b>Lighting:</b>	Fluorescent
<b>Taxes:</b>	Paid by Landlord



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

**John T. Arthurs** PARTNER

**D:** 248.663.0506 | **C:** 248.563.3225

[johna@pacommercial.com](mailto:johna@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.

3167 - 3171 RIDGEWAY COURT, COMMERCE TOWNSHIP, MI 48390 // FOR LEASE

## ADDITIONAL PHOTOS



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

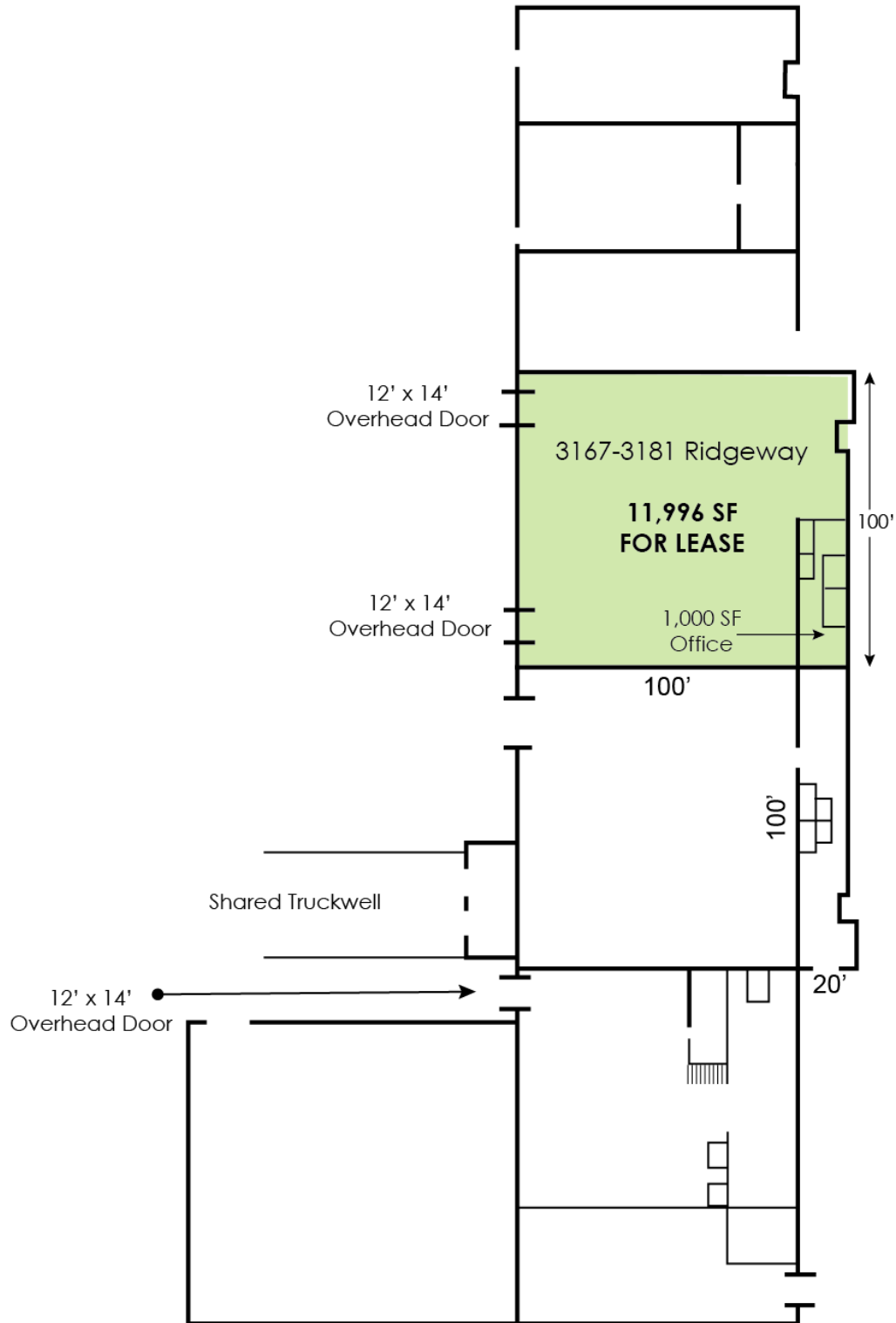
**John T. Arthurs** PARTNER

**D:** 248.663.0506 | **C:** 248.563.3225

[johna@pacommercial.com](mailto:johna@pacommercial.com)

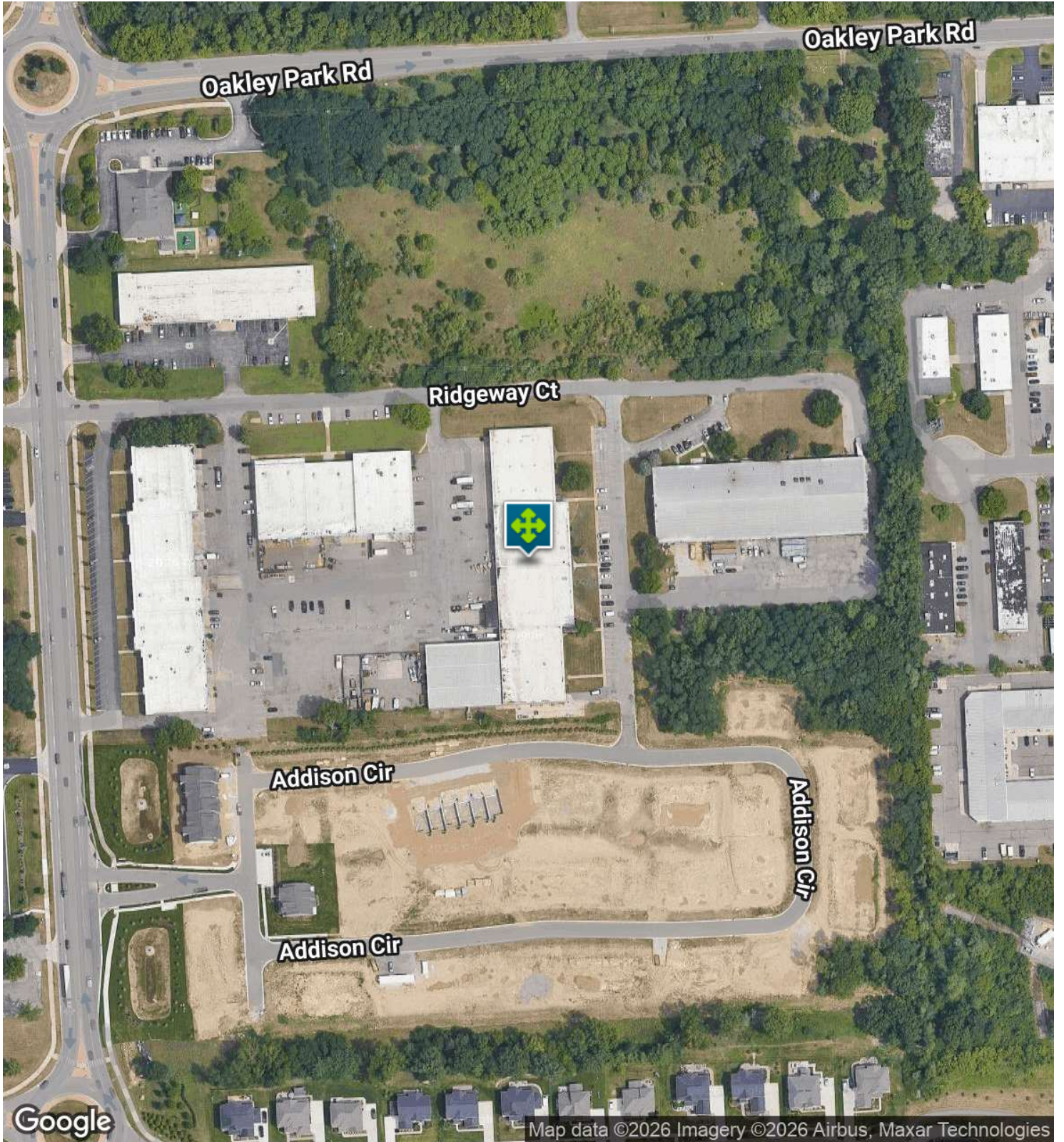
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

# FLOOR PLANS



3167 - 3171 RIDGEWAY COURT, COMMERCE TOWNSHIP, MI 48390 // FOR LEASE

# AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



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

**John T. Arthurs** PARTNER

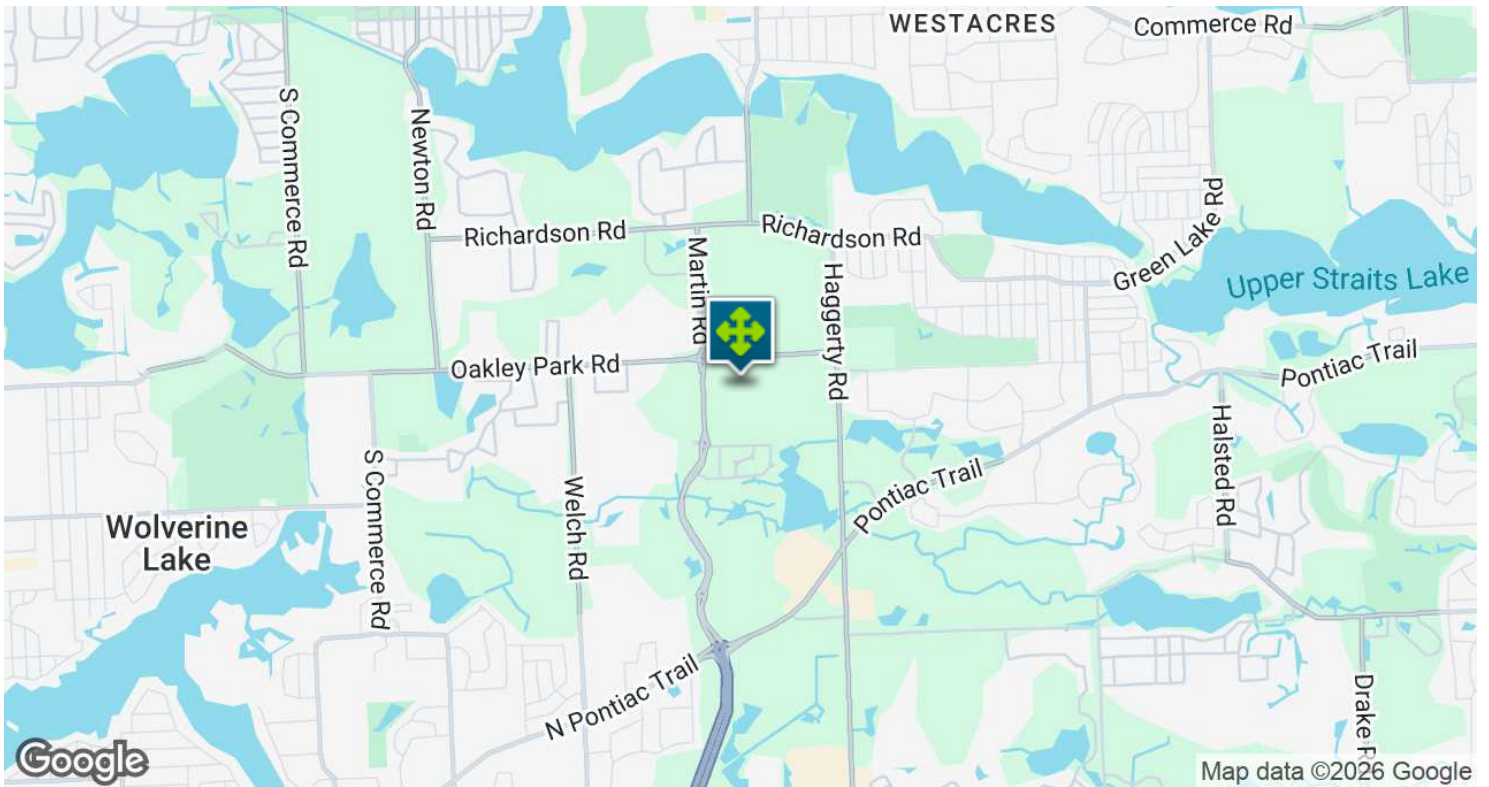
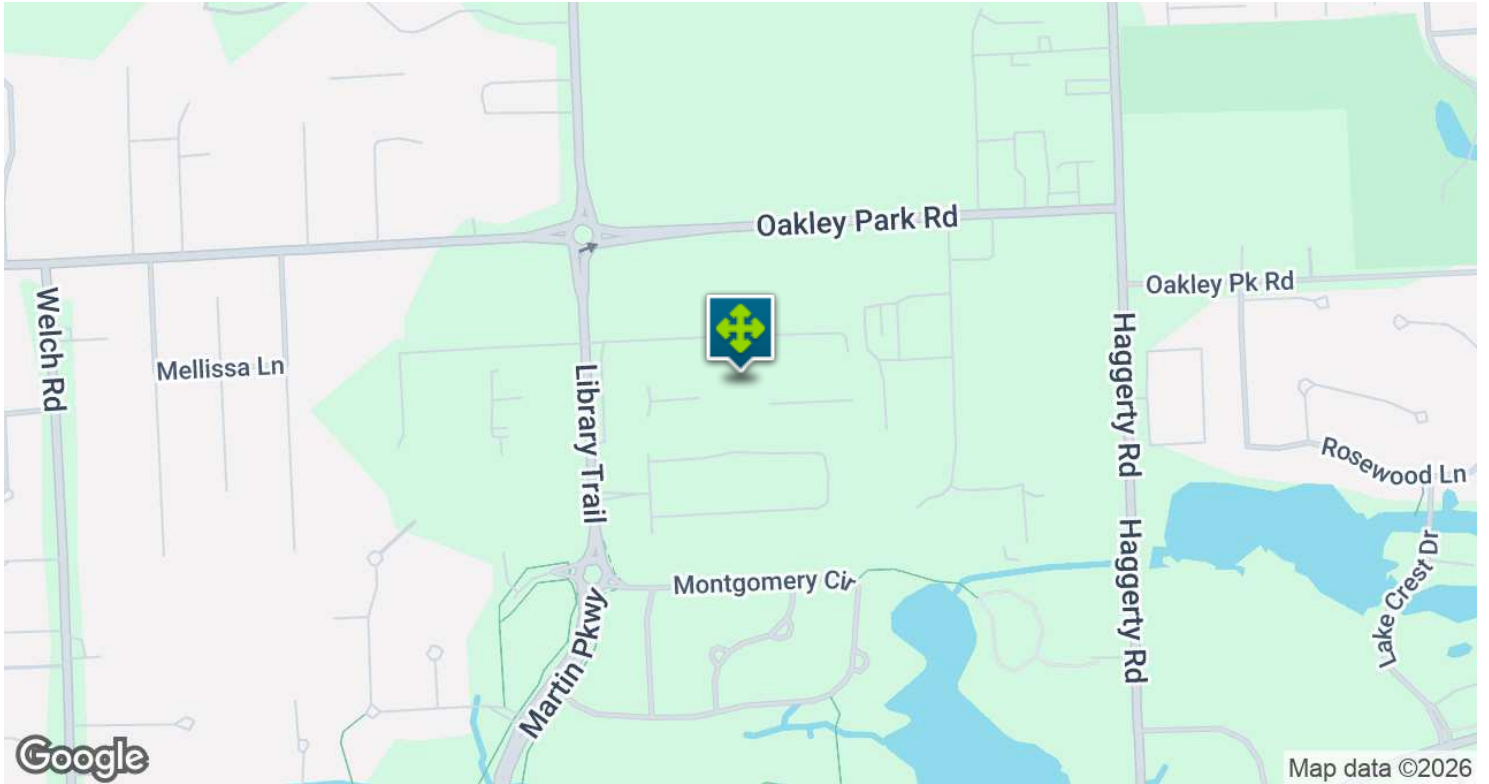
D: 248.663.0506 | C: 248.563.3225

johna@pacommercial.com

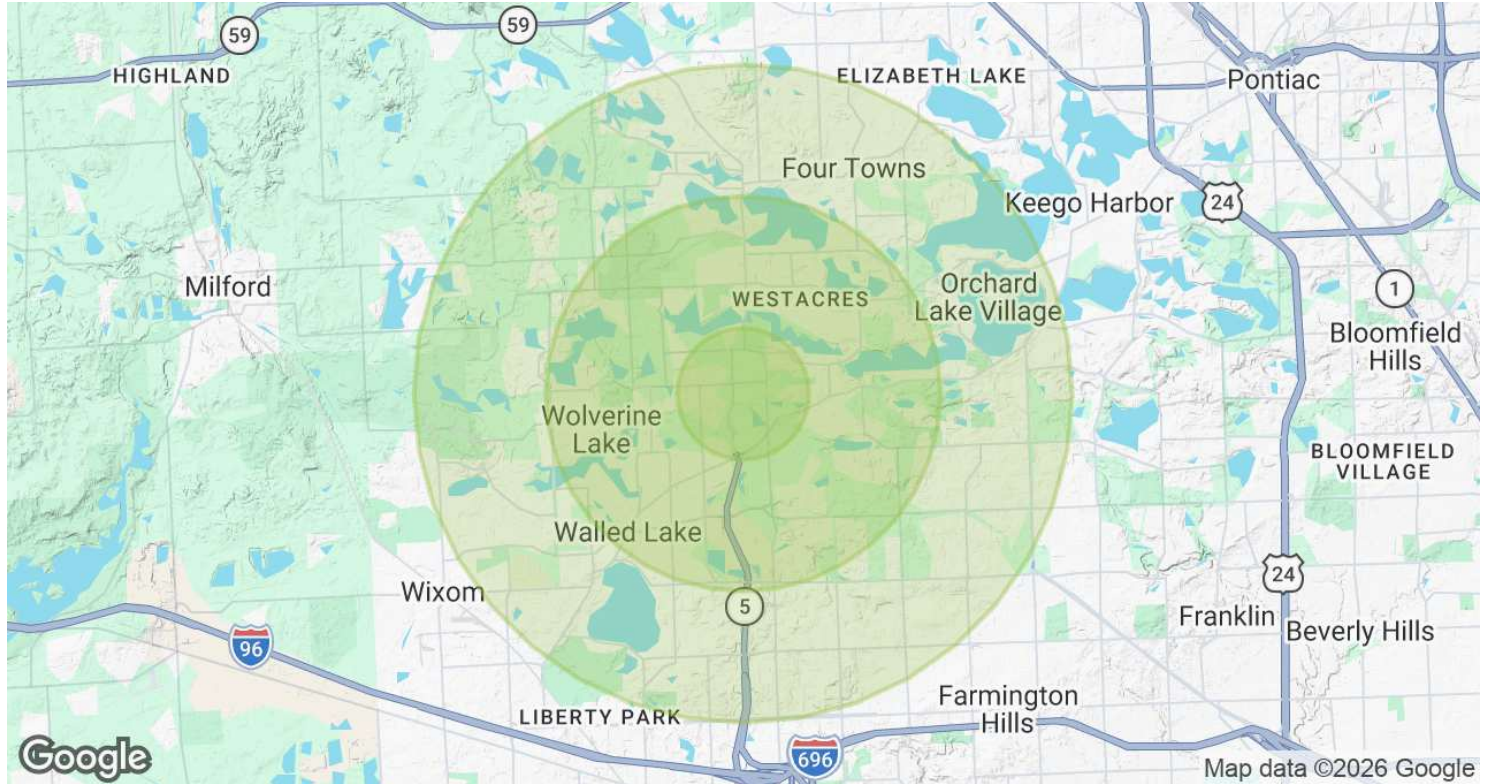
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

3167 - 3171 RIDGEWAY COURT, COMMERCE TOWNSHIP, MI 48390 // FOR LEASE

# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,475	48,847	143,977
Average Age	40.2	41.7	41.2
Average Age (Male)	37.3	39.8	40.0
Average Age (Female)	41.9	42.9	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,601	18,656	56,035
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$104,271	\$102,691	\$100,134
Average House Value	\$291,290	\$287,924	\$266,598

2020 American Community Survey (ACS)

3167 - 3171 RIDGEWAY COURT, COMMERCE TOWNSHIP, MI 48390 // FOR LEASE

**CONTACT US**



**FOR MORE INFORMATION, PLEASE CONTACT:**



**John T. Arthurs**  
PARTNER

**D:** 248.663.0506

**C:** 248.563.3225

johna@pacommercial.com

**P.A. Commercial**

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

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