

FOR SALE

**FULLY LEASED INDUSTRIAL BUILDING &
9.95 ACRES FOR DEVELOPMENT**



37230 26 MILE ROAD

CHESTERFIELD TWP, MI

For more information, contact:

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**SIGNATURE
ASSOCIATES**

KNOW SIGNATURE | KNOW RESULTS

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



PROPERTY SUMMARY



INDUSTRIAL BUILDING FULLY LEASED

- 15,200 square foot building
- 2,000 square feet office
- 26' clear height
- (2) 14' x 14' grade level doors
- M-1, Light Manufacturing
- Outstanding manufacturing facility on a large parcel
- 26 Mile Road frontage



RETAIL / OFFICE / MEDICAL PROPOSED DEVELOPMENT

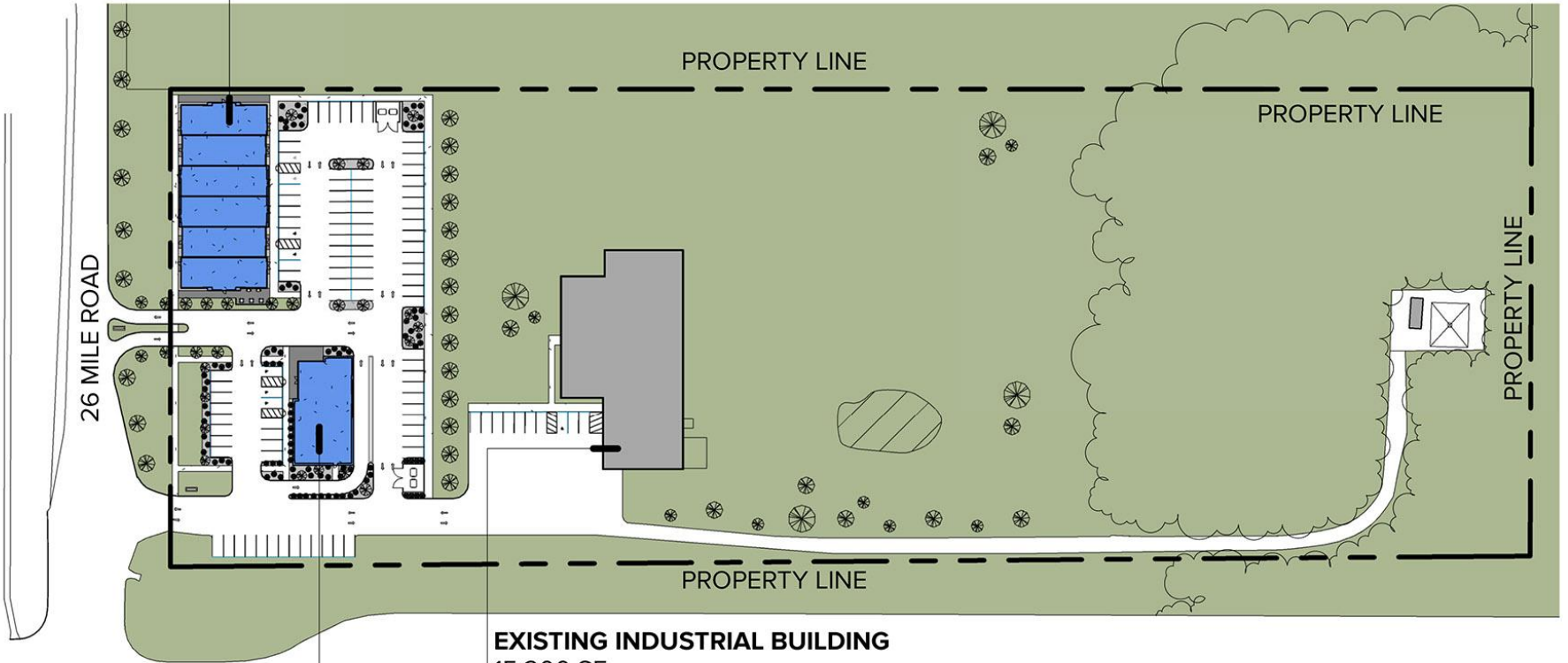
- 15,000 square foot proposed building
- Located on 9.95 acres
- Front 2.0 acres can be developed for retail/office/medical
- Strong traffic counts in growing area with many national retailers including Meijer across the street
- Directly adjacent to Ascension Emergency Health Center

Sale Price: \$2,950,000



PROPOSED OVERALL SITE PLAN

PROPOSED BUILDING 1
6 UNITS FOR RETAIL, OFFICE,
AND/OR FOOD SERVICE
10,810 SF



EXISTING INDUSTRIAL BUILDING
15,200 SF

PROPOSED BUILDING 2
FOOD SERVICE BUILDING
W/DRIVE-THRU WINDOW
4,500 SF

ASCENSION ST. JOHN
HOSPITAL HEALTH
CENTER ADJACENT
TO WEST SIDE OF SITE





PROPOSED DEVELOPMENT





AERIAL VIEW



**15,200 SF
INDUSTRIAL BLDG**

UP TO 15,000 SF

RETAIL/MEDICAL/OFFICE



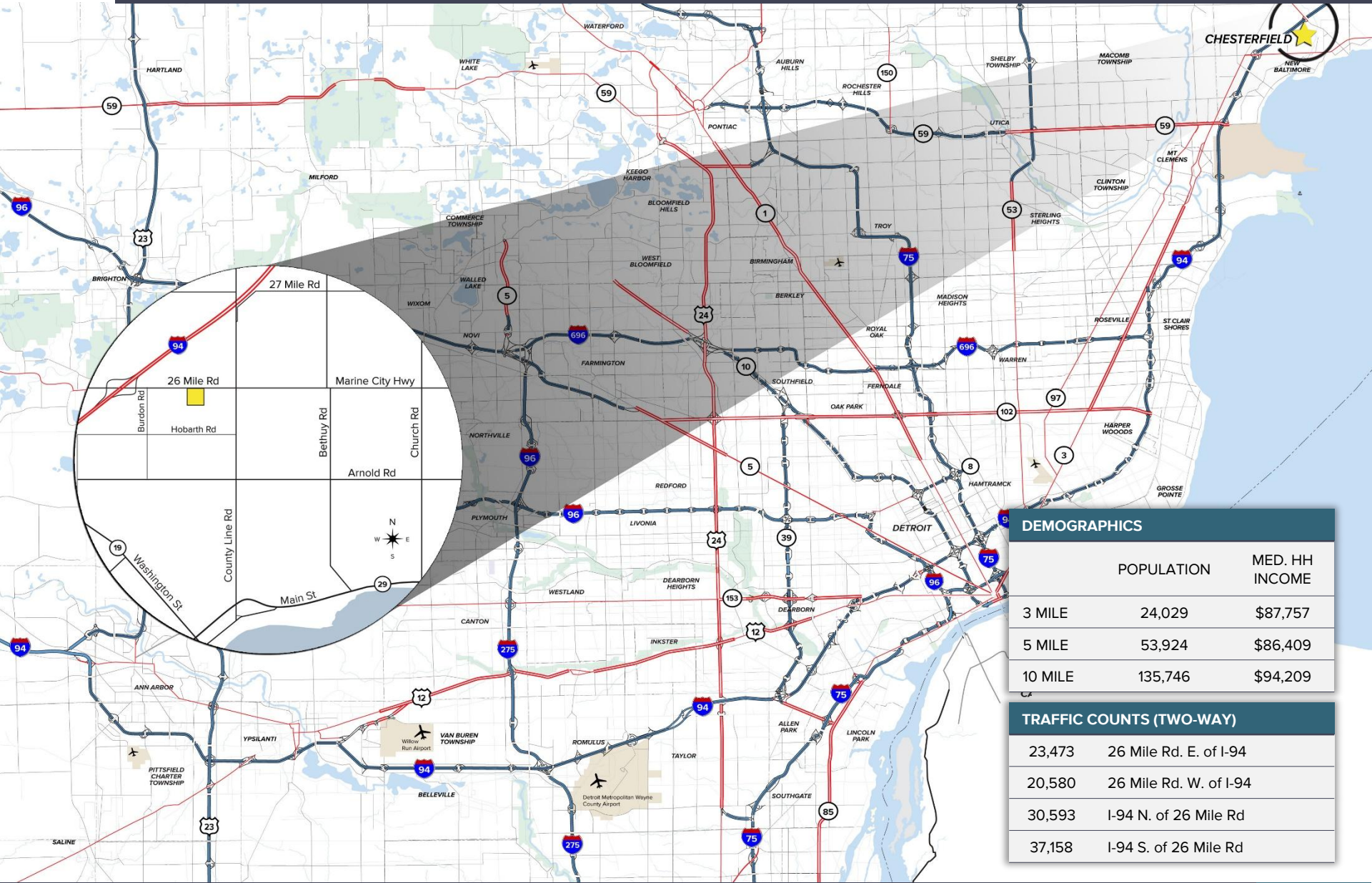


INDUSTRIAL BUILDING VIEWS





AREA MAP



CHESTERFIELD



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
3 MILE	24,029	\$87,757
5 MILE	53,924	\$86,409
10 MILE	135,746	\$94,209

TRAFFIC COUNTS (TWO-WAY)		
23,473	26 Mile Rd. E. of I-94	
20,580	26 Mile Rd. W. of I-94	
30,593	I-94 N. of 26 Mile Rd	
37,158	I-94 S. of 26 Mile Rd	

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BROKERAGE SERVICES

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