

INDUSTRIAL PROPERTY // FOR LEASE

8,000 SF WAREHOUSE/MANUFACTURING SPACE W/ SHARED TRUCKWELL

3153 - 3155 RIDGEWAY COURT
COMMERCE TOWNSHIP, MI 48390



- 8,000 SF Office/Warehouse
- 1,500 SF Office & 1,500 SF Shop Mezzanine
- Shared Truckwell
- One (1) 12' x 14' Overhead Door
- 16' Clear Height
- 220 Volt/200 Amp Power
- Immediate Occupancy

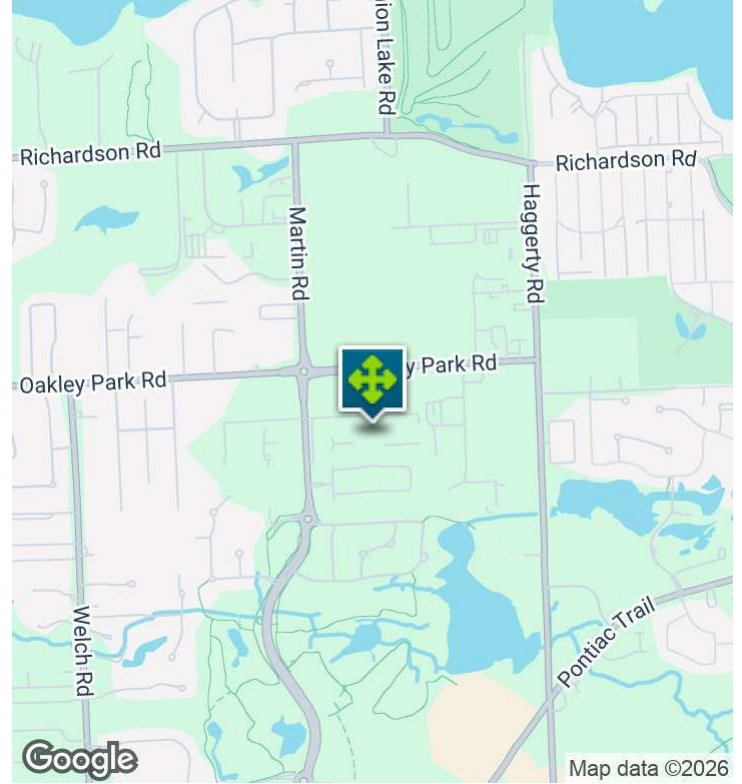


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EXECUTIVE SUMMARY



Lease Rate	\$10.00 SF/YR (GROSS)
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OFFERING SUMMARY

Building Size:	61,505 SF
Available SF:	8,000 SF
Lot Size:	3.85 Acres
Year Built:	1980
Renovated:	2020
Zoning:	Lt. Industrial
Market:	Detroit
Submarket:	Central I-96 Corridor Ind

PROPERTY OVERVIEW

8,000 SF warehouse/manufacturing space available for lease. One (1) 12' x 14' overhead door, one (1) shared truckwell, 16' clear, 220 volt / 200 amp power, and 1,500 SF mezzanine space for storage. There is also a 1,500 SF office. Immediate occupancy. Professional managed complex. Gross lease includes taxes, insurance, landscaping, and snow removal.

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!

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	61,505 SF
Space Available:	8,000 SF
Shop SF:	6,500 SF
Office SF:	1,500 SF
Mezzanine SF:	1,500 SF
Occupancy:	Immediate
Zoning:	Lt. Industrial
Lot Size:	3.85 Acres
Parking Spaces:	20
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1980
Construction Type:	Block & Brick
Clear Height:	16'
Overhead Doors:	(1) 12' x 14'
Truckwells/Docks:	One (1) Shared
Cranes:	N/A
Column Spacing:	50'
Power:	220 Volt 200 AMP
Buss Duct:	No
Air Conditioning:	Office
Heat Type:	Tube Radiant
Lighting:	Fluorescent
Sprinklers:	No
Taxes:	Paid by Landlord



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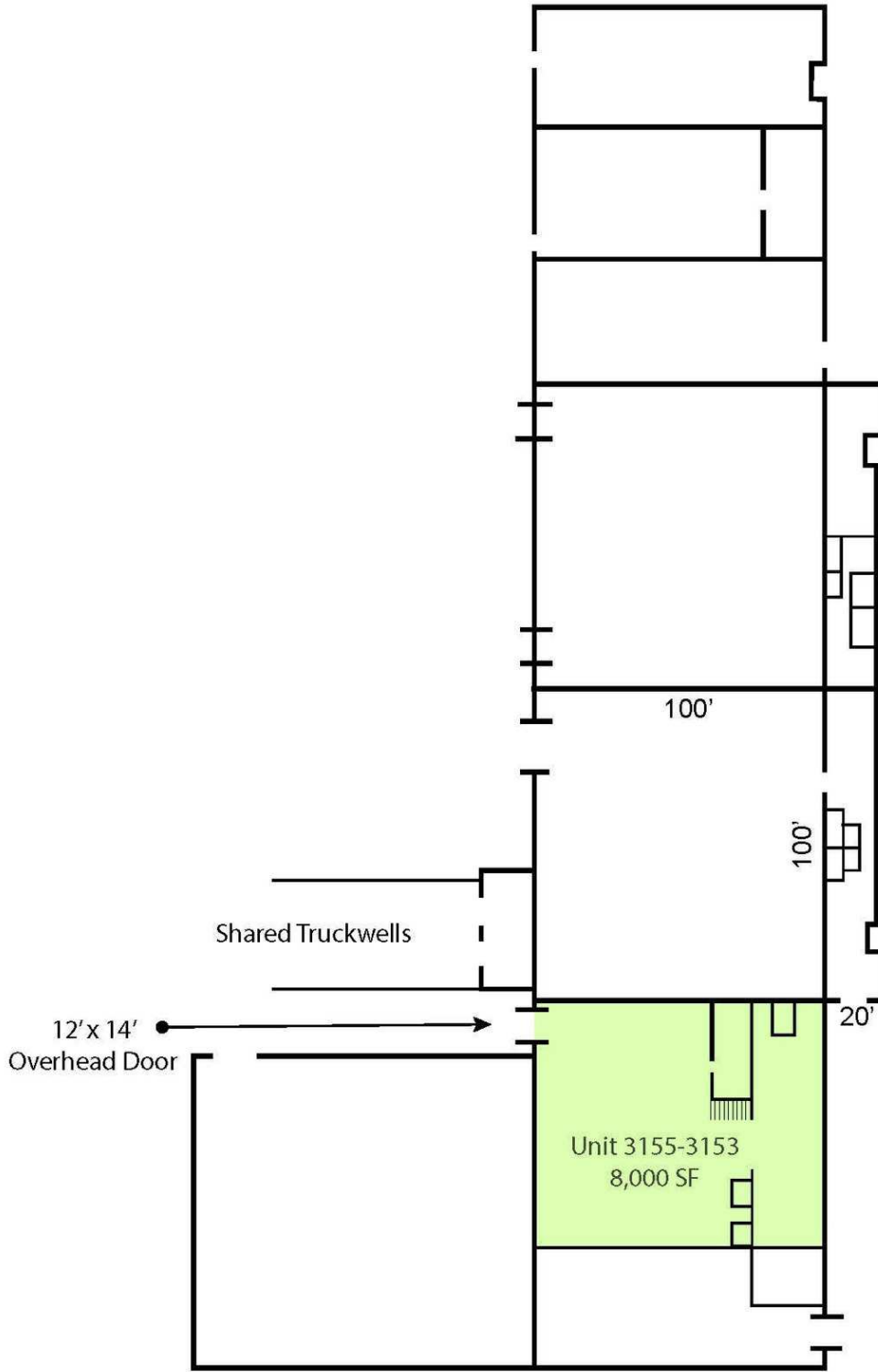
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ADDITIONAL PHOTOS

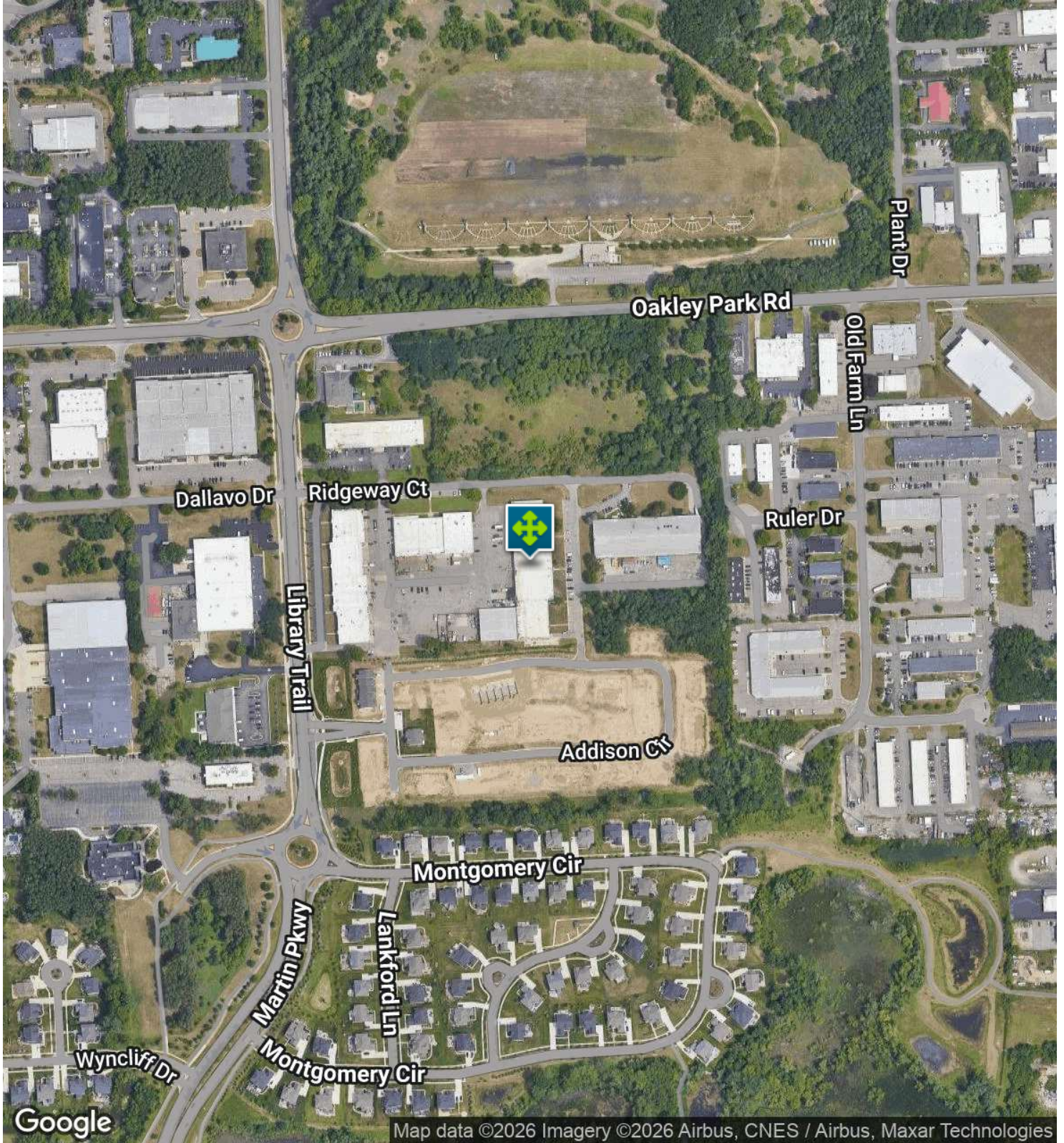


FLOOR PLANS

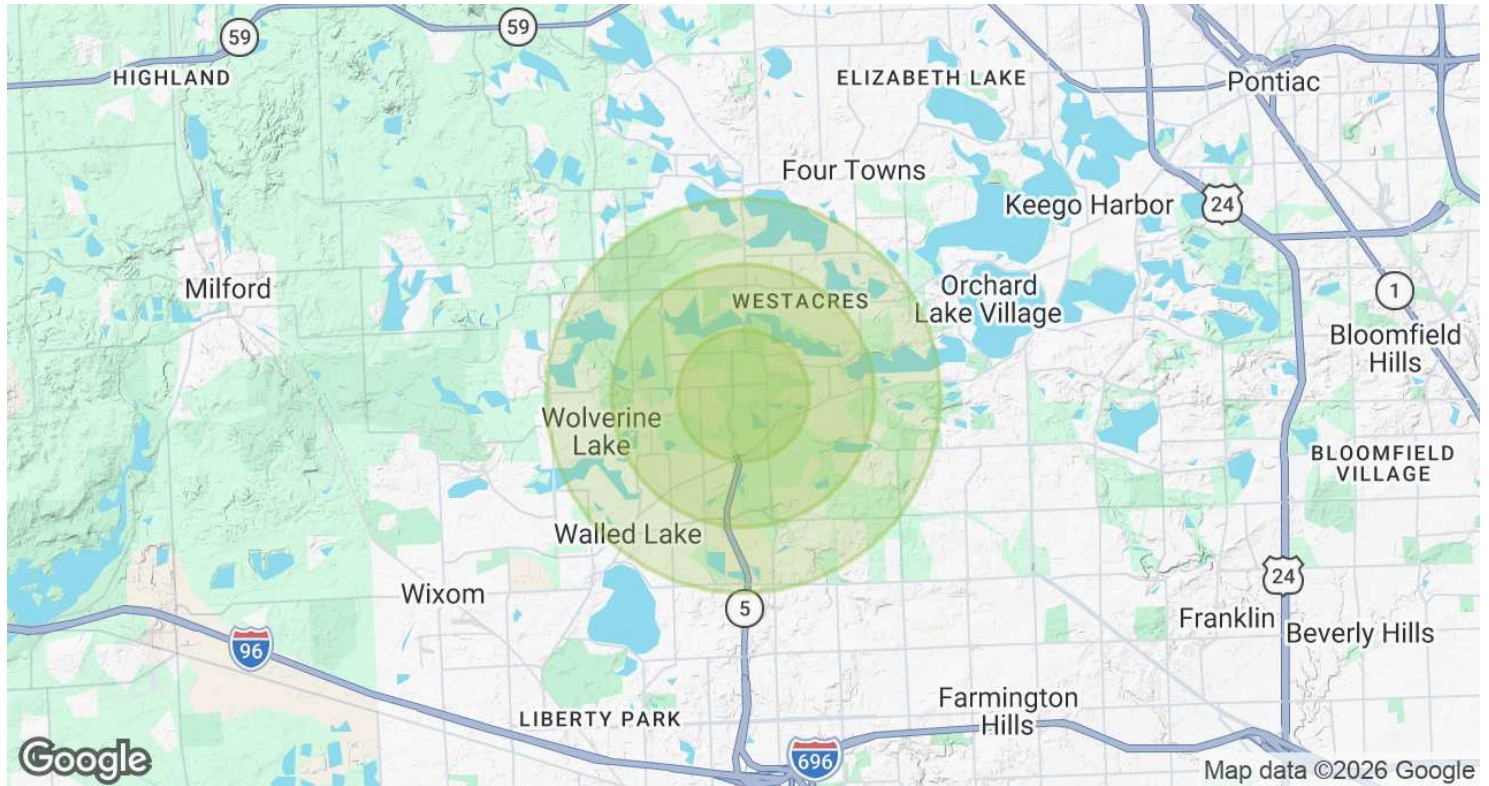


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AERIAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,971	21,768	53,162
Average Age	44.5	43.0	44.6
Average Age (Male)	45.4	41.8	43.2
Average Age (Female)	40.6	41.3	44.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,509	8,521	22,085
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$132,135	\$116,729	\$112,917
Average House Value	\$323,271	\$289,698	\$288,085

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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