

For Sale Industrial Building with Heavy Power

8107 Military Street, Detroit, Michigan 48204

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

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Sales Associate

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Offering Summary

Sale Price:	Contact Listing Agent(s)
Building Size:	8,500 SF
Lot Size:	0.29 Acres
Price / SF:	-
Year Built:	1946
Renovated:	2018
Zoning:	M-3 Light Industrial Zoning
Submarket:	Detroit West

Property Overview

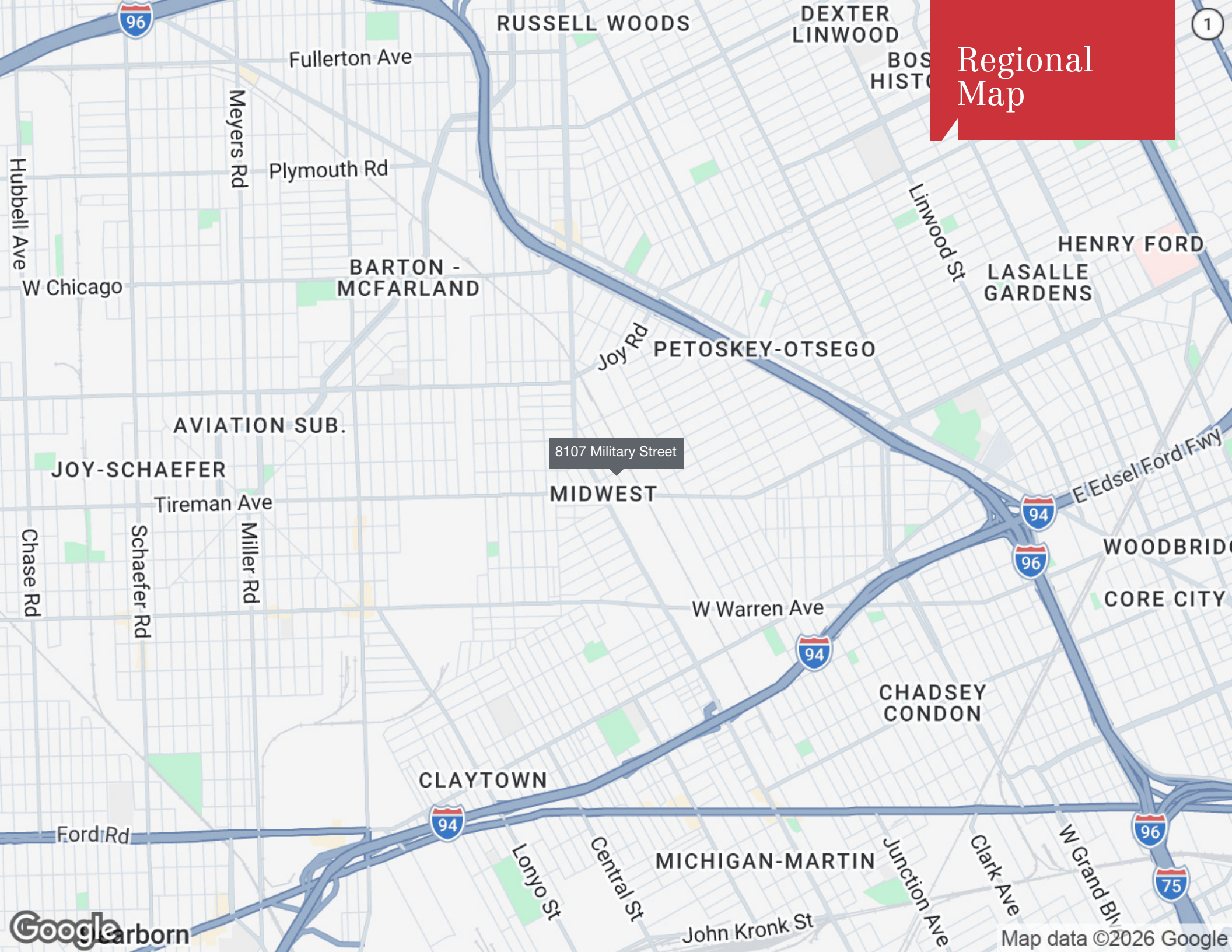
The site is directly across the street from the Detroit Edison – Warren Service Center - between Joy Rd and Livernois Ave, near Tireman Ave. Located minutes away from Downtown Detroit with easy access to I-94 and I-96.

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



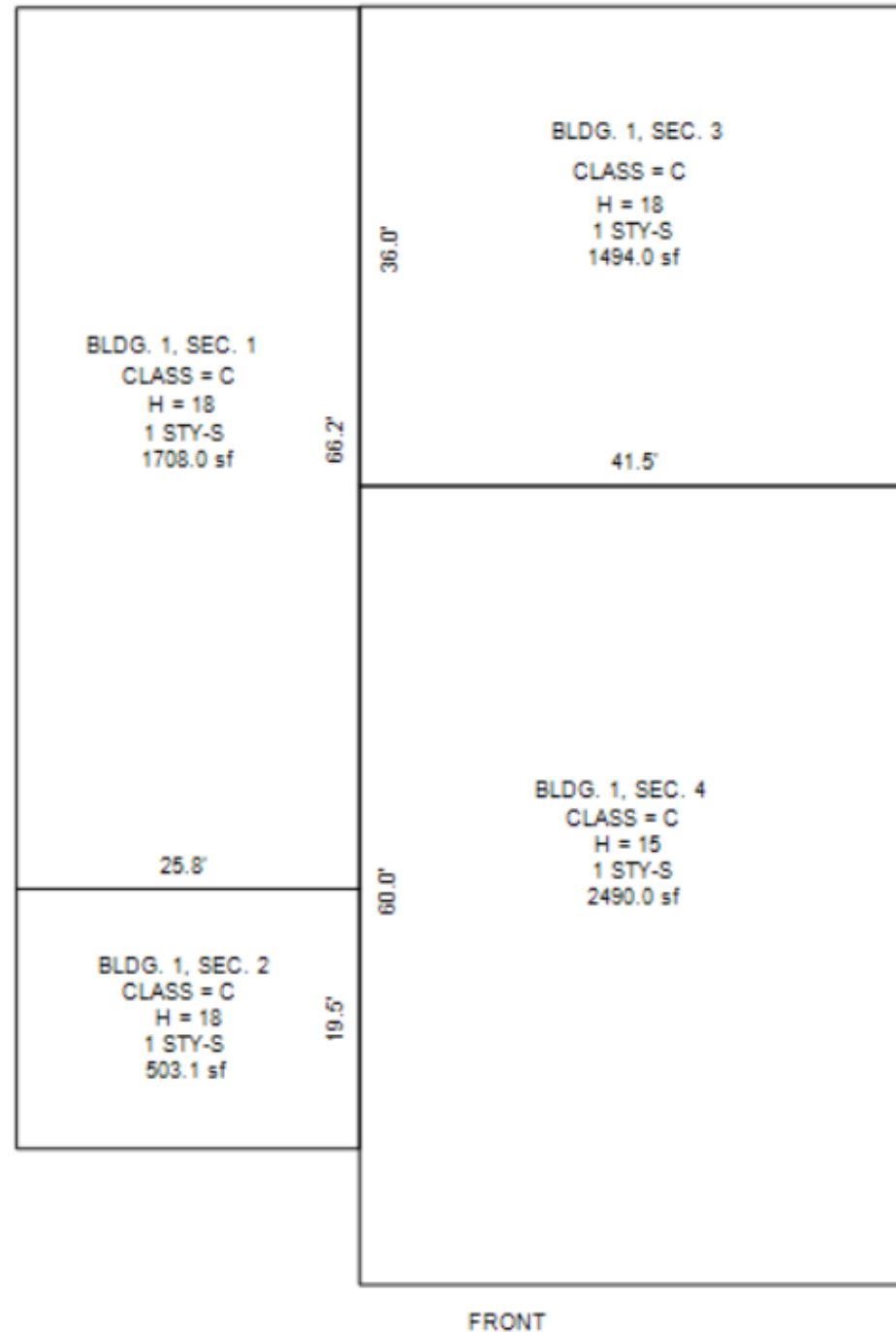
Aerial Map



Site Plan



Floor Plan



EGRESS NOTES

1. S.U.C. TO PURCHASE A INITIAL NEW FIRE DETECTOR/SHRDER AS FACED BY LOCAL CODES, WHEN MOUNTING ADJACENT TO DOOR OPENING, MAXIMUM 17" CLEAR TO DOOR OPENING FOR ADA COMPLIANCE. RAIL LOCATION, MOUNTING HEIGHT, & QUANTITY BY FIRE INSPECTOR. S.U.C. TO VERIFY FIRE ALARM/SHRDER REQUIREMENTS FOR SUSPECTED & TAGGING.
2. MIN. 4" PATH OF EGRESS SHALL BE STOPPED OUT ON FLOOR AND SIGNAGE SHALL BE NOTED INDICATING THE PATH OF EGRESS SHALL BE UNOBSTRUCTED AT ALL TIMES.

EGRESS PLAN LEGEND

OCCUPANT LOAD ATTRIBUTED TO BAY
 REQUIRED OFFING BAY
 OFFING CAPACITY
 WITH PER OCCUPANT LOAD FACTOR (LOAD/1)
 PROVIDES CLEAR OFFING BAY
 TRAVEL ROUTE FROM SPACE TO BAY
 BAY DOOR WITH TABLE HARDWARE, TACTILE INDICATOR & GUARANTEED RAMP RISE (REQUIRED ABOVE DOOR)
 EMERGENCY WORKING UNIT

MEANS OF EGRESS

FEATURE	REQUIRE	REQUIRE	NOTES (year 1880)
DOORS:	GLASS DOOR FOR EACH BENCH OF CHURCH	5'4" x 2' = 48"	8" MINIMUM CLEAR @ EACH DOOR
TRAIL DISTANCE	200 FT MAX	147 MAX DIST.	1.1 DOOR, 200 FT MINIMUM SPACE
TOTAL BENCH	2 BENCH	2 BENCH	100 ADD OCCUPANTS = 2 BENCH
TRAIL ACCESS	CONCRETE	CONCRETE	-

OCCUPANT LOAD: F-1 FACTORY INDUSTRIAL

[illegible]

EGRESS PATHS

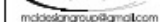
Exit Path	Exit Path Travel Distance
A	Total Path Length = 32
B	Total Path Length = 40
C	Total Path Length = 104
D	Total Path Length = 188
E	Total Path Length = 197
F	Total Path Length = 147
G	Total Path Length = 191
H	Total Path Length = 71
I	Total Path Length = 61
J	Total Path Length = 112
K	Total Path Length = 112
L	Total Path Length = 112

WALL MOUNTED ADA
ACCESSIBILITY SIGNAGE[illegible]

Result: The `AccessionNumber` field is not null and the `AccessionNumber` field is not null.

[illegible]

TACTILE SIGNS - ICC/ANSI A117.1

[illegible]

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:

Life Safety Floor Plans,
Details, Notes

ISSUED:

- 08.18.21 Medical Marijuana Application
- 11.04.21 Revised per City Comments

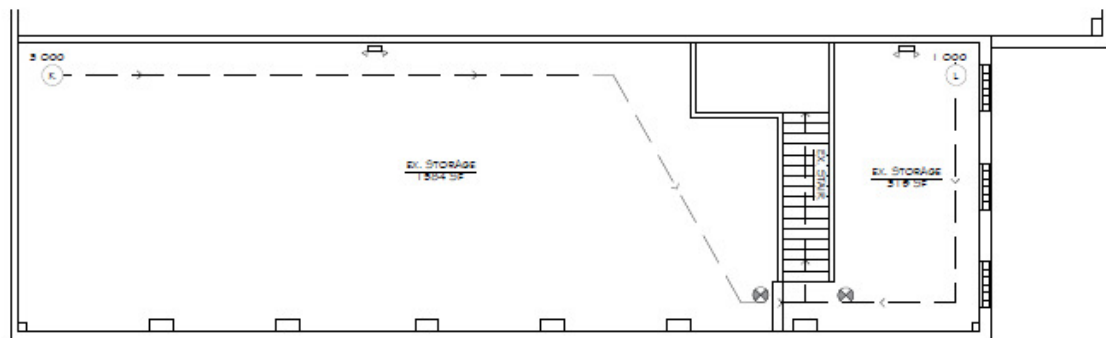
DO NOT SCALE PRINTS USE
FIGURED DIMENSIONS ONLY

PROJECT NO.

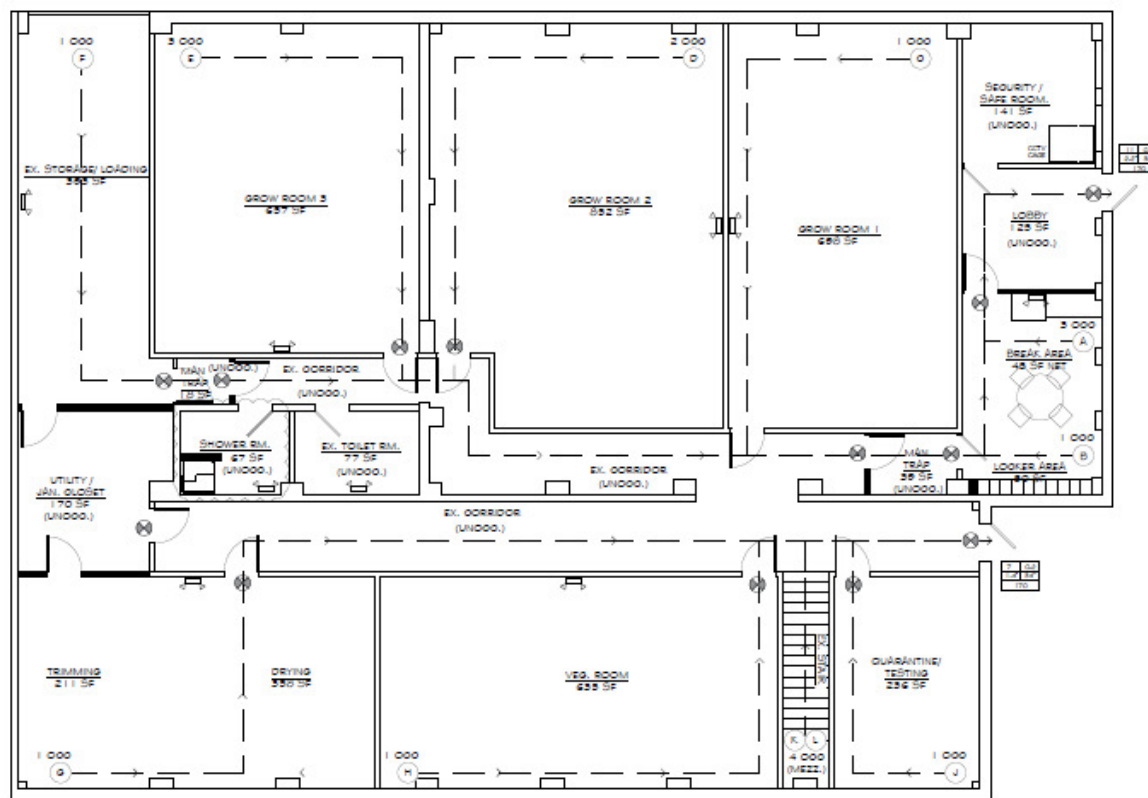
21019

SHEET NO.

A.3



302
A.3



301 LIFE SAFETY
FIRST FLOOR PLAN



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