

**INDUSTRIAL PROPERTY // FOR LEASE**

## **5,472 SF INDUSTRIAL BUILDING FOR LEASE IN HAZEL PARK**

964 E 10 MILE RD  
HAZEL PARK, MI 48030



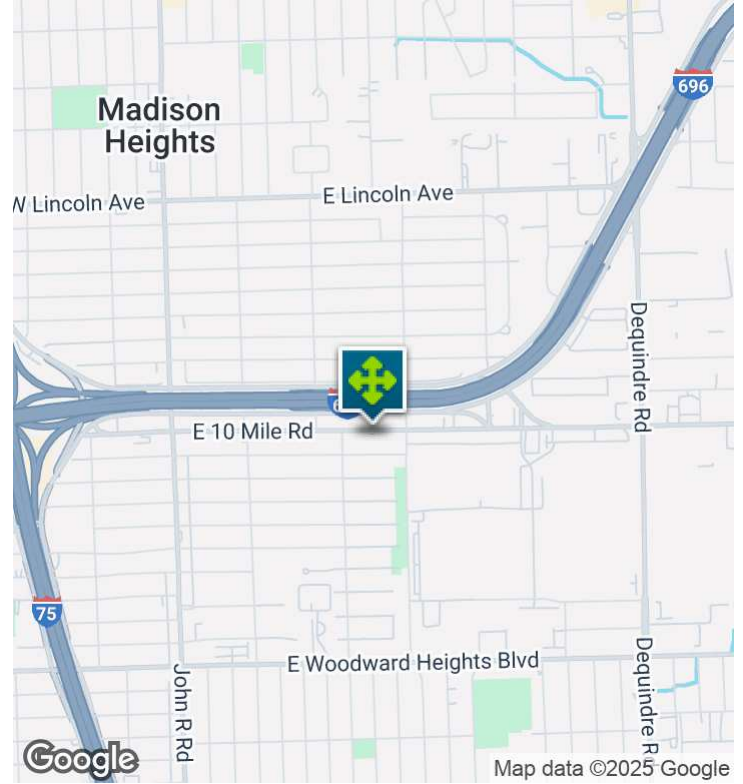
- 5,472 SF
- 572 SF Office
- 14'-20' Clear
- Rear fenced yard



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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$4,500.00 PER MONTH (GROSS)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	5,472 SF
<b>Available SF:</b>	5,472 SF
<b>Lot Size:</b>	0.29 Acres
<b>Year Built:</b>	1963
<b>Renovated:</b>	2018
<b>Zoning:</b>	Lt Ind

## PROPERTY OVERVIEW

Free standing building for lease. 5,472 sf with rear fenced parking lot/yard. 400 AMP/220 volt, buss duct, (2) 12x14 doors, drive through, 14'-20' clear, 600 sf office area. Fantastic location at I-696 and I-75. Building has been renovated. Gross rate includes real estate taxes, building insurance, landlord maintains the roof and four outer walls.

## LOCATION OVERVIEW

Located between east 10 Mile Rd and Dequindre Rd off of I-696.

## PROPERTY HIGHLIGHTS

- 5,472 SF
- 572 SF Office
- 14'-20' Clear
- Rear fenced yard

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	5,472 SF
<b>Space Available:</b>	5,472 SF
<b>Shop SF:</b>	4,900 SF
<b>Office SF:</b>	572 SF
<b>Zoning:</b>	Lt Ind
<b>Lot Size:</b>	0.29 Acres
<b>Parking Spaces:</b>	20
<b>Fenced Yard:</b>	Rear
<b>Year Built / Renovated:</b>	1963 / 2018
<b>Construction Type:</b>	Brick & Block
<b>Clear Height:</b>	14' - 20'
<b>Overhead Doors:</b>	(2) 12' x 14'
<b>Buss Duct:</b>	Yes
<b>Air Conditioning:</b>	Office
<b>Heat Type:</b>	Gas Unit; Tube Radiant
<b>Lighting:</b>	Fluorescent
<b>Sprinklers:</b>	No
<b>Floor Drains:</b>	Yes
<b>Taxes:</b>	Landlord Pays



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**John T. Arthurs** PRINCIPAL

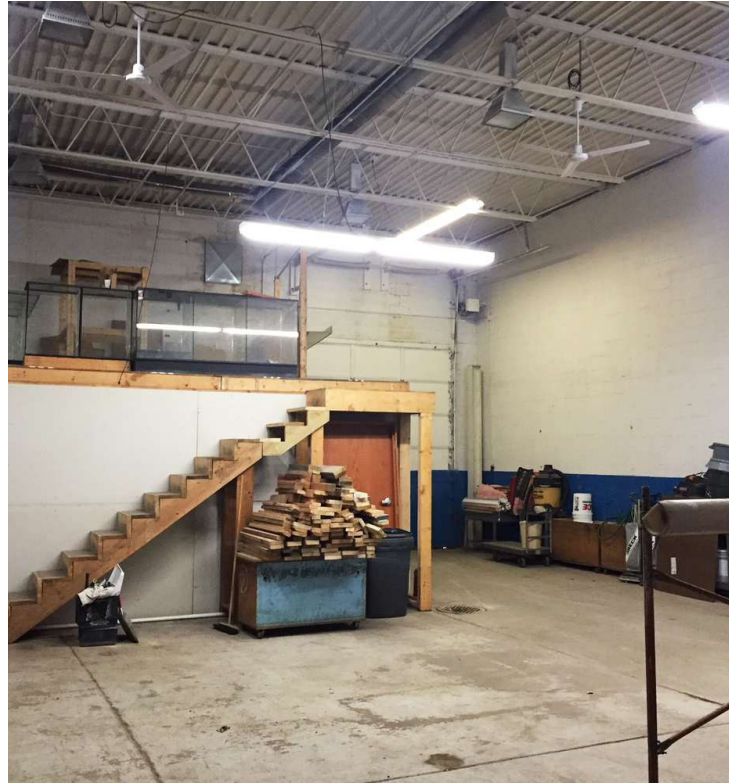
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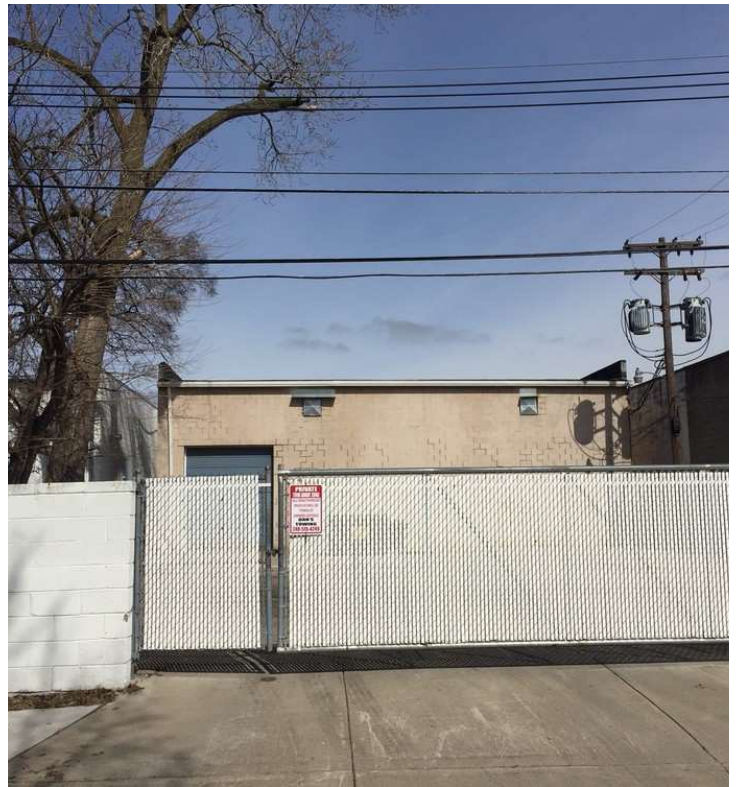
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# ADDITIONAL PHOTOS



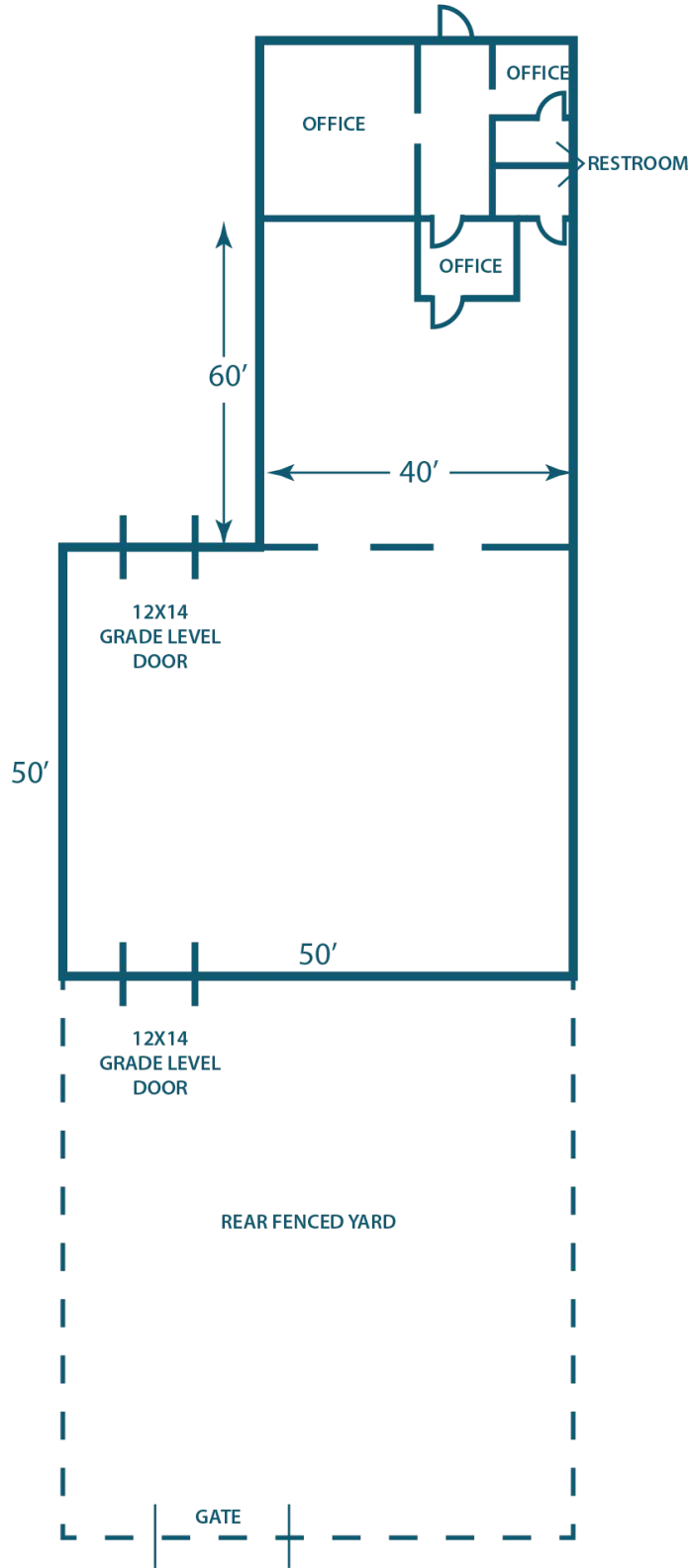
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# FLOOR PLANS



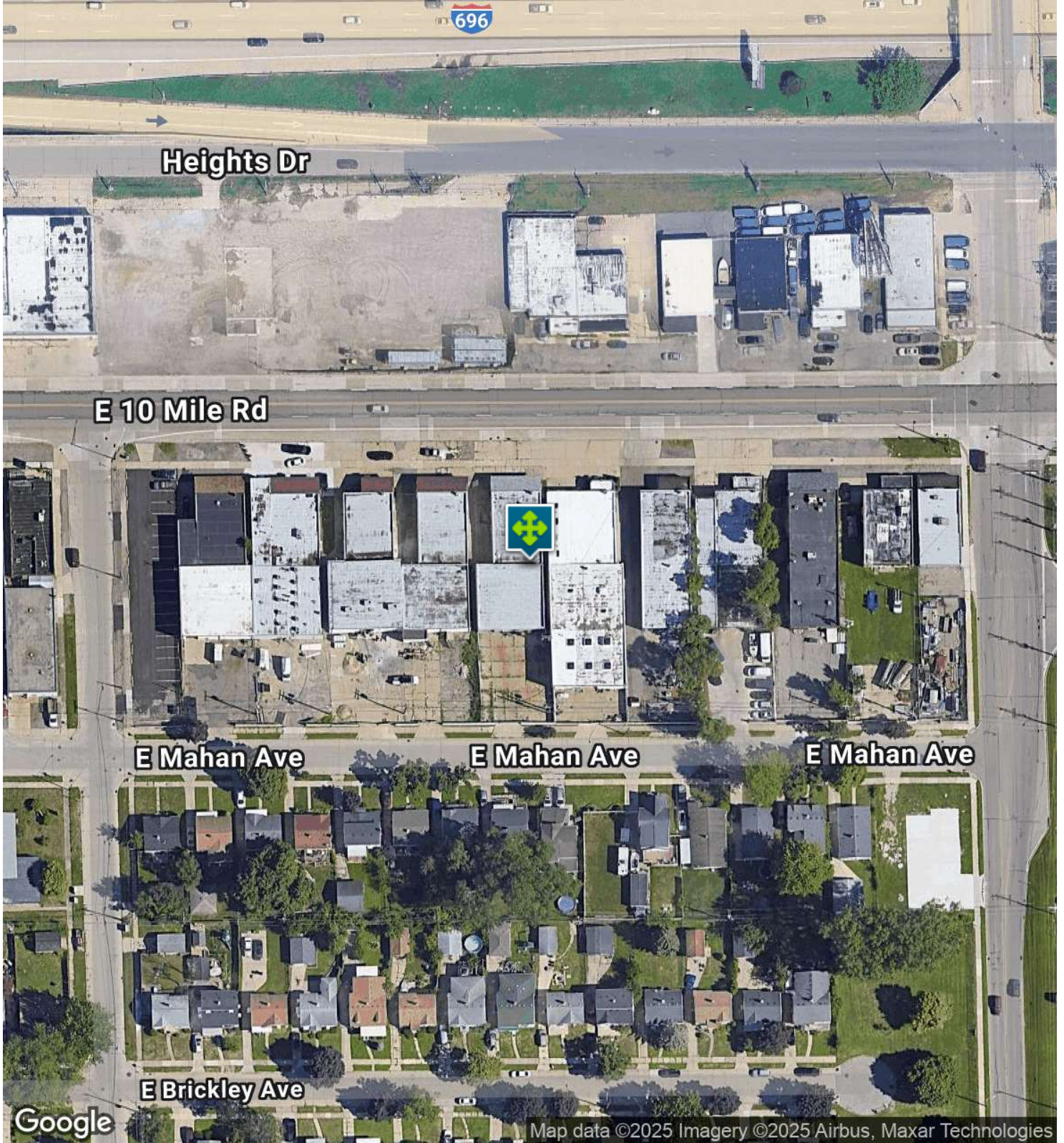
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# AERIAL MAP



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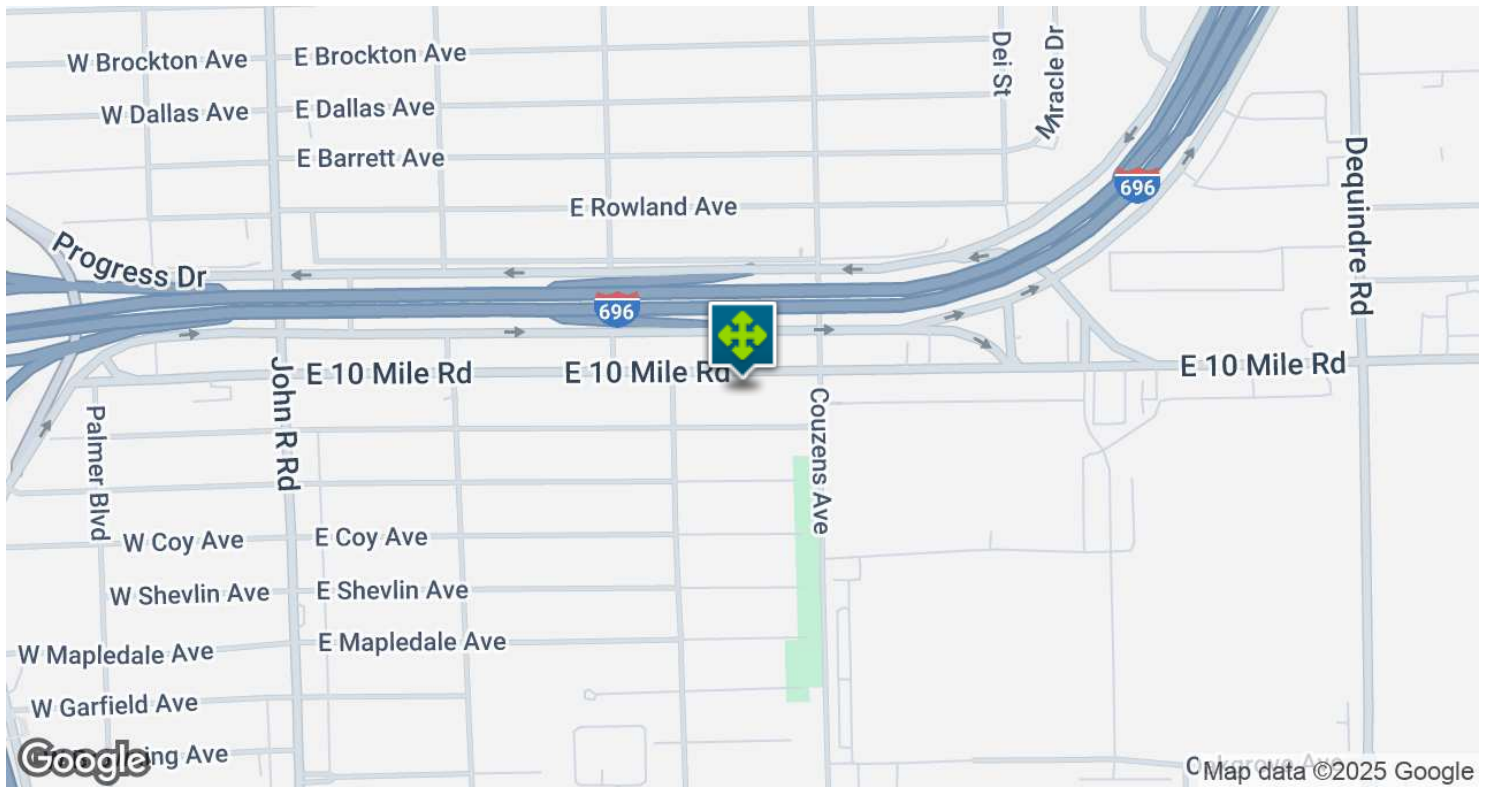
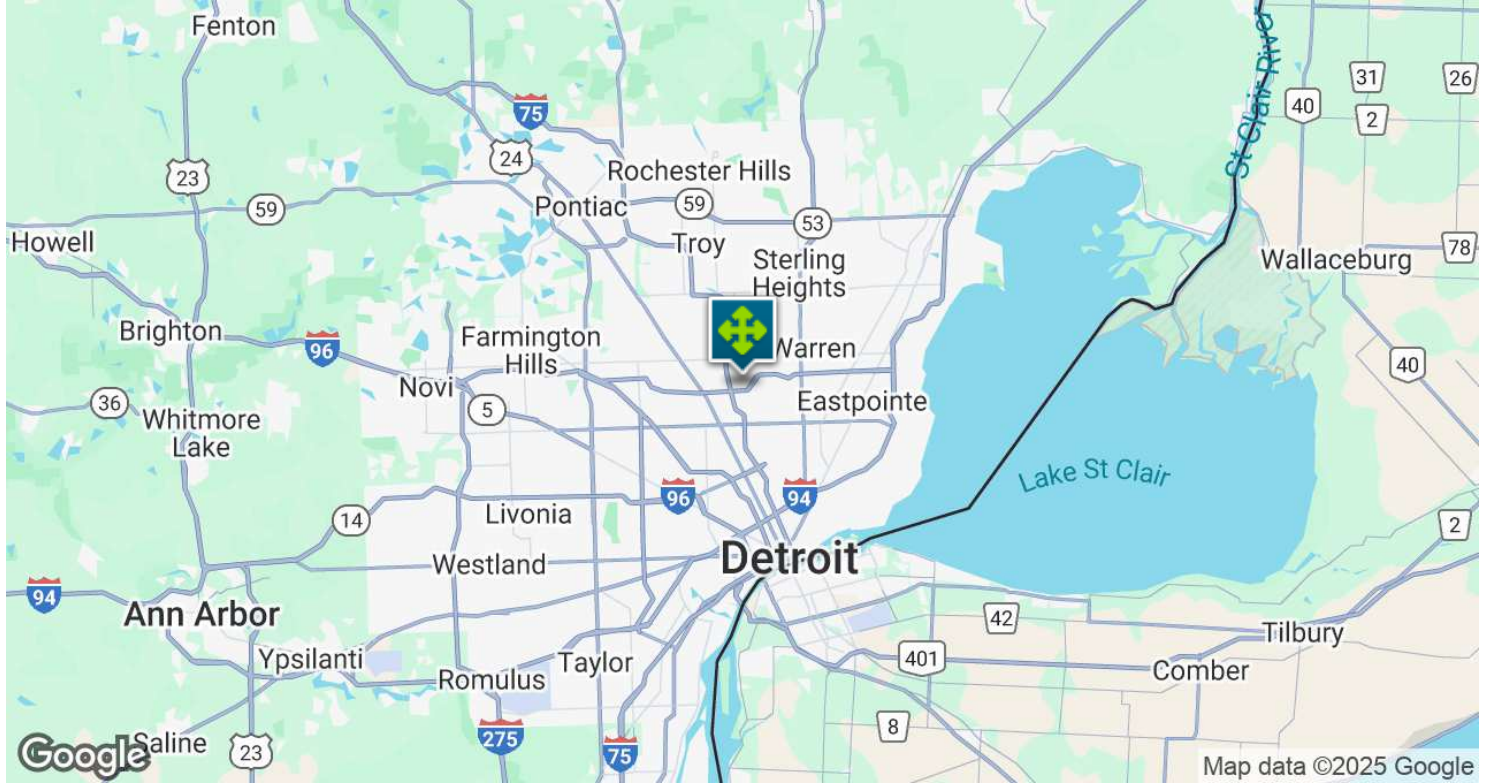
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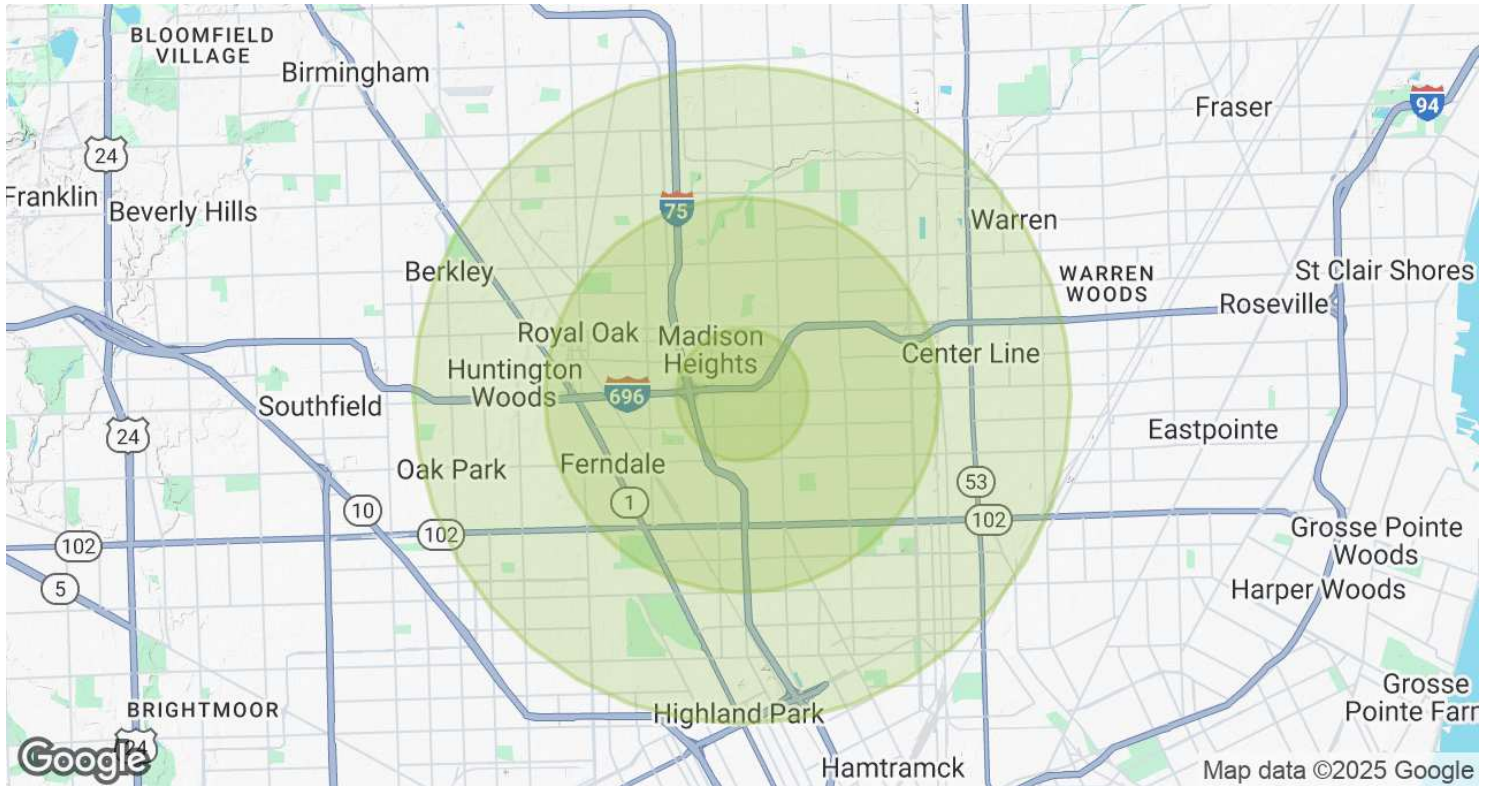
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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	15,896	140,460	355,568
<b>Average Age</b>	37.7	37.3	38.1
<b>Average Age (Male)</b>	35.8	36.4	36.3
<b>Average Age (Female)</b>	39.4	38.3	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,672	59,043	146,082
<b># of Persons per HH</b>	2.4	2.4	2.4
<b>Average HH Income</b>	\$49,365	\$52,694	\$55,455
<b>Average House Value</b>	\$129,593	\$135,780	\$148,428

2020 American Community Survey (ACS)

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**CONTACT US**



**FOR MORE INFORMATION, PLEASE CONTACT:**



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