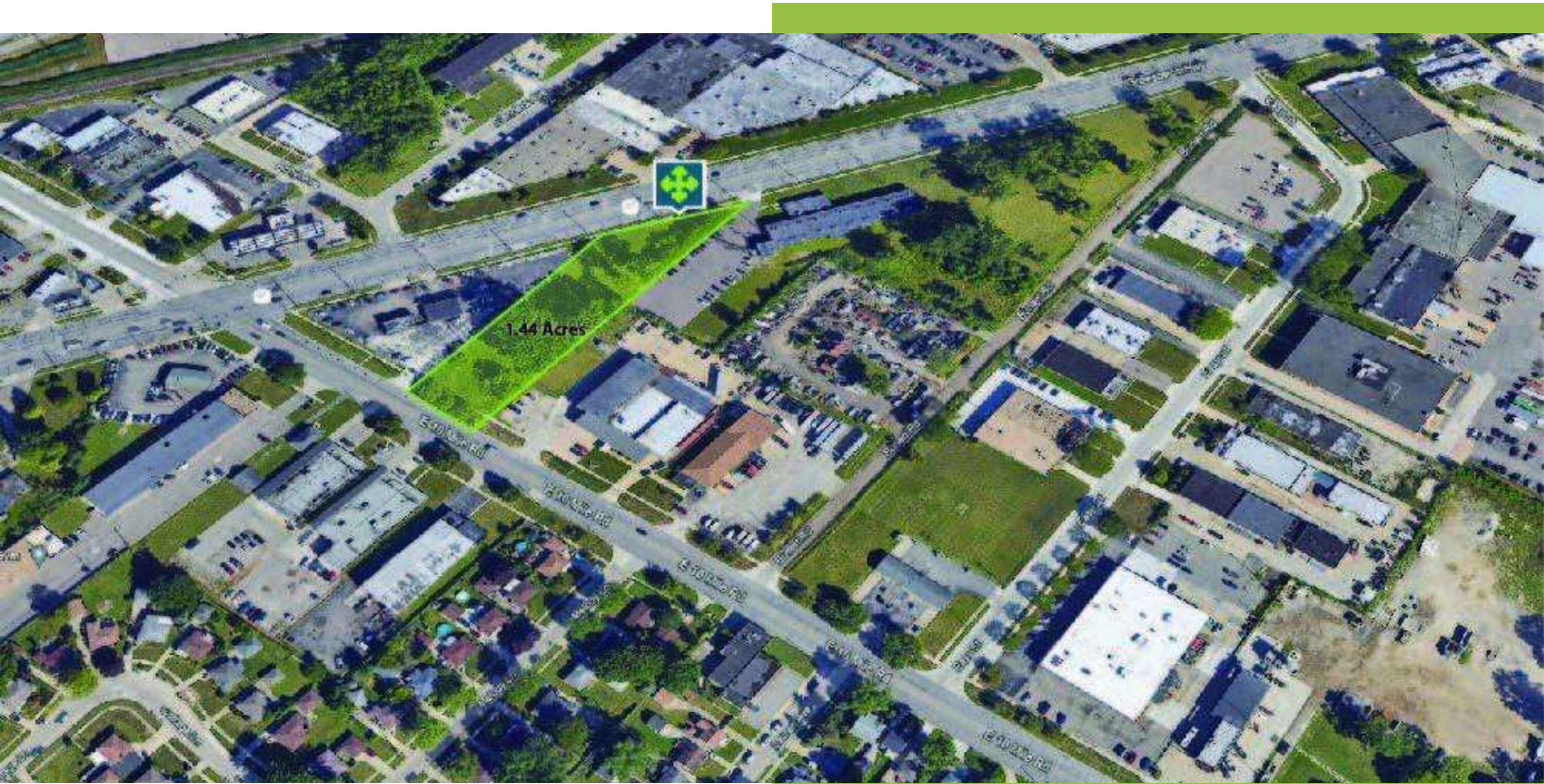


LAND PROPERTY // FOR SALE

1.44 ACRES | ZONED M-2 INDUSTRIAL IN WARREN INDUSTRIAL CORRIDOR

14171 EAST 10 MILE ROAD

WARREN, MI 48089



- 1.44 Acres
- Zoned M-2 Industrial
- Frontage on Groesbeck Hwy & 10 Mile Rd
- Industrial or Storage uses



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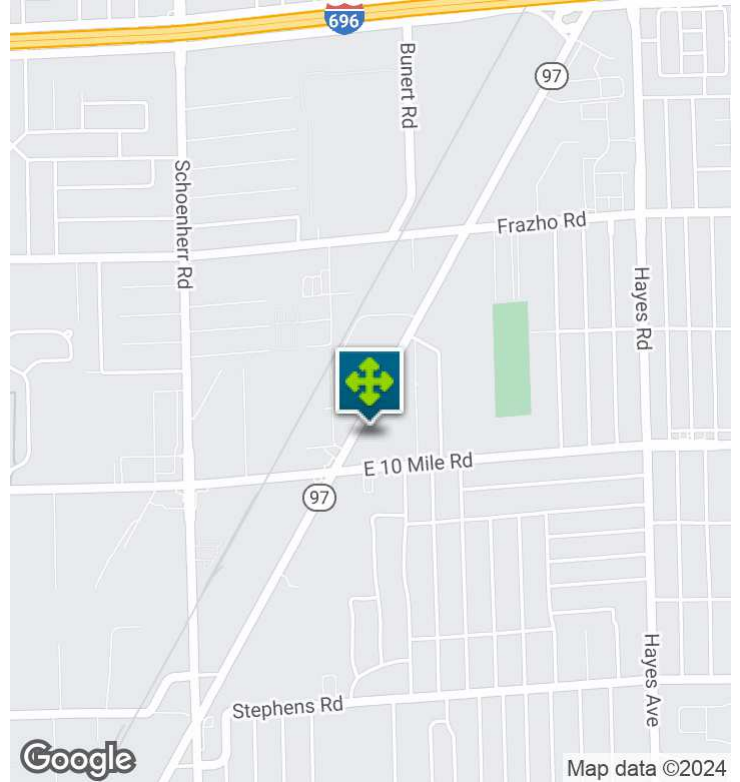
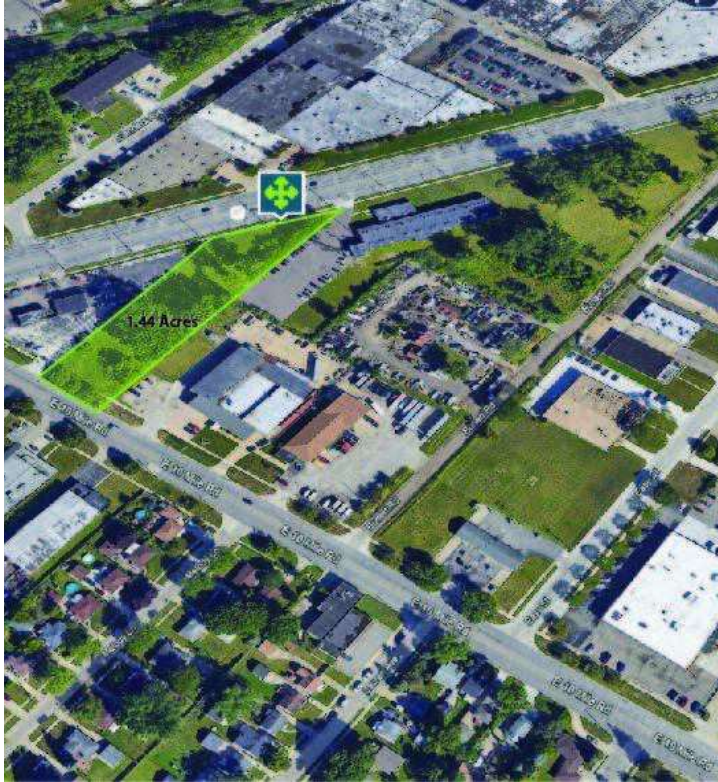
26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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1.44 Acres

14171 EAST 10 MILE ROAD, WARREN, MI 48089 // FOR SALE

EXECUTIVE SUMMARY



Google

Map data ©2024

Sale Price

\$225,000

OFFERING SUMMARY

Lot Size: 1.44 Acres

Price / Acre: \$156,250

Zoning: M-2 Industrial

Market: Detroit

Submarket: Groesbeck South

PROPERTY OVERVIEW

1.44 Acres, Zoned Industrial M-2 in Warren industrial corridor. All city utilities, 228' of frontage on Groesbeck Hwy, 116' of frontage on E 10 Mile Rd. The property offers dual main road frontage on E 10 Mile Rd and Groesbeck Hwy. Flat topography with grass and trees; fantastic location on Groesbeck Hwy, just south of I-696 and close to I-94. Ideal for industrial, manufacturing, storage, warehousing, logistics, and wholesale. The assessed value is \$53,640 and taxes are \$4,602.38.

LOCATION OVERVIEW

Located on the north side of 10 Mile Rd, just east of Groesbeck Rd. Central location in Warren industrial corridor with quick access to I-696.

PROPERTY HIGHLIGHTS

- 1.44 Acres
- Zoned M-2 Industrial
- Frontage on Groesbeck Hwy & 10 Mile Rd
- Industrial or Storage uses



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1.44 Acres

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1.44 Acres

14171 EAST 10 MILE ROAD, WARREN, MI 48089 // FOR SALE

PROPERTY DETAILS

Sale Price	\$225,000
------------	-----------

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	M-2 Industrial
Lot Size	1.44 Acres
APN #	13-24-380-011
Lot Frontage	116 ft
Lot Depth	638.17 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Water	Yes
Sewer	Yes

LOCATION INFORMATION

Building Name	14171 E 10 Mile Rd
Street Address	14171 East 10 Mile Road
City, State, Zip	Warren, MI 48089
County	Macomb
Market	Detroit
Sub-market	Groesbeck South
Cross-Streets	10 Mile Rd & Groesbeck Hwy

BUILDING INFORMATION

Number of Lots	1
----------------	---



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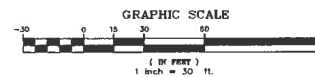
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C.P. SEC. 24
T-01N, R-12E
FD. DISK IN
MON. BOX
L. 18152, P. 400
M.C.R.

LEGAL DESCRIPTION

For North American Title Insurance Company Title Commitment,
File No. TC13-917096, dated 1-2-2021.
(PARCEL 1B): Town 1 North, Range 12 East, Section 24, Commencing at the South 1/4 post of Section 24; thence South 88 degrees 50 minutes West 494.41 feet (recorded) South 85 degrees 38 minutes 01 seconds West 494.41 feet (measured); thence North 02 degrees 45 minutes East 33.0 feet (recorded) North 00 degrees 05 minutes 27 seconds West 33.00 feet (measured); thence South 85 degrees 58 minutes 01 seconds West 116.01 feet (measured); thence North 02 degrees 45 minutes 20 seconds East 366.39 feet (recorded) North 00 degrees 06 minutes 39 seconds West 448.36 feet (measured); thence North 33 degrees 10 minutes 56 seconds East 228.40 feet (recorded) North 30 degrees 03 seconds East 228.10 feet (measured); thence South 02 degrees 45 minutes West 735.39 feet (recorded) South 00 degrees 05 minutes 59 seconds East 638.17 feet (measured) to the point of beginning.

13-24-380-011, Parcel 1B (Commonly known As: 14171 10 Mile Rd)



S & COR. SEC. 24
T-01N, R-12E
FD. DISK IN
MON. BOX
L. 13820, P. 695
M.C.R.



REVISIONS



CAUTION:
This drawing is a representation of the actual conditions of the site. It is not to be used for any purpose other than the one for which it was prepared. The user assumes all responsibility for the use of this drawing.

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(586) 216-1043
www.storeyengineering.com

BASIS OF BEARING

BASIS OF BEARING IS N80°00'00"E, BEING THE NORTH & SOUTH 1/4
LINE OF SECTION 24, TOWN 01 NORTH, RANGE 12 EAST, PER WARRANTY
DEED RECORDED IN LIBER 23703, PAGE 854, MACOMB COUNTY RECORDS.

SURVEYOR'S NOTES

1- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE
UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA,
EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT
WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT
LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED
AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE
SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES
OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2- NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING
CONSTRUCTION OR BUILDING ADDITIONS OTHER THAN WHAT IS SHOWN.

3- NO VISIBLE EVIDENCE THAT THE SITE IS USED AS SOLID WASTE DUMP,
SLUMP OR SANITARY LAND FILL.

4- NO VISIBLE EVIDENCE OR RECORD OF WET LANDS.

BENCH MARK DATA (NAVD-88 DATUM, FROM RTK OBSERVATION)

BENCHMARK #1
FOUND PK NAIL IN NORTH FACE OF UTILITY POLE AT THE
SOUTHEAST CORNER OF BUNERT ROAD AND EASY STREET.
ELEVATION 621.04

BENCHMARK #2
ARROW ON HYDRANT EAST SIDE OF GROESBECK ±35 FEET SOUTH
OF EASY STREET.
ELEVATION 623.44

BENCHMARK #3
ARROW ON HYDRANT EAST SIDE OF GROESBECK ±400 FEET SOUTH
OF EASY STREET.
ELEVATION 622.90

BENCHMARK #4
ARROW ON HYDRANT EAST SIDE OF BUNERT ±500 FEET SOUTH OF
EASY STREET.
ELEVATION 623.11

BENCHMARK #5
ARROW ON HYDRANT EAST SIDE OF GROESBECK IN FRONT OF
25300 GROESBECK.
ELEVATION 623.06

BENCHMARK #6
FOUND PK NAIL IN SOUTH FACE OF UTILITY POLE NORTH SIDE OF
10 MILE ROAD BY PARCEL 3 SOUTHEAST CORNER.
ELEVATION 621.92

LEGEND

- | | |
|--------|---------------------------------|
| R | RECORD |
| M | MEASURED |
| F.I.R. | FOUND IRON ROD |
| S.I.R. | SET IRON ROD |
| S.N. | SET PK NAIL |
| S.X | SET OUT CROSS |
| 2ND | 24" DECIDUOUS TREE |
| BC | 8" CONIFER TREE |
| □ | MAIL BOX |
| ○ | COLLECT |
| ○ | GAS METER |
| ○ | ELECTRIC METER |
| ○ | LIGHT POLE |
| ○ | UTILITY POLE |
| ○ | CATCH BASIN |
| ○ | GATE VALVE & WELL |
| ○ | SANITARY MANHOLE |
| ○ | STORM MANHOLE |
| ○ | FIRE HYDRANT |
| ○ | CUT WIRE |
| ○ | SIGN |
| ○ | STEEL POST |
| ○ | EXISTING FENCE LINE |
| ○ | EXISTING GAS LINE |
| ○ | EXISTING SANITARY SEWER |
| ○ | EXISTING STORM SEWER |
| ○ | EXISTING WATERMAIN |
| ○ | EXISTING OVERHEAD LINES |
| ○ | EXISTING UNDERGROUND POWER LINE |
| ○ | EDGE OF TREES |

FLOOD NOTE

SUBJECT PARCELS LIE WITHIN:
ZONE (X) AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER
2809904010, DATED SEPTEMBER 20, 2005, PUBLISHED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY.

PARCELS AREA

PARCEL 1B - 62,866 SQUARE FEET, OR (1.443 ACRES)

PARKING

NO PARKING SPACES

SCHEDULE B EXCEPTIONS

EXCEPTION ITEMS CONTAINED WITHIN NORTH AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE
NO. TC13-917096, DATED JANUARY 2, 2021, PERTAINING TO THE SUBJECT PROPERTY ARE AS FOLLOWS:

18. NOT PLOTTABLE, NOT A SURVEY MATTER
19. NOT PLOTTABLE, NOT A SURVEY MATTER
20. RIGHT(S) OF WAY IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF
MACOMB AS DISCLOSED BY WARRANTY DEED RECORDED IN LIBER 23703, PAGE 854, DOCUMENT
REFERENCED AS LIBER 13306, PAGES 420, 421 & 422 IN ITEM 20 IS MISSING FROM TITLE WORK.
THEREFORE, NOT PLOTTABLE.

SURVEYOR'S CERTIFICATION

To: Title Connect, LLC; North American Title Insurance Company; Chicago Atlantic
Admin, LLC, as administrative agent; Great Lakes Farms Properties LP; Common C
Holdings LP

This is to certify that this map or plot and the survey on which it is based were
made in accordance with the 2016 Minimum Standard Detail Requirements for
ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and
includes Items 1, 2, 3, 4, 7a, 8, 9, 11, 13, 15 of Table A thereof. The fieldwork was
completed on January 10, 2018.

Date of Plot or Map: February 19, 2021



STEVEN A. TAUBA, P.E.
MICHIGAN LICENSE NO. 35485
eymond@stapeengineers.com

UTILITY NOTE:

ALL WATER MAIN, STORM SEWER, SANITARY
SEWER AND PUBLIC LIGHTING UTILITIES AS
SHOWN HEREON ARE TAKEN FROM THE BEST
AVAILABLE RECORDS AS DISCLOSED BY THE
VARIOUS UTILITY COMPANIES AND/OR
MUNICIPALITIES. NO GUARANTEE CAN BE GIVEN
BY US AS TO THE ACCURACY OR
COMPLETENESS THEREOF.

COMMON C HOLDINGS LP
10000 10 MILE ROAD
EAST LANSING, MI 48203

ALTA/NSPS LAND TITLE SURVEY
COMMON C HOLDINGS LP
25400 GROESBECK HWY, CITY OF WARREN, MACOMB COUNTY, MICHIGAN
PAGE 1 OF 1

ORIGINAL ISSUE DATE:
February 19, 2021

PROJ. No. 2017-013W

SCALE: 1" = 30'

DRAWING NUMBER:

ALT-1.2

1.44 Acres

14171 EAST 10 MILE ROAD, WARREN, MI 48089 // FOR SALE

ADDITIONAL PHOTOS



1.44 Acres



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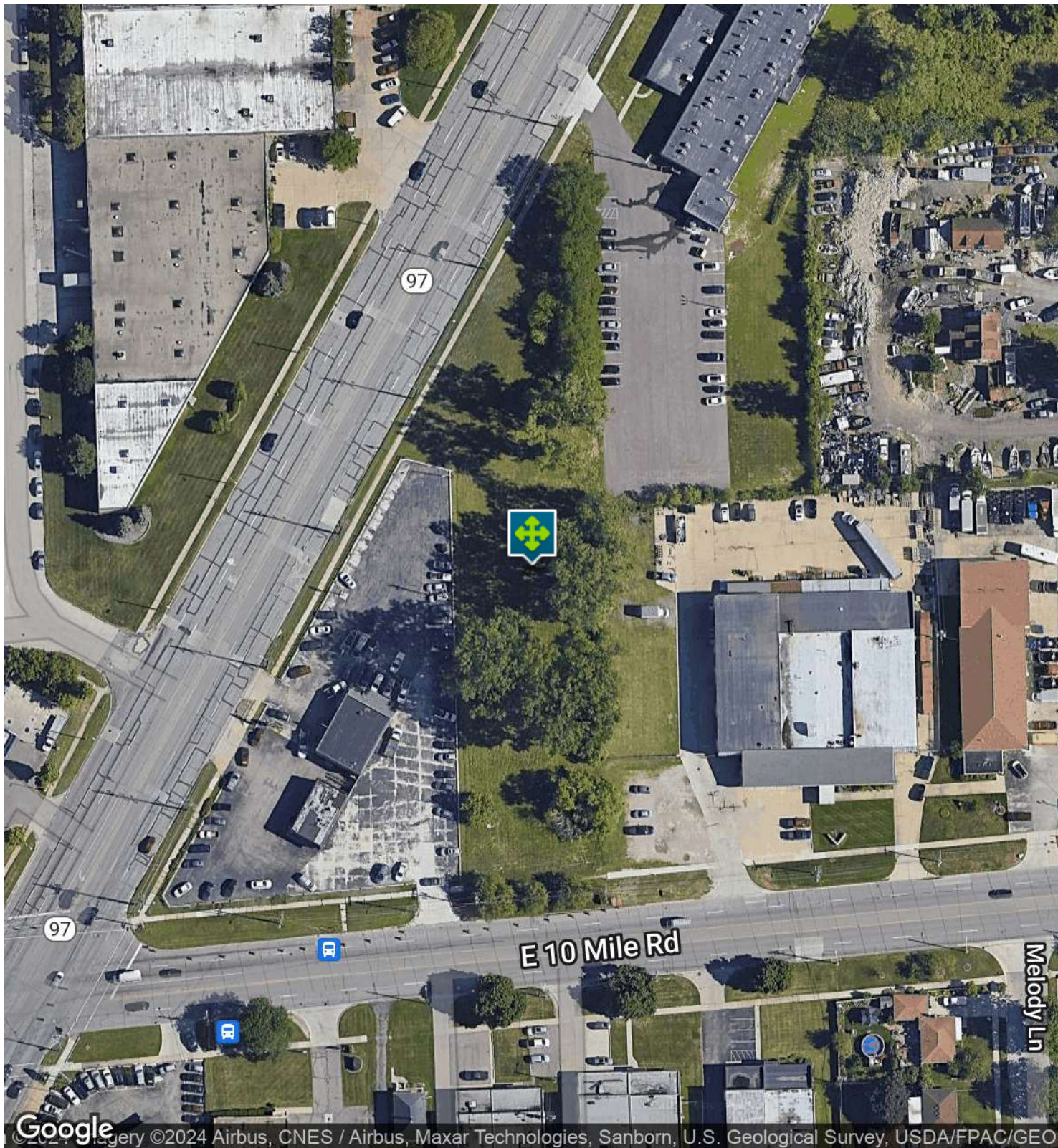
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johna@pacommercial.com

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1.44 Acres

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AERIAL MAP



Google

©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

1.44 Acres



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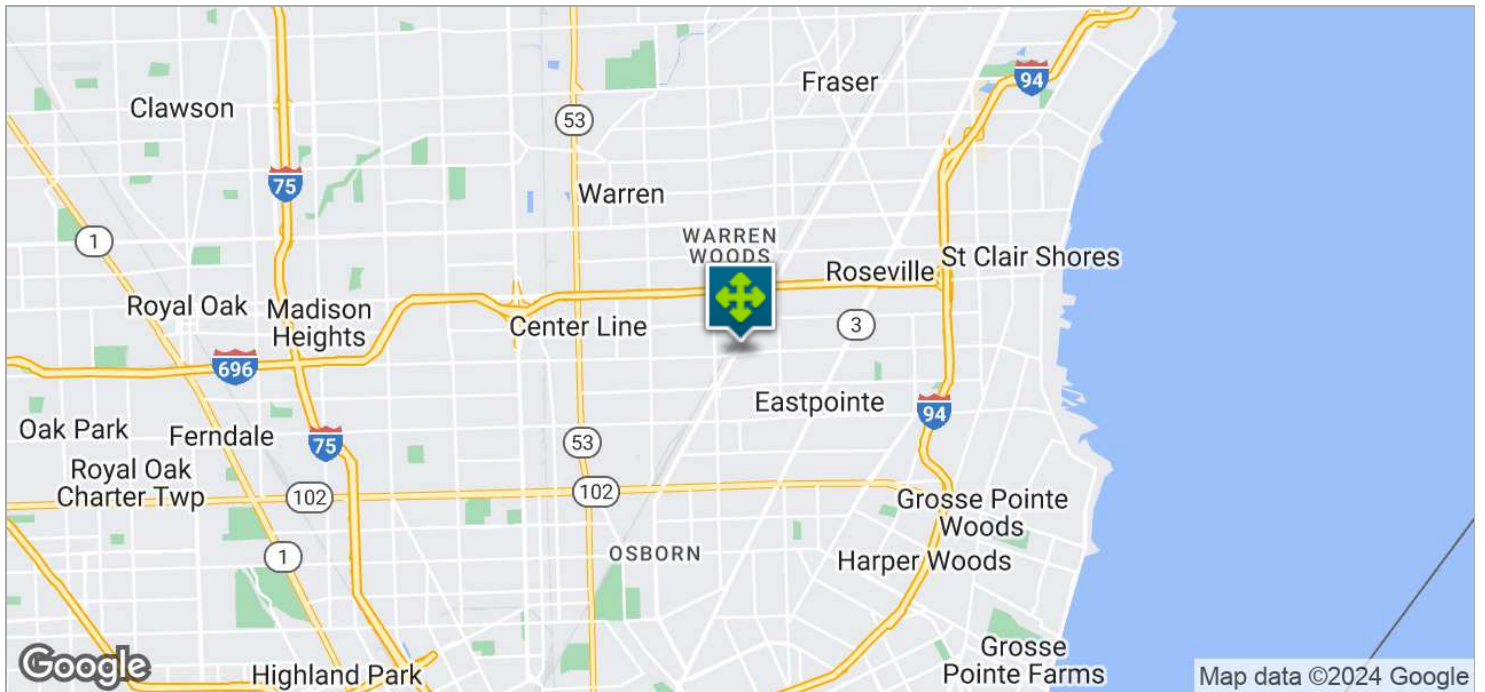
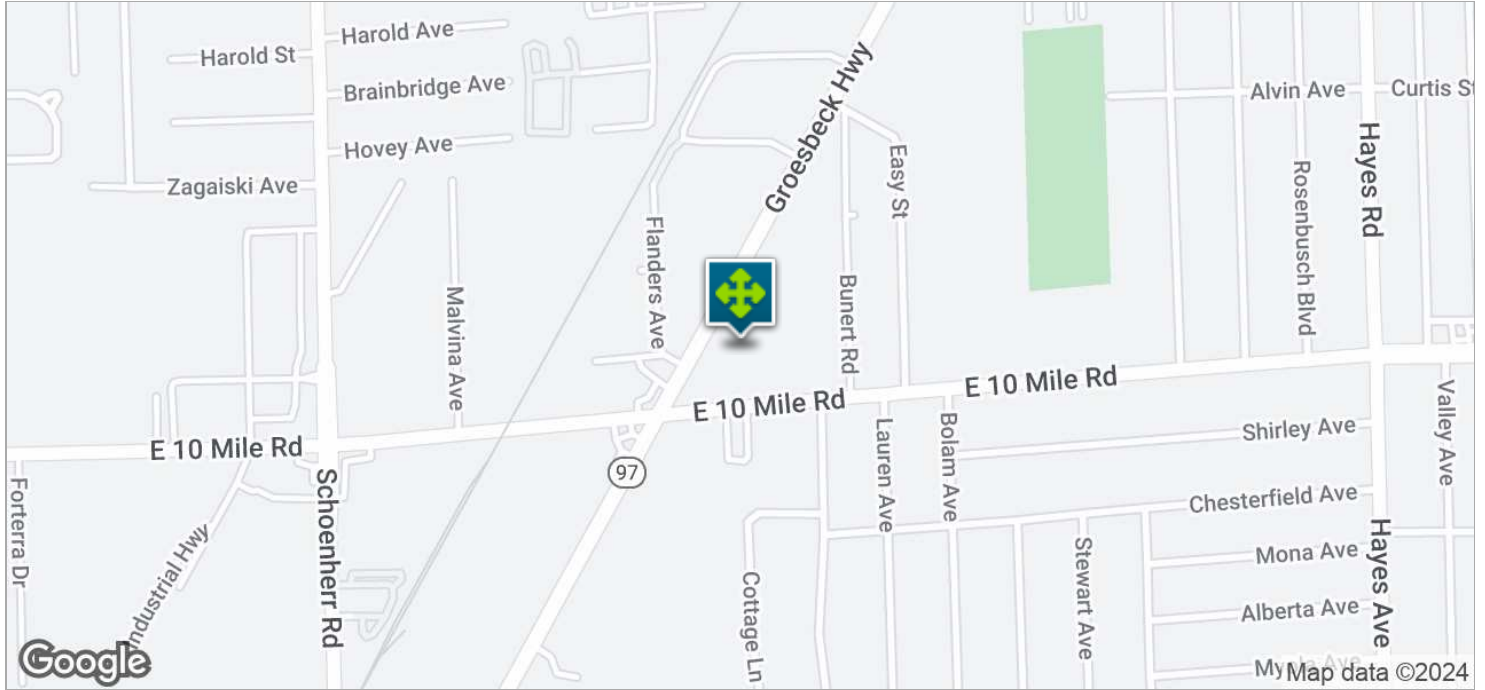
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1.44 Acres

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LOCATION MAPS



1.44 Acres



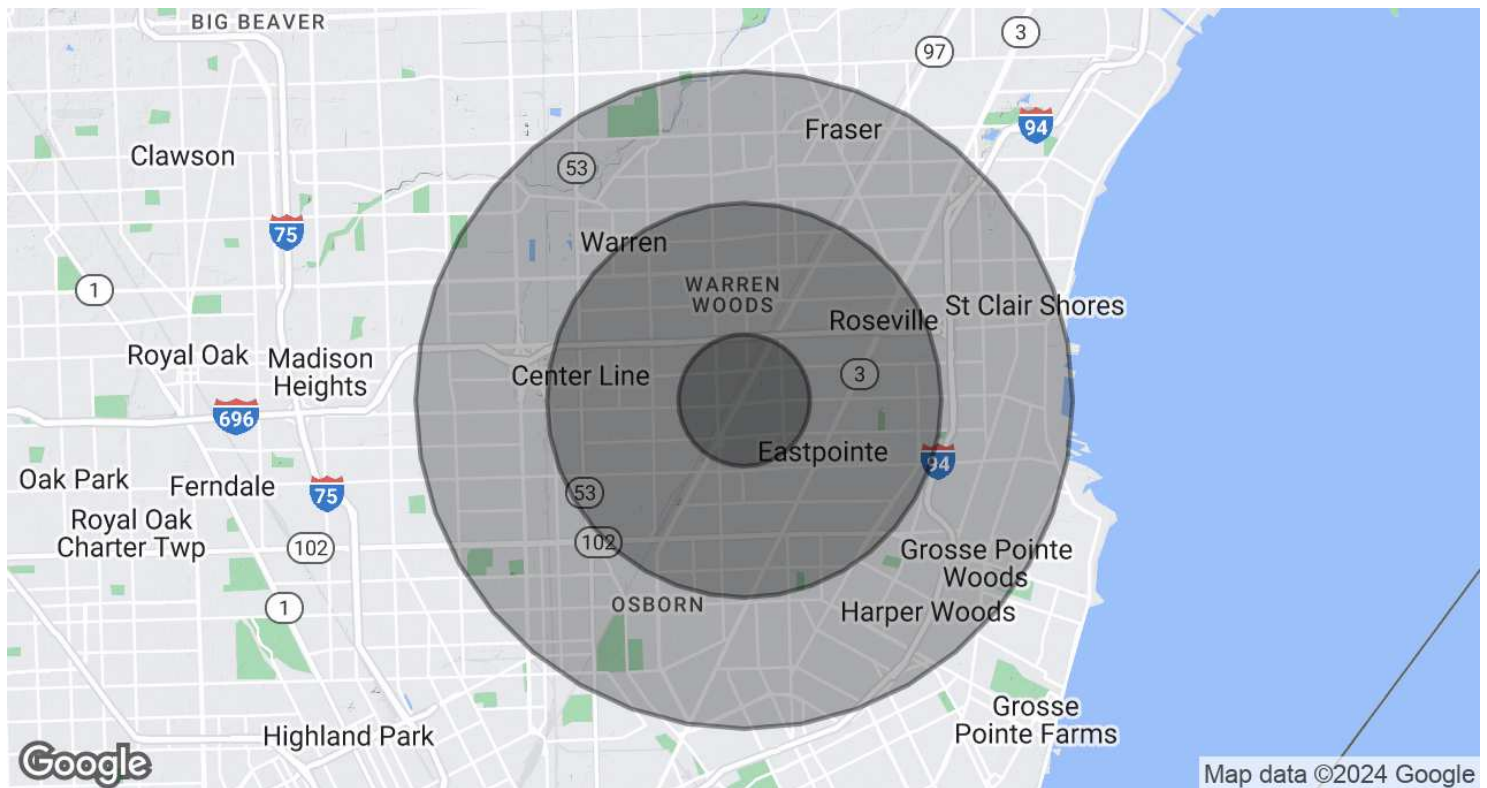
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,186	142,105	361,130
Average Age	38.7	37.6	38.3
Average Age (Male)	37.7	36.2	36.6
Average Age (Female)	39.0	39.2	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,154	63,185	165,269
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$57,840	\$54,587	\$54,934
Average House Value	\$91,147	\$93,120	\$107,759

* Demographic data derived from 2020 ACS - US Census



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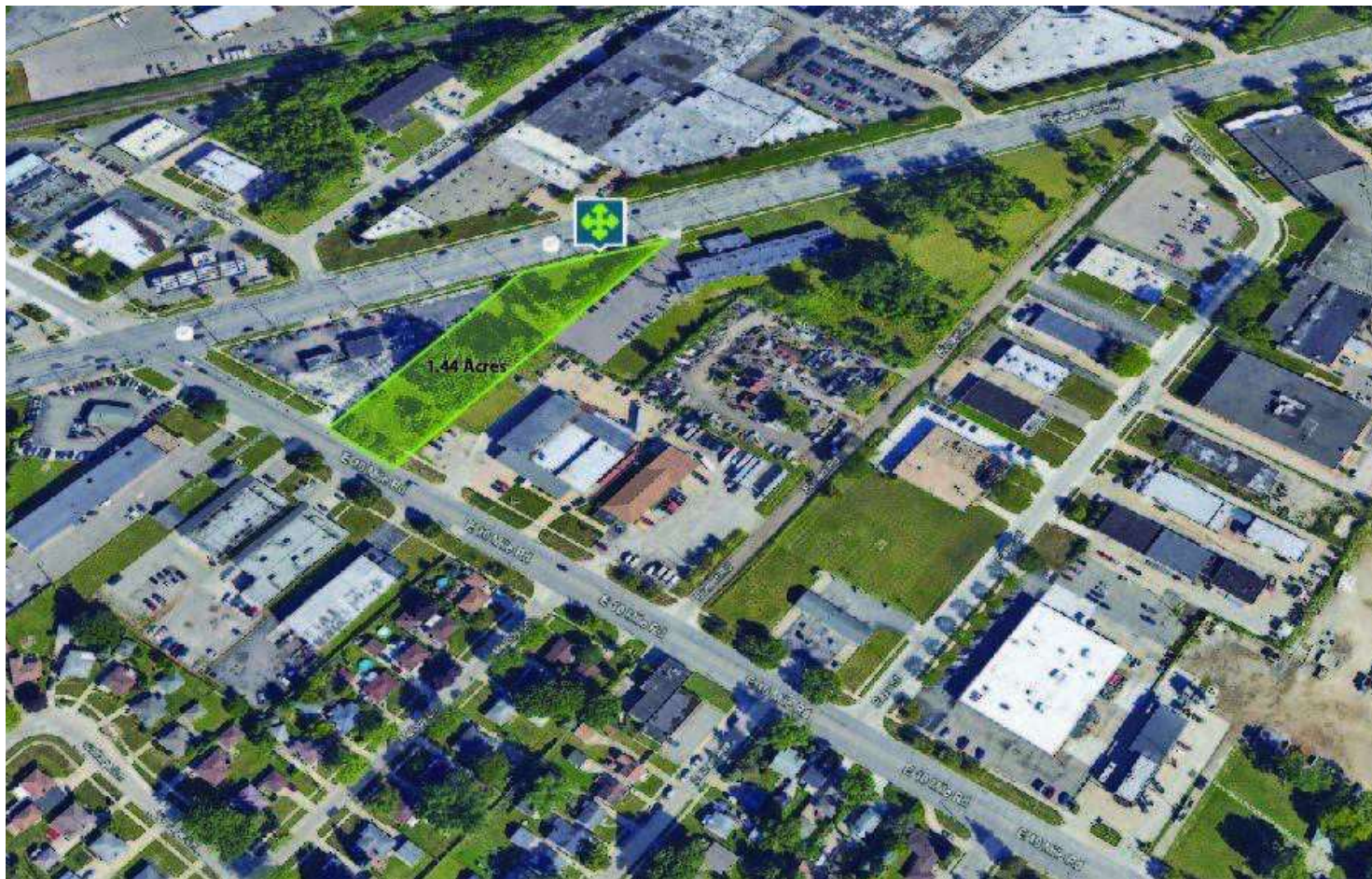
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1.44 Acres

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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