

## INVESTMENT OPPORTUNITY PREMIER ASSET



**5.03**  
Acres



**110,000 SF**  
Net Rentable Area



**1950 / 1996**  
Year Built

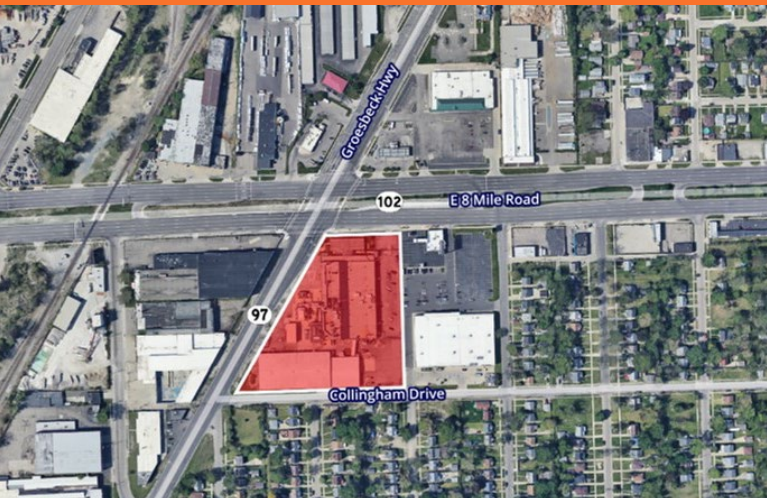


**M3**  
Zoning

## 11900 Eight Mile Road Detroit, MI

### Investment Highlights

- Located at the Signalized Intersection of Eight Mile Road (M-102) and Groesbeck Highway (M-97) in Detroit, Offering Excellent Visibility and Access within a Major Industrial Corridor
- Heavy Manufacturing Infrastructure In Place, Including Significant Power Capacity, a Truck Well with Three Loading Docks and Levelers, and a Regenerative Thermal Oxidizer (RTO) System
- Built in 1950 and Renovated in 1996, the One-Story Facility Features Approximately 800 SF of Lab Space, M3 Zoning, and Flexibility for a Wide Range of Manufacturing and Industrial Operations



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