

2232 BELLEVUE

ISLANDVIEW





ISLANDVIEW WAREHOUSE

Situated in Detroit's Islandview neighborhood, the building sits just minutes from Downtown, Belle Isle, Eastern Market, East Village, West Village, and the Detroit Riverfront. The property sits within one of the city's most active growth corridors, surrounded by new residential, cultural, and commercial investment.

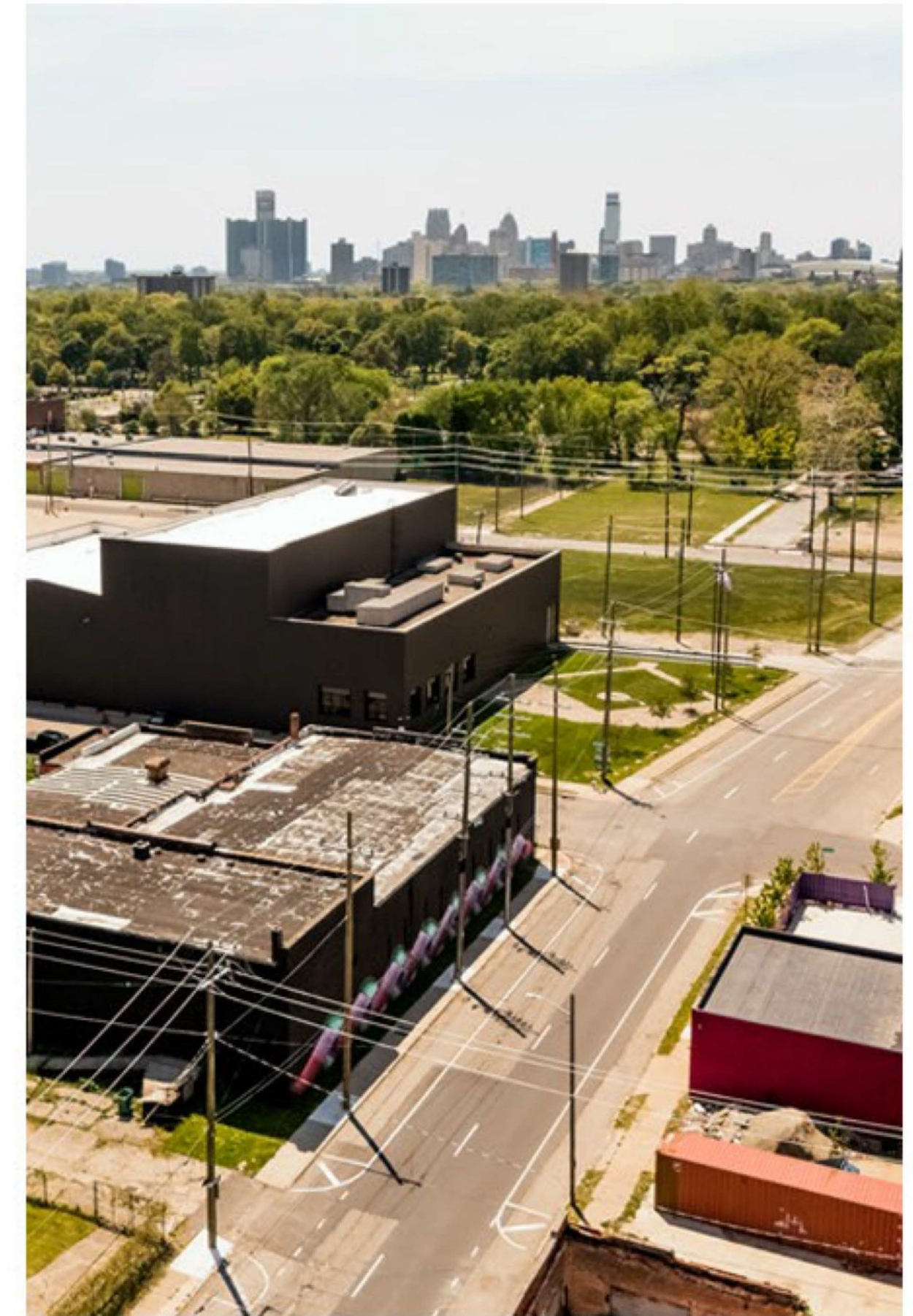


TABLE OF CONTENTS	
PROPERTY OVERVIEW	04
PROPERTY GALLERY	05
LOCATION OVERVIEW	06
CONTACT	10

Asking Price

\$450,000

Building Size

17,424 SF

Neighbors

East Village, West Village, Indian Village, Belle Isle, The Shepherd, Lantern, Little Village.

Located in the heart of Detroit’s Lower East Side, 2905 Beaufait sits among some of the city’s most active creative and residential neighborhoods. The property is surrounded by a growing mix of cultural destinations, independent businesses, new housing developments, and long-established communities that continue to drive investment and activity throughout the area.

Address

**2232 Bellevue St
Detroit 48207**

Location

**SE Corner of Bellevue
and E Vernor**

Neighborhood

Islandview

Zoning

M3

Overhead Doors

3

17,424-square-foot industrial warehouse offers a functional layout well-suited for storage, distribution, or light production uses. The property features three overhead doors and 12-foot clear heights. Located within Detroit's eastside industrial corridor, the site offers convenient access to I-94, East Grand Boulevard, and Downtown Detroit, making it an attractive opportunity for both owner-users and investors.



Open industrial workspace featuring exposed brick walls, polished concrete floors, and steel truss construction. The clear-span layout provides flexible functionality for production, fulfillment, warehousing, creative studio, or light manufacturing users



ISLANDVIEW DETROIT

is a historic Lower Eastside neighborhood known for its views of Belle Isle and its mix of classic homes, apartmaents, and emerging new housing.

Islandview is a historic Lower Eastside neighborhood known for its views of Belle Isle and its mix of classic homes, apartmaents, and emerging new housing. Just a few miles from downtown Detroit, the area blends an urban-suburban feel with ongoing revitalization that adds affordable townhomes, community green spaces, and skilled-trade training for residents. Islandview is also home to major community nonprofits, parks, and industrial buildings, creating a diverse and evolving neighborhood with strong civic roots.



Residences at Water Square

The residential skyscraper at the former site of the Joe Louis Arena is the largest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise, boasting 496 upscale units, opened in 2024 and features an all-season swimming pool, rooftop terrace, and fitness center.



University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being developed by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It is part of the larger \$1.5 billion District Detroit development, which includes the construction of six new buildings and the adaptive reuse of four historic properties.

Gordie Howe International Bridge

The new Detroit–Windsor bridge will facilitate trade and travel across the busiest international crossing in North America, providing uninterrupted freeway traffic flow between the two countries. When completed in 2025, the 1.5-mile crossing will feature six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry.





the Shepherd

The campus grounds, designed by the Office of Strategy + Design (OSD), include a boutique bed and breakfast (ALEO), MacArthur Binion's Modern Ancient Brown Foundation, a public skatepark designed by Tony Hawk, and a sculpture park honoring the late Detroit artist Charles McGee. The Shepherd is part of Library Street Collective's ongoing commitment to Detroit's Little Village neighborhood.

Lantern

A new mixed-use arts hub is being realized in East Village through the redevelopment of a 100-year-old vacant industrial complex that will house two local arts non-profits and include approximately 5,300 square feet of affordable artist studios, an art gallery, and 4,000 square feet of creative retail – all connected by a 2,000-square-foot courtyard.



Greatwater Homes

Greatwater hopes to build out an initial phase of 23 houses on both sides of Fischer Street over the next year to a year and a half. The houses would be built on spec in three general styles or can be customized. If demand holds up, the development firm could ultimately build as many as 200 houses in the area.



2232 BELLEVUE

O'CONNOR

A trusted and respected member of the community, O'Connor real estate brings 20 years of experience and expertise to the commercial office

For more information about our properties, please contact O'Connor Real Estate



Vincent Mazzola
+ 313 704 2678
vincent@oconnordetroit.com

Sloane Walsh
+ 248 227 0182
sloane@oconnordetroit.com

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.