

# SOUTHFIELD - FREESTANDING CANNABIS/LIGHT INDUSTRIAL WAREHOUSE

21277 BRIDGE STREET | SOUTHFIELD, MI 48033



## FOR SALE | FOR LEASE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com



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## PROPERTY HIGHLIGHTS

- Freestanding industrial warehouse building available for sale/lease with immediate access to both Telegraph Road (US-24) and Eight Mile Road (M-102)
- This property sits within the cannabis Green Zone criteria for both Adult-Use Cultivation/Processing users. The building is also suitable for traditional light industrial/storage users.
- Built in 1979, the facility features 17-foot ceilings, 400+ amps of electric power with a transformer, one (1) overhead door, 20 parking spaces, and prime monument signage.
- The site is positioned at the intersection of the heavily traveled Telegraph Road, with a daily traffic count of 54,000+ vehicles per day, and the heavily traveled Eight Mile Road, with a daily traffic count of 54,978+ vehicles per day.
- Located in a dense residential community and surrounded by a wide variety of national and regional businesses.
- Current ownership willing to consider capital improvements to the existing building for a long-term lease transaction with a credit tenant.
- Great opportunity in a limited market of industrial buildings for an owner/investor or user to take advantage of.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,612	38,618	110,373
Total Population	7,953	88,975	260,582
Average HH Income	\$62,332	\$69,955	\$84,004

## BUILDING SIZE

Gross Building Area: 8,712 SF  
Office Area: 2,800 SF

## LAND SIZE

0.63 Acres

## SALES PRICE

\$825,000

## LEASE PRICE

\$12,000/Month Gross + Utilities

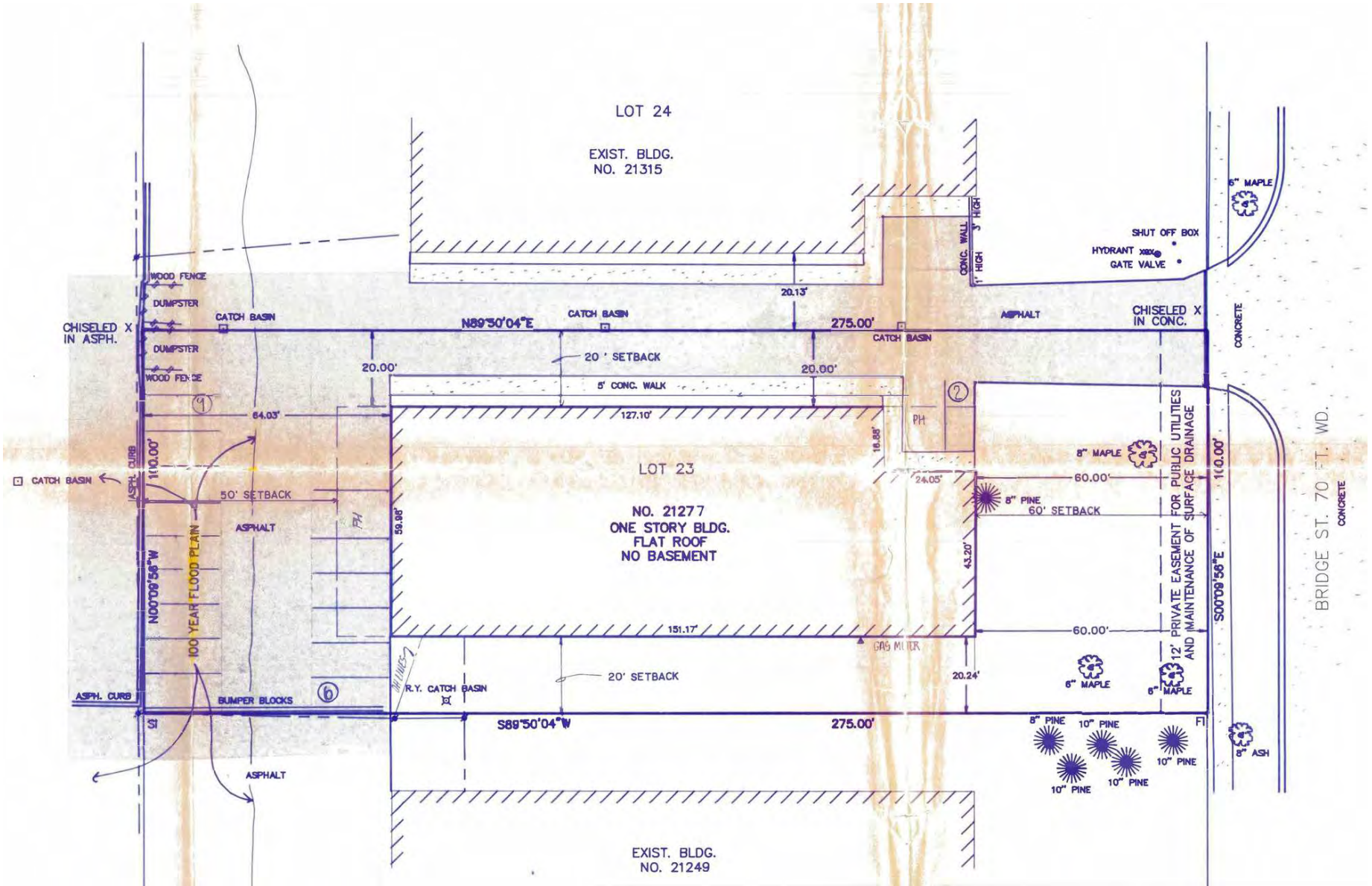
## AREA TENANTS





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### SERVICES

Buyer and Seller Representation  
Land Brokerage

Cannabis Acquisitions and Dispositions  
Portfolio and Surplus Property Sales

Investment Sales  
Site Selection and Location Strategy





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## General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

## Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

## Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

## Real Estate Agency Relationships:

*Seller's/Owner's Agent* - A seller's/owner's agent, under a listing agreement with the seller/owner, acts solely on behalf of the seller/owner. A seller/owner can authorize a seller's/owner's agent to work with subagents, buyer's/tenant's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller/owner. Seller's/Owner's agents and subagents will disclose to the seller/owner known information about the buyer/tenant which may be used to the benefit of the seller/owner. Individual services may be waived by the seller/owner through execution of a limited service agreement.

*Buyer's/Tenant's Agent* - A buyer's/tenant's agent, under a buyer's/tenant's agency agreement with the buyer/tenant, acts solely on behalf of the buyer/tenant. Buyer's/Tenant's agents and subagents will disclose to the buyer/tenant known information about the seller/owner which may be used to benefit the buyer/tenant. Individual services may be waived by the buyer/tenant through execution of a limited service agreement.

*Dual Agents* - A real estate licensee can be the agent of both the seller/owner and buyer/tenant in a transaction, but only with the knowledge and informed consent, in writing, of both the seller/owner and the buyer/tenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller/owner or the buyer/tenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller/owner, and the buyer/tenant.