

FOR SALE

WAREHOUSE

1313 Milwaukee Street
Detroit, Michigan 48211

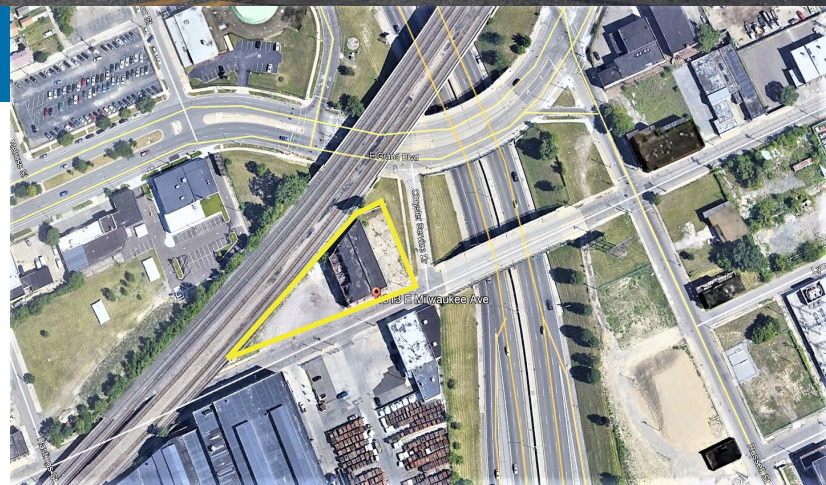


EXCLUSIVE
— REALTY —



PROPERTY FEATURES:

- Building sf: 19,117 rsf
- Located on 0.56 Acres of Land
- Two Stories
- Two Overhead Doors
- 24' Ceiling Height
- Excellent Redevelopment Opportunity
- Close Proximity to I-75 and I-94 Freeways
- Over 158,000 Vehicles Per day



FOR MORE INFO CONTACT: TERRY EDMONDSON

313-963-7653

28 West Adams Avenue, Suite 1550
Detroit, Michigan 48226
te@exclusive-realty.com

WWW.EXCLUSIVE-REALTY.COM

FOR SALE

WAREHOUSE

1313 Milwaukee Street
Detroit, Michigan 48211



EXCLUSIVE

— REALTY —



Realcomp



Realcomp



Realcomp



FOR MORE INFORMATION CONTACT:

313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013

28 W. ADAMS AVE., STE. 1550, DETROIT, MI 48226 | WWW.EXCLUSIVE-REALTY.COM

FOR SALE

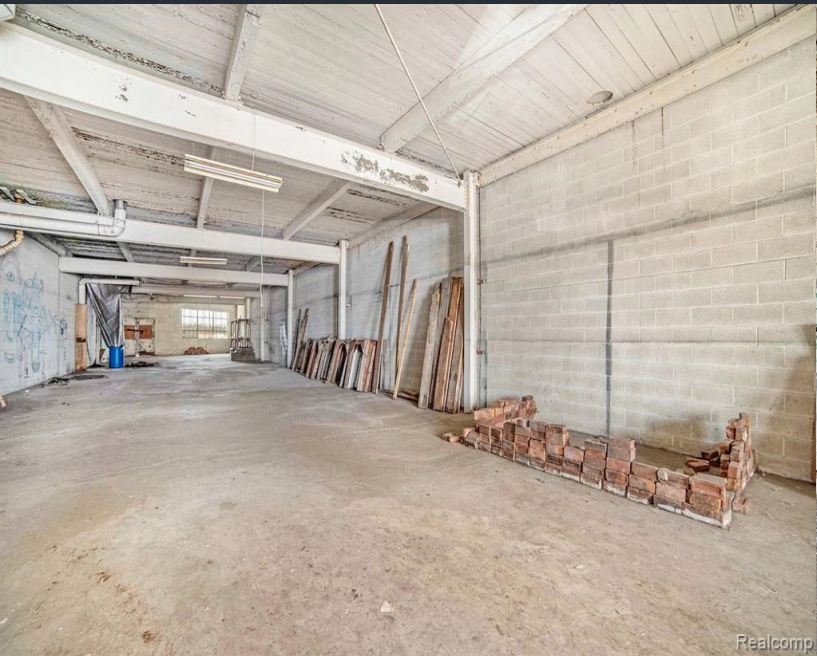
WAREHOUSE

1313 Milwaukee Street
Detroit, Michigan 48211



EXCLUSIVE

— REALTY —



Realcomp



Realcomp



Realcomp



Realcomp

FOR MORE INFORMATION CONTACT:

313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013

28 W. ADAMS AVE., STE. 1550, DETROIT, MI 48226 | WWW.EXCLUSIVE-REALTY.COM

FOR SALE

WAREHOUSE

1313 Milwaukee Street
Detroit, Michigan 48211



EXCLUSIVE

— R E A L T Y —

DISCLOSURE:

All materials and information received or supplied by Exclusive Realty (hereinafter collectively referred to as “ER”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by ER, its directors, officers, agents, advisors, or affiliates as to the veracity, accuracy or totality, the condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither ER, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or totality of any of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. ER will not verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

FOR MORE INFORMATION CONTACT:

313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013

FOR SALE

WAREHOUSE

1313 Milwaukee Street
Detroit, Michigan 48211



EXCLUSIVE

— REALTY —



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
i-75 FWY & E Grand Blvd SE	158,853
E Grand Blvd & Cameron St NE	23,285
N Walter P Chrysler & I-75 SE	150,483

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,418	52,593	122,991
Total Population	7,589	128,365	313,257
Average Household Income	\$44,737	\$39,206	\$40,587

FOR MORE INFORMATION CONTACT:

313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013