

FOR SALE  
**INDUSTRIAL WAREHOUSE**  
14488 E 10 MILE RD, WARREN, MI 48089

**3,000 SF  
AVAILABLE**



WARREN/ GROESBECK INDUSTRIAL CORRIDOR

# PROPERTY DETAILS

\$399,000.00

0.167 AC

**SALES PRICE**

**LOT SIZE**

<b>LOCATION:</b>	14488 E Ten Mile Rd, Warren, MI 48089
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>SALES PRICE:</b>	\$399,000.00
<b>PROPERTY TAXES:</b>	\$3,985.75
<b>BUILDING SIZE:</b>	3,000 SF
<b>LOT SIZE:</b>	0.167 AC
<b>AVAILABLE SPACE:</b>	3,000 SF
<b>ZONING:</b>	C-2
<b>TRAFFIC COUNT:</b>	E 10 Mile Rd (18,932 CPD) Groesbeck Hwy (15,130 CPD)

## HIGHLIGHTS

- Functional open warehouse layout with a grade-level overhead door and ~14' clear ceiling height, allowing multiple industrial uses.
- Ideal Owner-User Opportunity for contractors, service businesses, or light manufacturing
- Open Warehouse Layout with small office area
- Easy access to Groesbeck Hwy, I-696, and I-94

EXCLUSIVELY LISTED BY:



**LOUIS J. CIOTTI**  
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# MICRO AERIAL



# MACRO AERIAL



# SITE PHOTOS



# SITE PHOTOS



INTERIOR | OFFICE



INTERIOR | INDUSTRIAL

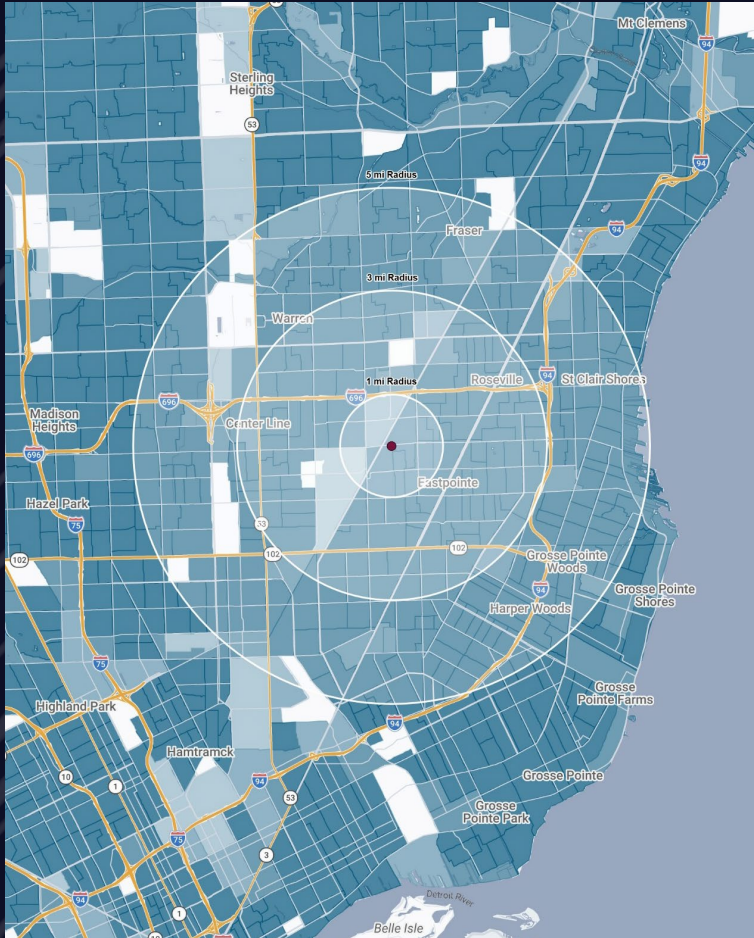


INTERIOR | INDUSTRIAL

# PLAT



# DEMOGRAPHICS



## INDUSTRIAL WAREHOUSE

14488 E 10 Mile Rd,  
Warren, MI 48089

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2025 Estimated Population	13,314	150,118	372,787
2030 Projected Population	13,241	147,549	366,617
2020 Census Population	13,413	149,588	371,597
2010 Census Population	13,081	148,912	380,542
Projected Annual Growth 2025 to 2030	-0.1%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	0.1%	-	-0.1%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	5,287	59,406	150,543
2030 Projected Households	5,367	59,570	150,703
2020 Census Households	5,175	58,201	147,622
2010 Census Households	5,066	57,443	148,659
Projected Annual Growth 2025 to 2030	0.3%	-	-
Historical Annual Growth 2010 to 2025	0.3%	0.2%	-
<b>RACE</b>			
2025 Est. White	62.1%	55.0%	54.0%
2025 Est. Black	27.7%	35.6%	36.6%
2025 Est. Asian or Pacific Islander	5.1%	4.6%	4.9%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	4.9%	4.6%	4.3%
<b>INCOME</b>			
2025 Est. Average Household Income	\$81,467	\$79,910	\$80,749
2025 Est. Median Household Income	\$68,544	\$62,946	\$64,051
2025 Est. Per Capita Income	\$32,361	\$31,678	\$32,684
<b>BUSINESS</b>			
2025 Est. Total Businesses	473	4,437	11,424
2025 Est. Total Employees	6,696	45,944	118,465

## CONTACT US



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CIOTTI**

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