

Eastern Market Industrial/Adaptive Reuse Opportunity

2000 Division Street | Detroit, Michigan

21,621 SF Building Portfolio + 6,000 sf Parking Area

For Sale or Lease



COMPELLING FEATURES

- 21,621 sf consisting of **3 connected buildings** + 6,000 sf parking area across Division St.
- Warehouse, Industrial, Office and 1-story **Historic Building** with an additional 5,238 sf in basement
- One block from Gratiot Ave in Detroit's **booming Eastern Market** district
- Area has seen **unprecedented** mixed use, residential and retail development
- Zoned M-3
- 30' clear height in warehouse
- 5 docks, Heavy Power 480/277



For Sale or Lease. Offered without Asking Price

Emery Matthews

313.744.6276

For more information, please contact:

ematthews@re-interests.com

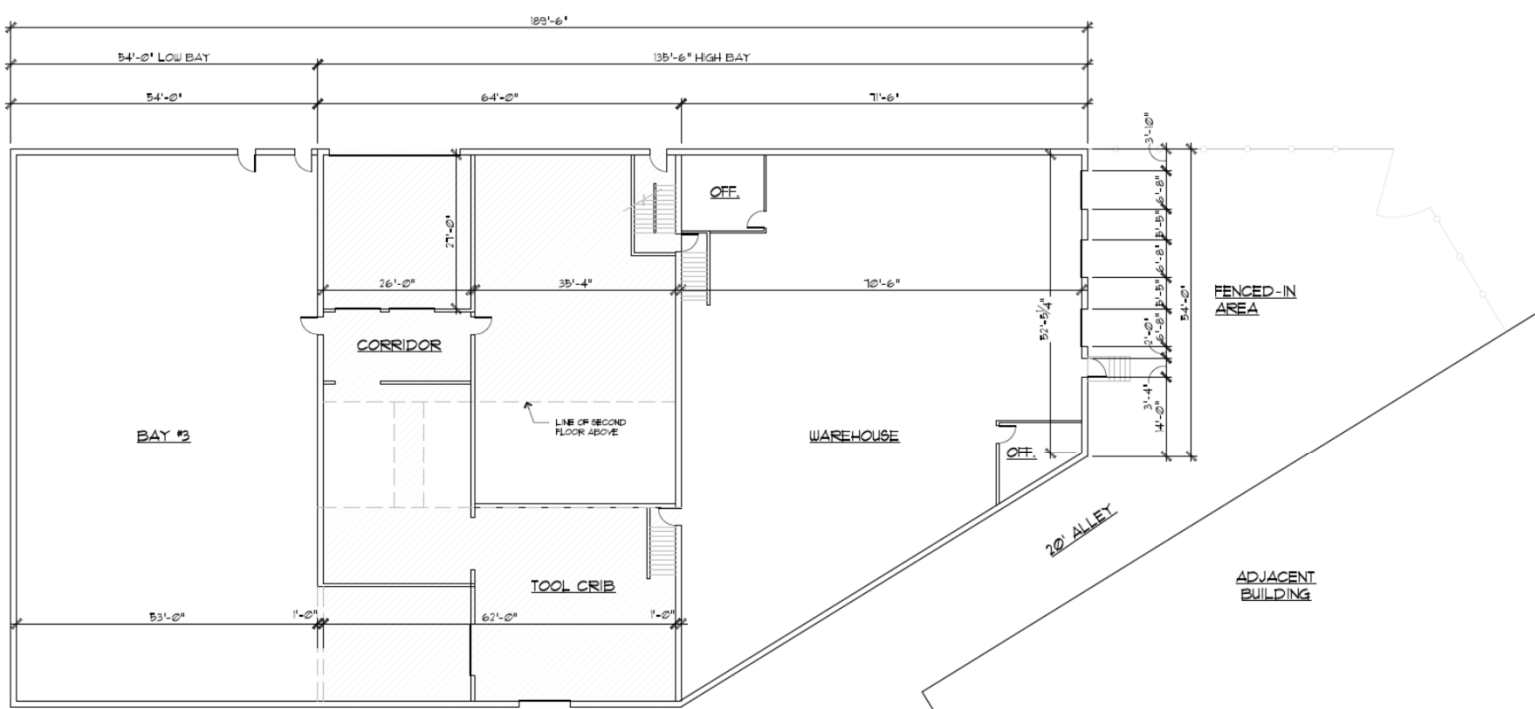
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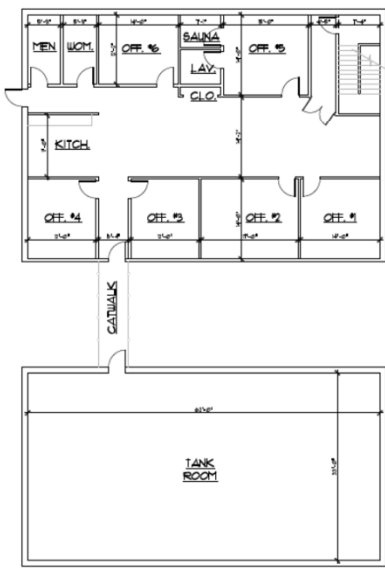
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Floor Plan



FLOOR PLAN
 SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

SQUARE FOOTAGES	
BASEMENT:	5,238 SF
GROUND FLOOR:	16,845 SF
SECOND FLOOR:	2,600 SF
TANK ROOM:	2,176 SF
G.S.F.:	4/-26,859 G.S.F.
SQUARE FOOTAGES ARE APPROXIMATE	

NOTES:
 BUILDING FED AS PRIMARY CIRCULAR WITH 480V VOLTS FED INTO ONE DROP DOWN TRANSFORMER TO 480/277 VOLTS
 SECONDARY HOUSE TRANSFORMERS DROP VOLTAGE TO 120/240
 STANDARD BUILT-UP ROOFING
 MECHANICAL: 21 @ 200 BTU ROOFTOP UNITS

NOTE:
 ALL DIMENSIONS WALL AND DOOR LOCATIONS ARE APPROXIMATE!
 VERIFY IN FIELD



SITE AERIAL
 SCALE: NTS

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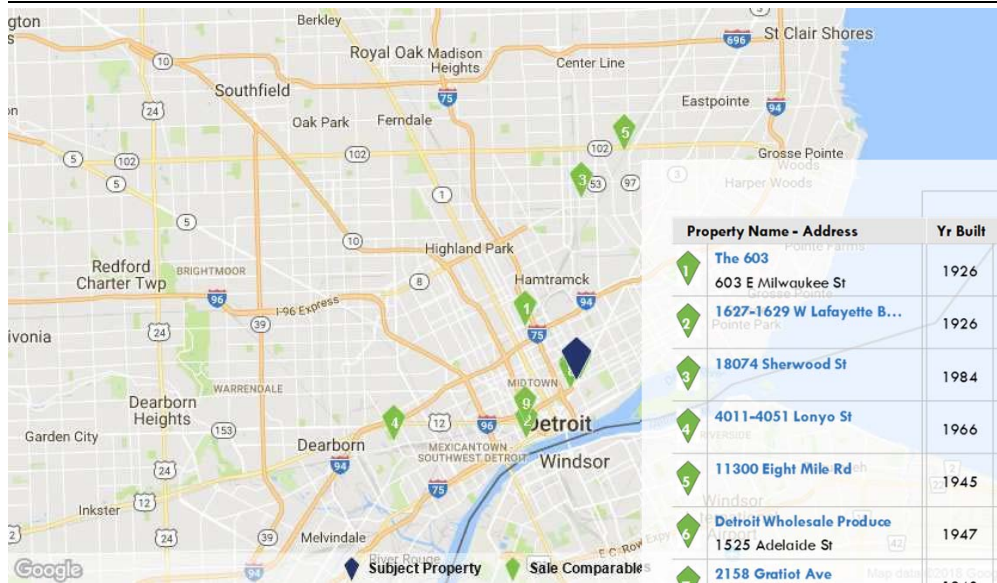
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Sales Comparables

Property Values Have Experienced Strong
 Appreciation



Property Name - Address	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF
1 The 603 603 E Milwaukee St	1926	12,000	0%	11/29/2017	\$1,000,000	\$83
2 1627-1629 W Lafayette B... Pointe Park	1926	19,200	0%	9/27/2017	\$1,700,000	\$89
3 18074 Sherwood St	1984	30,000	0%	9/20/2017	\$1,350,000	\$45
4 4011-4051 Lonyo St	1966	21,817	0%	7/27/2017	\$2,000,000	\$92
5 11300 Eight Mile Rd Windsor	1945	11,293	0%	3/15/2017	\$2,500,000	\$221
6 Detroit Wholesale Produce 1525 Adelaide St	1947	20,807	0%	11/22/2016	\$750,000	\$36
7 2158 Gratiot Ave	1948	11,000	0%	6/15/2016	\$550,000	\$50
8 2448 Market St	1890	17,118	0%	6/8/2016	\$450,000	\$26
9 1350 Michigan Ave	1900	20,107	0%	5/3/2016	\$950,000	\$47

SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$450,000	\$1,250,000	\$1,000,000	\$2,500,000
Price Per SF	\$26	\$69	\$50	\$221
Time Since Sale in Months	4.5	13.8	13.0	23.4
Property Attributes	Low	Average	Median	High
Building SF	11,000	18,149	19,200	30,000
Ceiling Height	12'	14'10"	13'6"	20'
Docks	0	1	0	11
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1890	1937	1945	1984

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Eastern Market 2025 Master Plan

The strategy for the District lays the ground work for sustained growth.

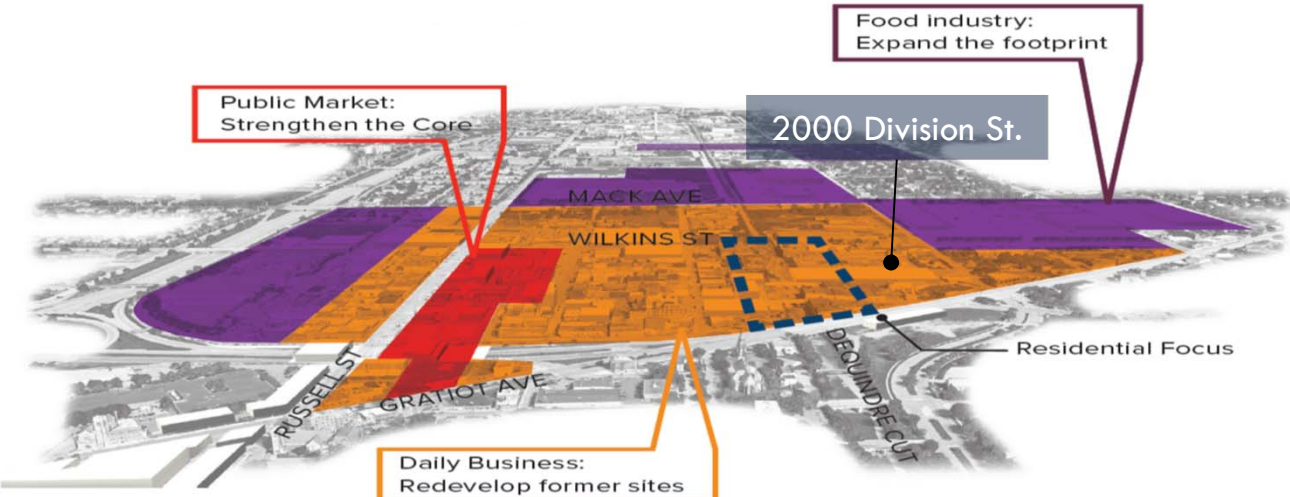


The framework for Eastern Market embraces a three-part structure of the District:

1. **Public Market** —After the wholesale functions of the Market are relocated, the Market Campus can focus more on retail and public events markets. The Market Core can become denser with less need for truck marshalling space.

2. **Food Industry** — An expanded Food Innovation Zone will be developed for local small-to-medium food businesses to have the flexibility to grow and remain in the Eastern Market District in the future. The development plan calls for an extension of the District boundaries to accommodate a larger footprint for food processing, warehousing, and distribution facilities.

3. **Daily Business** — East of the Market Campus, a mix-of-uses environment supporting small batch food processing, daily business, and residential development will preserve the signature grit of the District landscape, reflected in the urban fabric of old masonry warehouses.



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