INDUSTRIAL/CANNABIS OPPORTUNITY

# WALLED LAKE - FREESTANDING INDUSTRIAL/CANNABIS WAREHOUSE

850 LADD ROAD, BUILDING A | WALLED LAKE, MI 48390

## FOR SALE


***C3 CRE, LLC***

*Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com*

*One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com*


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PROPERTY HIGHLIGHTS

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## PROPERTY HIGHLIGHTS

- Freestanding industrial/cannabis warehouse for sale, suitable for a variety of industrial owner/users or investors.
- Zoned I-1 Light Industrial, the property permits a broad range of industrial, manufacturing, warehousing, distribution, contractor, cannabis, and related commercial uses within the established industrial corridor.
- Formerly utilized as a cannabis Processing facility in approximately 10,000 SF of the building and with approximately 22,000 SF as vacant warehouse.
- The building offers 12-foot ceiling heights within the former Processing area and approximately 18–19-foot ceiling heights within the warehouse area.
- The roof has been partially replaced for the former Processing space, with additional roof improvements anticipated by future ownership in the remaining warehouse space. There is also substantial existing electrical and mechanical infrastructure, including 20-tons of HVAC.
- The warehouse portion of the building is serviced by multiple overhead doors to support shipping, receiving, storage, and day-to-day operational requirements.
- Ability for outdoor storage capabilities, fleet parking potential, ample truck circulation, and has 107 on-site parking spaces.
- Conveniently positioned within Oakland County with direct access to M-5, I-96, and I-275 freeways, providing connectivity to Novi, Wixom, Commerce Township, and the greater Southeast Michigan market.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 3,719 | 27,568 | 56,762 |
| Total Population | 8,331 | 60,456 | 134,968 |
| Average HH Income | $115,756 | $107,369 | $129,396 |

## BUILDING SIZE

32,028 SF

## LAND SIZE

3.03 Acres

## ASKING PRICE

$2,600,000 (Seller Financing Available)

## AREA TENANTS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS (CONT.)

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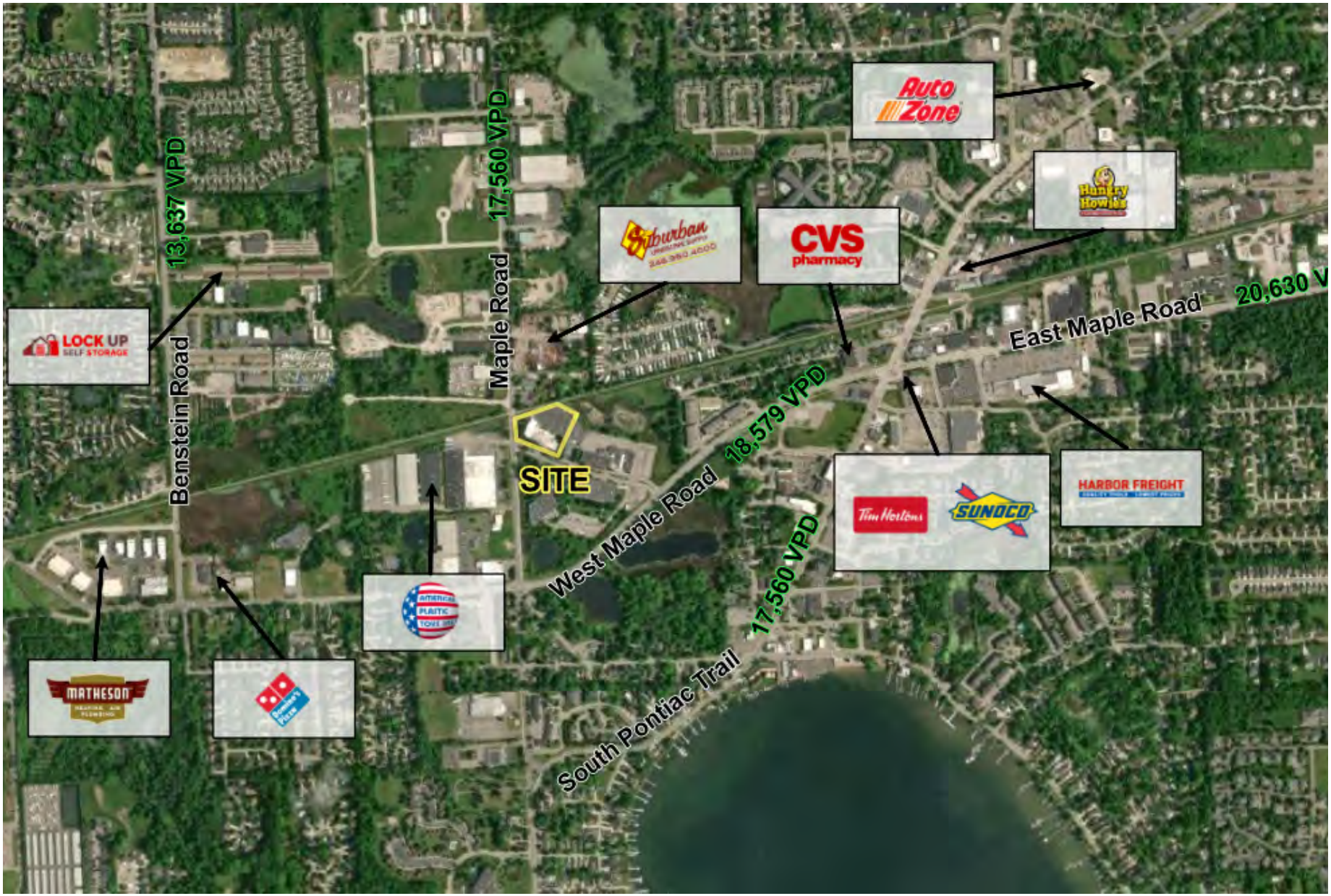


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CONTACT

C3CRE®

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## CORBIN YALDOO

Founder/President
248.220.1110 x01
corbin@c3cre.com

## AUSTIN ANTIA

Sales Associate
248.220.1110 x04
austin@c3cre.com


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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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DISCLAIMER

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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 Agent* - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer'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. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

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

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

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