

25225 EASY STREET
WARREN, MICHIGAN

INDUSTRIAL FOR SALE
10,444 Square Feet Available



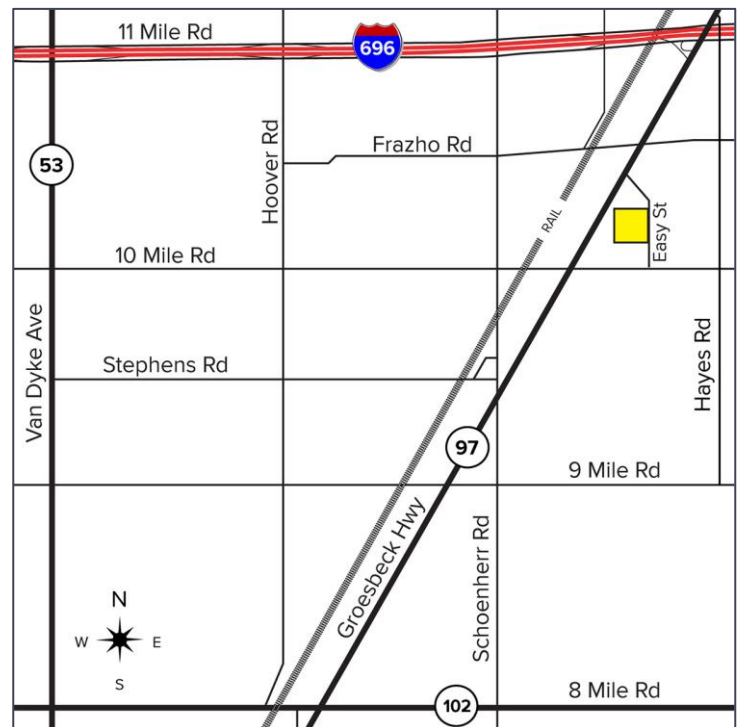
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RARE OPPORTUNITY



PROPERTY FEATURES

- 10,444 square feet available
- 2,444 square feet of office
- 14' clear height
- (1) grade level door
- Zoned Industrial
- 26 parking spaces
- 400 amps, 3-phase power
- Rare freestanding building in Warren's qualified Green Zone
- Currently licensed for 1 Class-C grow and/or 1 processing facility
- Short-term land contract or cash sale
- Sale Price: \$1,200,000 (\$114.90/sq.ft.)



For more information, please contact:

JASON KELMIGIAN
(248) 359 0629
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SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
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25225 Easy Street – Warren, Michigan

Industrial For Sale

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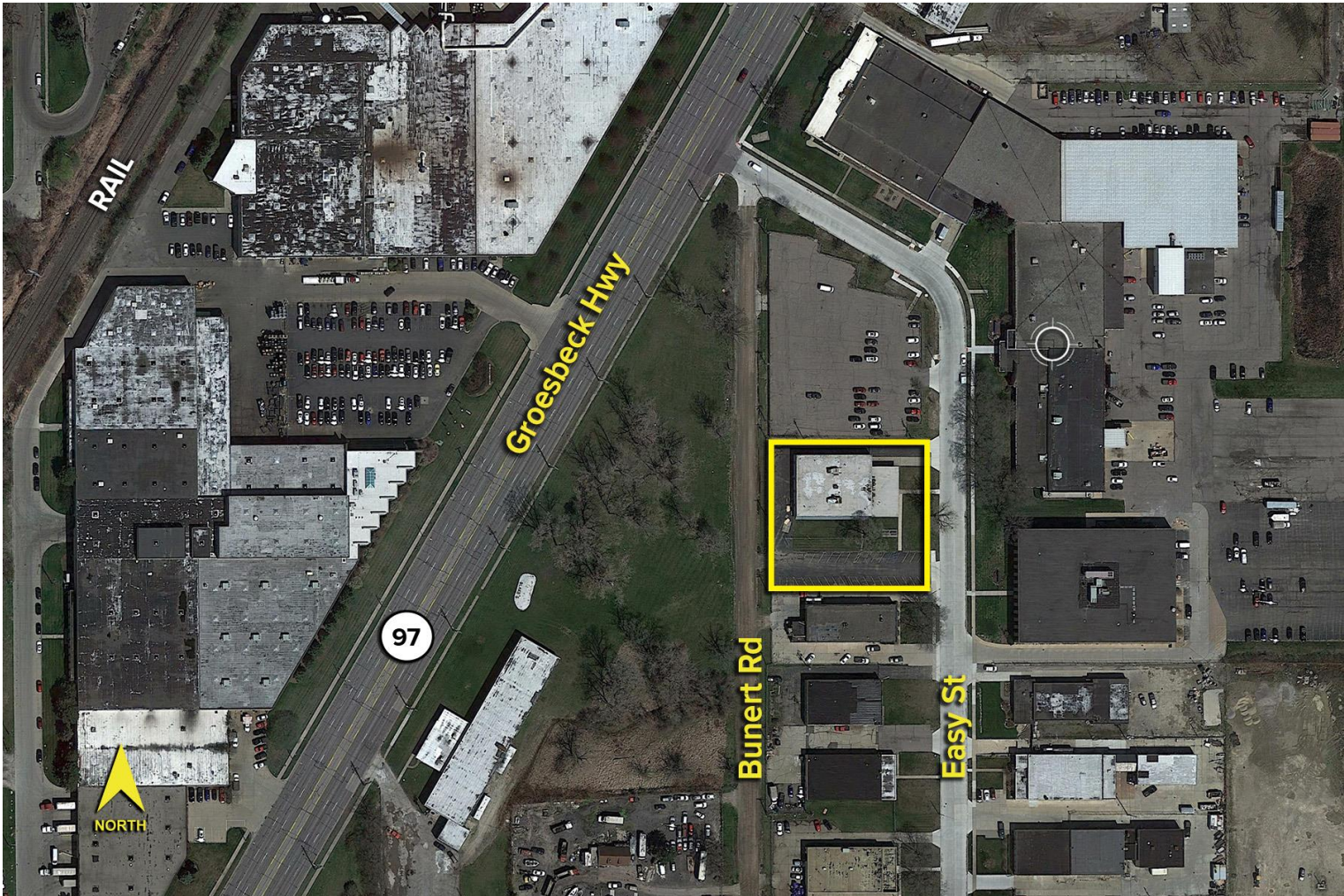
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Aerial



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

CITY OF WARREN SNAPSHOT FOR CANNABIS OPERATION

APPLICATIONS

PROVISIONING APPLICATION WINDOW	Closed
OTHER PERMITS	Open Indefinitely

ZONING

CULTIVATION	M-1, M-2, M-3 & M-4
PROCESSING	M-1, M-2, M-3 & M-4
DISPENSARY	M-1, M-2, M-3, M-4 & C-3
LABORATORY	M-1, M-2, M-3 & M-4
TRANSACTION	M-1, M-2, M-3 & M-4



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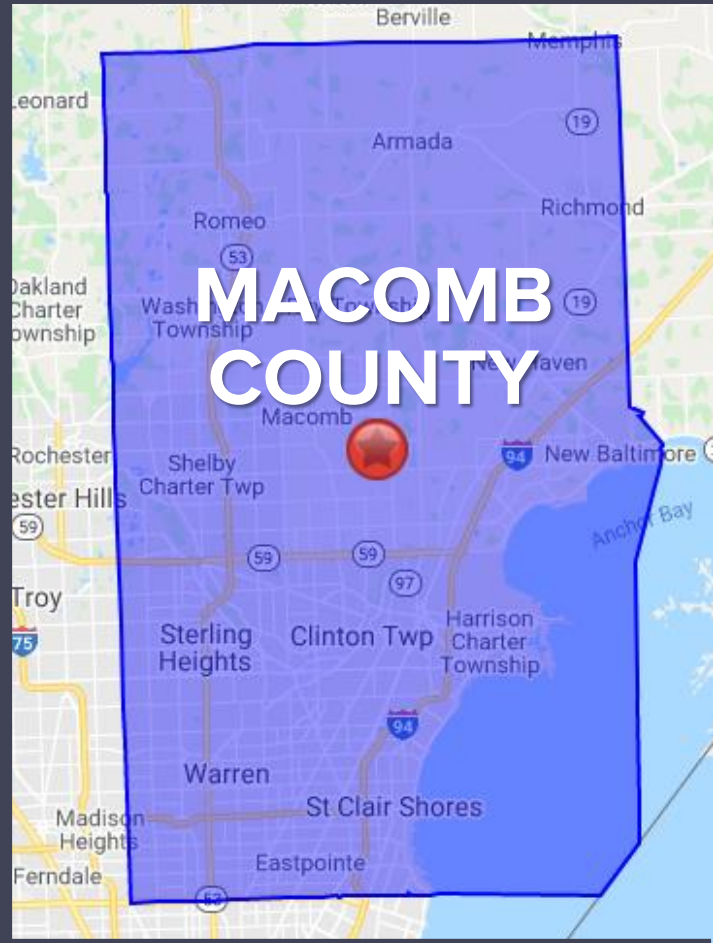
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Warren is a city in Macomb County in the State of Michigan. The 2010 census places the city's population at 134,056, making Warren the largest city in Macomb County, the third largest city in Michigan and Metro Detroit's largest suburb.

POPULATION - (2019 ESTIMATED)

WARREN	134,385
MACOMB COUNTY	878,269

ALLOWED CANNABIS FACILITIES

CULTIVATION	Unlimited
DISPENSARY	15
LABORATORY	Unlimited
PROCESSING	Unlimited
TRANSPORT	Unlimited

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DISCLOSURES:

Municipalities are frequently changing regulations, and many will not confirm whether or not a property qualifies until you are in the licensing process. Investing in a speculative industry always contains an inherent amount of risk, do not invest more than you can afford to lose. The broker may have interest in property, the selling entity, or other competing properties, as well as in competing businesses. It is highly recommended that the Buyer always do their own due diligence and retain independent representation. The broker is not representing the buyer on this transaction and is not acting as a CPA or attorney. While Signature Associates has made every effort to ensure that a property qualifies for the use it is advertising for, no information provided is guaranteed to be accurate and the Buyer is responsible for completing all of their due diligence to confirm the provided information. All information is sourced from third parties and is thought to be reliable but is never guaranteed. The broker may have control of marketed property through a purchase agreement, lease agreement, independent agreement with the seller, or fee simple ownership.

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