

54145 BATES RD

54145 Bates Rd, Chesterfield, MI 48051



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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DAVE TESCH

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OFFERING SUMMARY: 54145 Bates Rd | Chesterfield, MI 48051

**PROPERTY OVERVIEW**

This 8.45-acre light industrial campus in Chesterfield includes three buildings totaling 28,298 SF and is offered as a turnkey tool shop with wood, metal, and CNC capabilities, making it ideal for an owner-user or multi-tenant conversion. The 17,366 SF main facility features 2,250 SF of office, three (3) 5-ton cranes, multiple dock and grade-level doors, south-facing passive solar windows for temperature regulation, and a wood-fed boiler, complemented by an 8,692 SF annex with 20' clear ceilings and additional cranes, plus a 2,240 SF pole barn for storage. The included machinery and equipment have been appraised at a fair market value of \$652,175 (2025), creating a rare opportunity to acquire a fully equipped manufacturing operation in a quiet yet highly accessible location just off Gratiot Avenue.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	28,298 SF
Price / SF:	\$68.91
Year Built:	1981
Renovated:	2015
Zoning:	M-1 Light Manufacturing

PROPERTY HIGHLIGHTS

- (3) structures - 17,366 SF / 8,692 SF / 2,240 SF
- 2026 Appraised Value \$2,050,000
- Machinery and equipment available for purchase (FMV \$652,175)
- Solar windows and wood fed boiler offer sustainable heating source in original building (17,366)

BUILDING/PROPERTY INFORMATION: 54145 Bates Rd | Chesterfield, MI 48051

BUILDING INFORMATION

Sale Price:	\$1,950,000
Price/SF:	\$68.91
Building Size:	28,298 SF
Max Contiguous SF:	17,366 SF
Factory SF:	26,058 SF
Office SF:	2,240 SF
Year Built:	1981
Last Renovated:	2015
Number of Floors:	1
Grade Level Doors:	6
Overhead Door Size:	
# Int Docks:	1
# Ext Docks:	2
# of Cranes	6
Ceiling Height:	20'
Minimum Ceiling Height:	14' under hook
Heating:	Boiler/Gas radiant heat
A/C:	Office only
Power:	480V / AMP
Parking Spaces:	30
Zoning:	M-1 Light Manufacturing

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PROPERTY INFORMATION

Lot Size:	8.45 AC
Property Type:	Industrial
Property Subtype:	Flex
2025 Summer Tax:	\$12,329.49
2025 Winter Tax:	\$10,068.62
Legal Description:	Available upon request
APN:	15-09-08-200-022

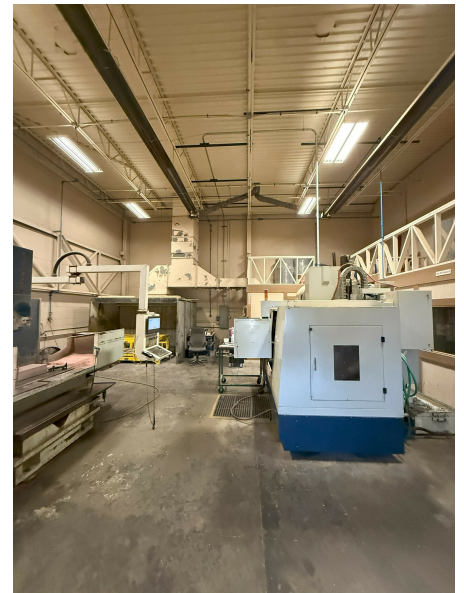
ADDITIONAL PHOTOS: 54145 Bates Rd | Chesterfield, MI 48051



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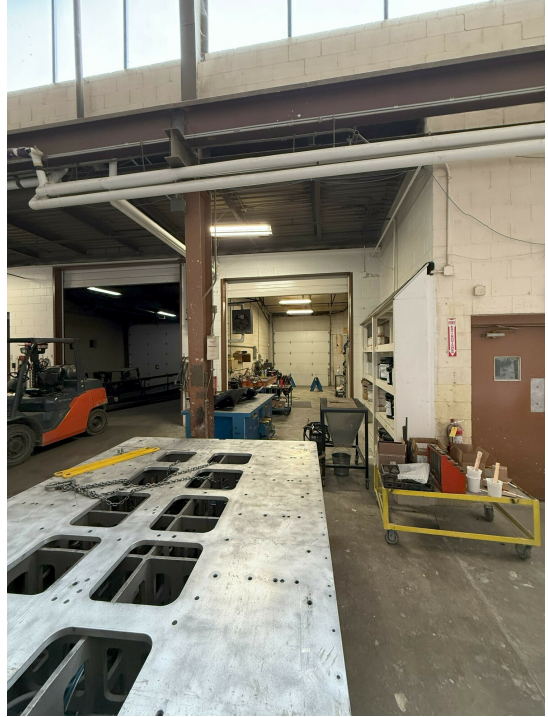
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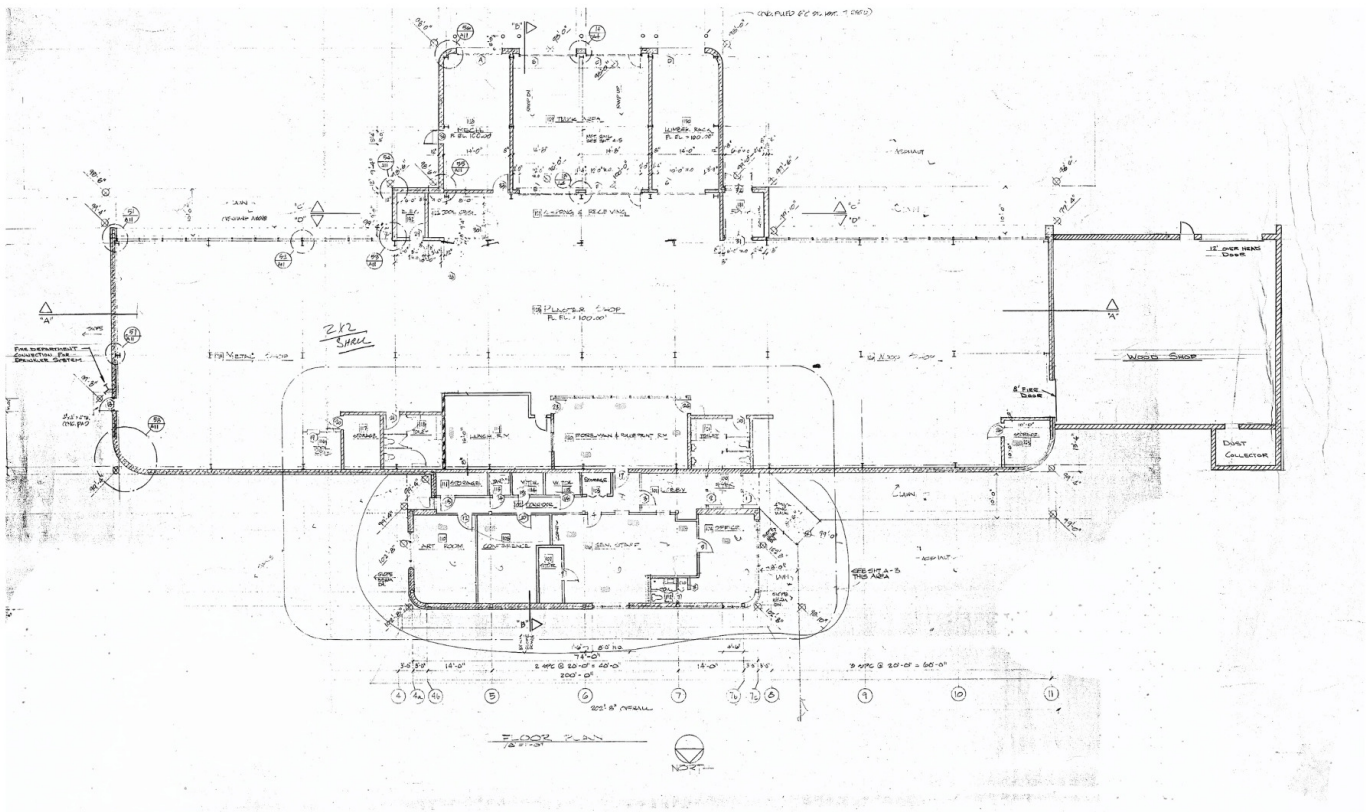
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FLOOR PLAN: 54145 Bates Rd | Chesterfield, MI 48051



AERIAL: 54145 Bates Rd | Chesterfield, MI 48051



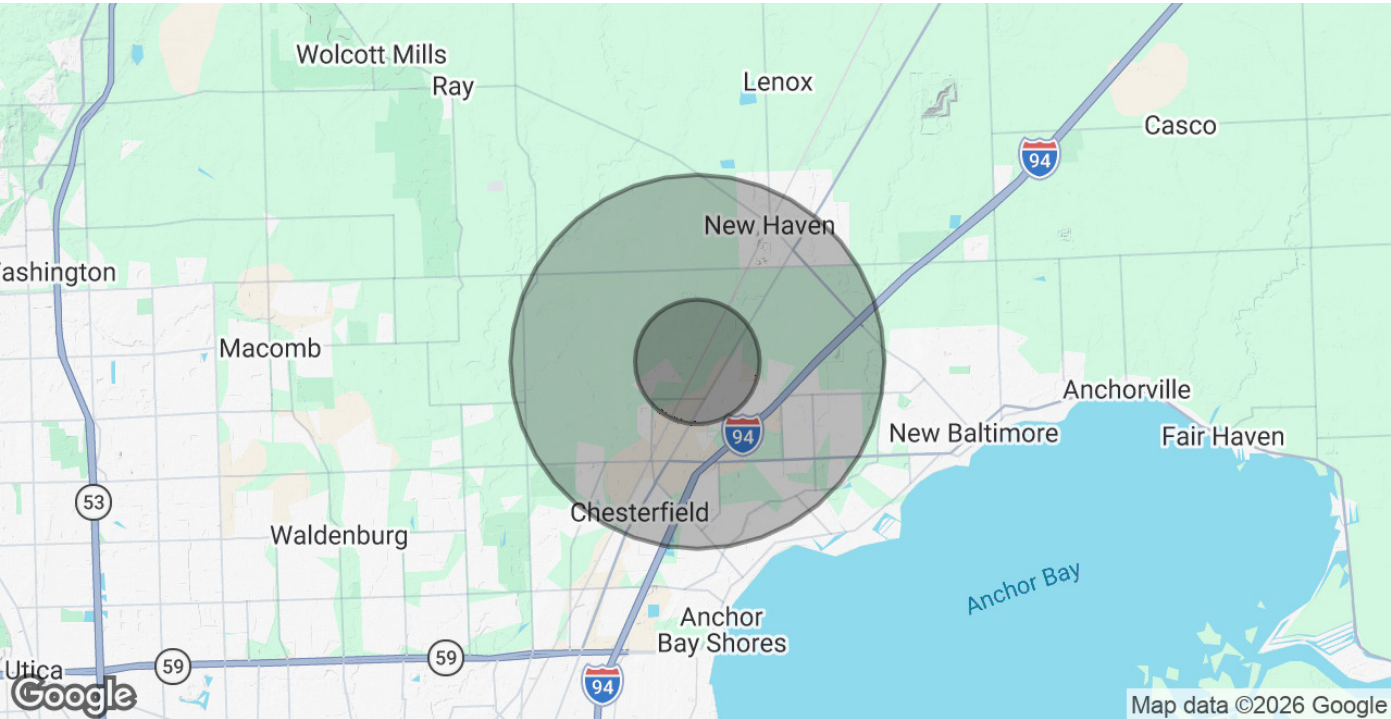
AERIAL MAP: 54145 Bates Rd | Chesterfield, MI 48051



RETAILER MAP: 54145 Bates Rd | Chesterfield, MI 48051



DEMOGRAPHICS MAP & REPORT: 54145 Bates Rd | Chesterfield, MI 48051



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,790	35,281	84,894
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,440	13,723	31,714
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$120,181	\$104,855	\$114,592
Average House Value	\$290,386	\$263,575	\$310,818
2020 American Community Survey (ACS)			

Use Matrix

4. Non-Residential Use Matrix

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult [Section 3.1](#) as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in [Section 3.1](#), the latter will control. Some districts restrict uses by floor or maximum floor area. See applicable district for details.

P = Principal Permitted Use

* = Refer to the district

S = Special Land Use

NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Accessory dwelling units												*
Adult Bookstores, Adult Motion Picture Theaters, Adult Minimotion Picture Theaters, Group D Cabarets, Hotels or Motels, Pawnshops, Pool or Billiard Halls, Public Lodginghouses, Secondhand Stores, Shoeshine Parlors and Taxi Dance Halls					S							
Amusement Device Centers				S	S	P						
Apartments						P						
Artist studios and galleries		P	P	P	P	P					*	*
Automotive Dealerships and Rentals					P							
Automobile Service and Repair Garages				S	S				S	S		
Banks, Credit Unions, Similar Uses											*	
Bed and Breakfast Inns												*
Brewery or Distillery, small-scale											*	*
Building Materials Store				P								
Car Washes					S							
Cemeteries	P											
Cemeteries, Existing	P											
Cluster Housing	P											

NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Coin-Operated Service Machines				P								*
Colleges and Universities	P	S										
Community and Regional Retail Service [□]				P	P	P						*
Community Center [□]											*	
Convalescent or Nursing Homes [□]		S										
Dance studios, schools, and halls												*
Day Care and Nursery Schools [□]	P	S	S		P	P					*	
Designated Consumption Establishments [□]									S			
Dog and domestic animal day care												*
Drive-Through Facilities [□]				S	S	P						
Drycleaning and Laundry Services			S		P						*	
Drycleaning Pick Up Services			P		P						*	
Duplex [□]											*	*
Engine and Hull Repair Shops [□]							S					
Fuel Stations for Boats							S					
Funeral Homes and Mortuaries					P							
Gasoline Service Stations [□]			S								*	
General Merchandise Stores		P	P	P	P	P					*	
Health and Athletic Club						P					*	*
Hotels [□] and Motels [□]					P							P
Industrial, Light Manufacturing Uses [□]						S			P	P		
Industrial, General [□]										P		
Indoor Storage of Boats in a Permanent Structure.							P					
Institutional												*
Inverted Residential Floor Area [□]	P	P										
Junkyards [□]										S		

How to Use This Ordinance

4. Non-Residential Use Matrix

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NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Landfills										S		
Large Scale Recreation	P	P										
Libraries						P					*	
Local retail and service [☐]		P	P	P	P	P					*	*
Makerspaces											*	S
Marihuana Establishments [☐]									P			
Marine Construction and Maintenance Equipment Use and Storage							S					
Membership Organizations				P								
Multiple Family Units [☐]											*	*
Museums		P	P	P	P	P					*	*
Non-Commercial Recreation	P	S										
Nurseries and Greenhouses [☐]	P	P		P					S	S		
Office, Medical [☐]	P	P	P	P	P						*	*
Office, Professional [☐]	P	P	P	P	P						*	*
Offices for Contractors with Garages and Outdoor Storage								P	P	P		
Office Retail Businesses		P										
One-Family Dwelling [☐]	P											
One-Family Dwelling (existing) [☐]								P	P	P		
One-Family Dwelling (non-residential)	P		S	S	S	S	S	S	S	S		
Open-Air Business [☐]					S							
Open Space [☐]						P						*
Outdoor Dining											*	*

clearzoning

CHESTERFIELD TOWNSHIP Chapter 76
Effective: September 21, 2020

Updated Through
5/4/22



NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WE	RT	M-1	M-2	MX-1	MX-2
Outdoor Merchandising											*	*
Outdoor Storage ^m									S	S		
Outdoor Storage ^m of Recreational Boats							P					
Outdoor Retail Sales of Plants				S								
Outdoor Sales of Vehicles and Mobile Homes					S							
Paint, Glass and Wallpaper Store				P								
Parking, Off-Street												*
Pilot Plants set up to demonstrate creative technologies that can serve as the basis for enlarged facilities elsewhere								P	P	P		
Places of Worship ^m	P	P		P	P	P					*	P
Planned Unit Development ^m	P	S	S	S	S		S	S	S	S	*	
Private Clubs, Fraternal Organizations	P	S					S					
Private Schools	P	P										
Production of Prototype Products								P	P	P		
Production Facilities and Operations with a High Degree of Technological Input, and determined to be an integral part of or essential to a permitted operation								P				
Public Beaches and Recreation Areas Directly Related to the Waterfront.							P					
Public buildings and recreation	P	P									*	
Public or Private Facilities for the berthing, launching, handling or servicing of recreational boats							P					

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NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Public Utility ¹ Building with Storage									S	S	*	
Public Utility ¹ Building without Storage	P	S	S	P	S	S			P	P	*	
Quilting for Individuals		P	P	P	P	P					*	
Racetracks										S		
Recreation, Indoors					S	P					*	
Recreation Services					S							
Recreation Space (as part of planned development)				S		P						
Refuse Disposal Incinerators and Transfer Stations										S		
Rental of Tools/Household Goods				P								
Repair Shops for Appliances					P							*
Research, Development and Testing Facilities for Industrial, Scientific and Business Establishments								P				
Restaurants, Carry Out ¹			S							*		*
Restaurants, Standard ¹		S					S			*		*
Restaurants, Fast Food, Drive-Through ¹					S							*
Restaurants, Fast Food, Non-Freestanding, Enclosed ¹				S		P				*		*
Restaurants (excluding Drive Throughs and Fast Food)				P	P							*

NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Single-family dwelling											*	*
Sleeping Quarters for Security and Maintenance Personnel. Such quarters shall not be constructed as permanent housekeeping facilities or units for family living										P		
Small retail/service uses (live/work) within a primarily residential building. (Home occupations §4.25)											*	*
Stack Storage ¹							S					
Stadiums, Auditoriums, Outdoor Theaters										S		
Storage of Flammables or similar hazardous materials, Bulk										S		
Studio for instruction												*
Technical and Business Schools						P						
Theaters, Indoors						P						*
Theaters, Motion Picture (excluding adult theaters)				P	P							*
Veterinary offices and clinics for small non-farm animals ¹											*	*
Warehousing and Wholesale Establishments, Storage ¹									P	P		
Watch and Jewelry Repair			P									
Wireless Communication Towers ¹								S	S	S		
Yard Clippings Compost Facilities ¹										S		

Δ Ord. 198 Adopted July 26, 2022