

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

23840 W 8 MILE RD

23840 8 Mile Road, Southfield, MI 48033



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 23840 8 Mile Road | Southfield, MI 48033



PROPERTY OVERVIEW

An 89,210 SF industrial building for sale on 8 Mile Rd in Southfield, MI.

OFFERING SUMMARY

Sale Price - REDUCED:	Was \$5,360,000 NOW \$4,950,000
Building Size:	89,210 SF
Price / SF:	\$55.49
Year Built:	1963
Zoning:	I-1, Light Industrial

PROPERTY HIGHLIGHTS

- Rare user opportunity for sale of this size in Oakland County
- Occupancy 10/1/25
- Easy freeway access via M-5
- Ample parking
- 2000 Amp, 240 V/3 Phase

BUILDING/PROPERTY INFORMATION:
23840 8 Mile Road | Southfield, MI 48033

BUILDING INFORMATION

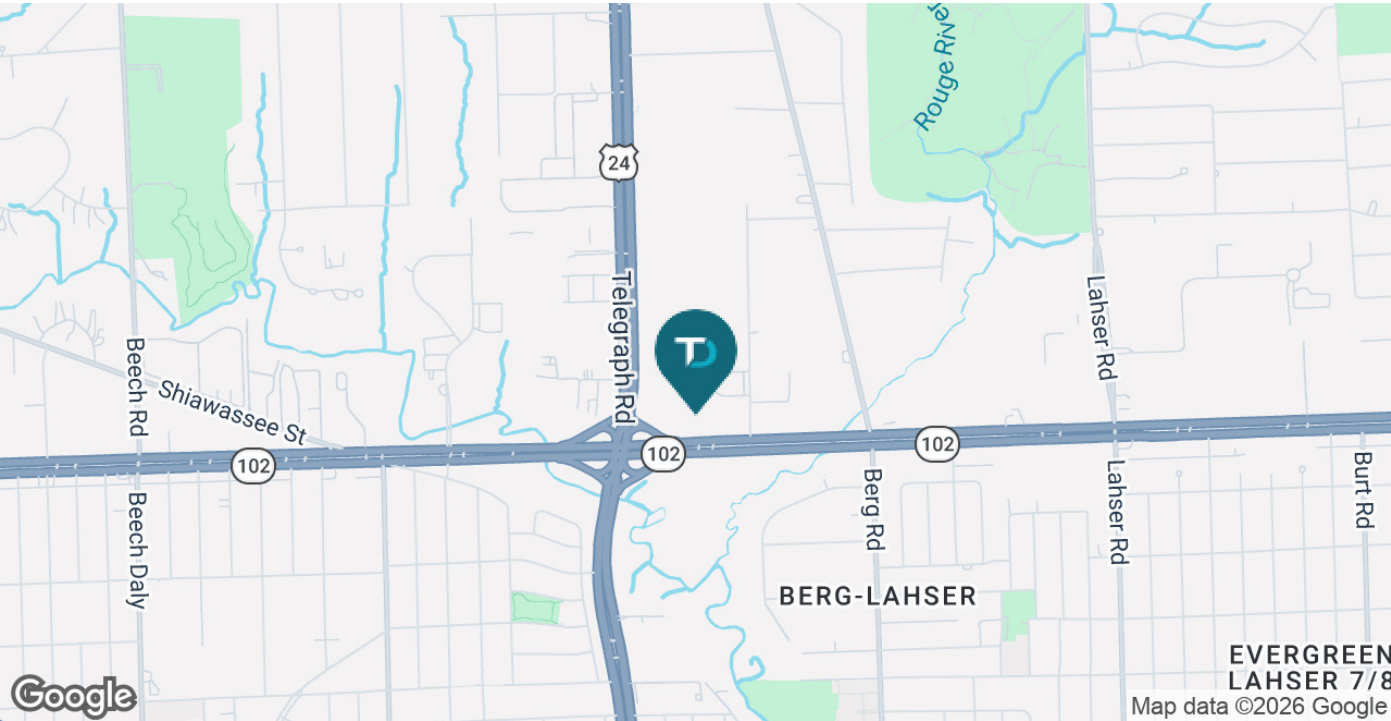
Price/SF:	\$55.49
Building Size:	89,210 SF
Year Built:	1963
Number of Floors:	1
Utilities:	City Water & Sanitary Sewer

PROPERTY INFORMATION

Lot Size:	5.278 AC
Property Type:	Industrial
Property Subtype:	Flex Space
2025 Summer Tax:	\$33,552.35
2025 Winter Tax:	\$8,879.91
Zoning	I-1, Light Industrial
Traffic Count:	53,128 Vehicles/Day on 8 Mile Rd; 50,968 Vehicles/Day on Telegraph Rd (Costar, 2024)
Legal Description:	Available upon request
APN:	24-33-301-014

LOCATION INFORMATION

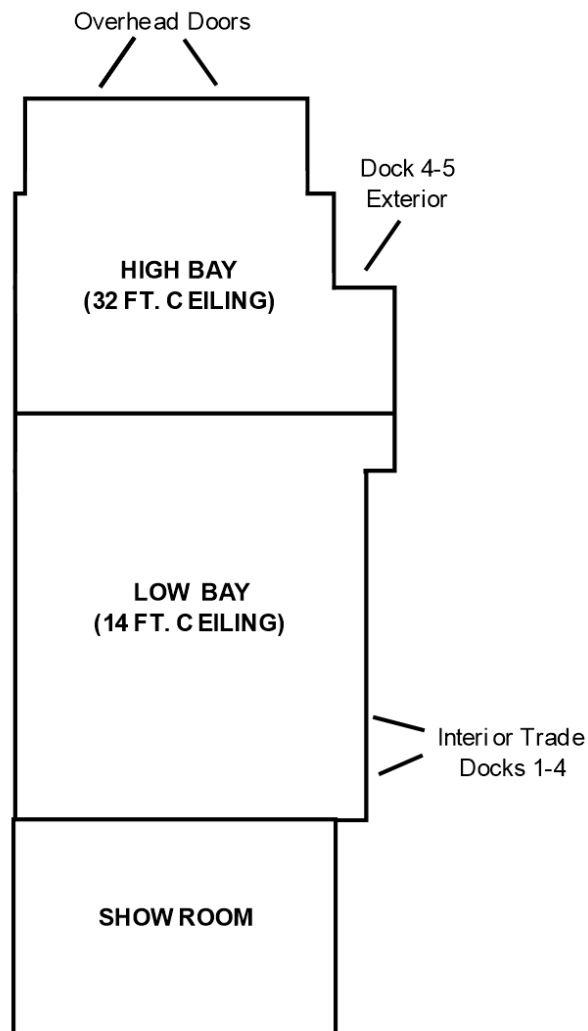
Located on the north side of W 8 Mile Rd, just east of Telegraph Rd in Southfield, MI.



ADDITIONAL PHOTOS: 23840 8 Mile Road | Southfield, MI 48033



BUILDING PLAN: 23840 8 Mile Road | Southfield, MI 48033



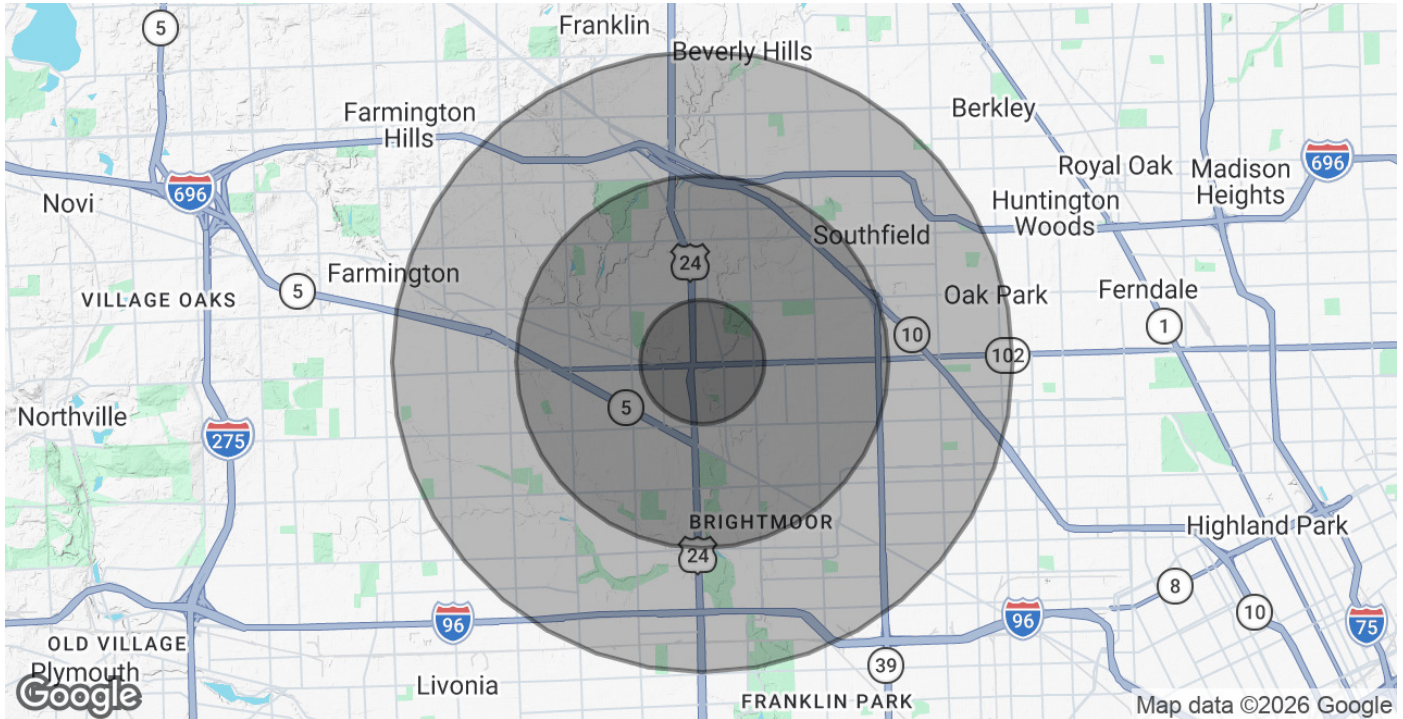
AERIAL MAP: 23840 8 Mile Road | Southfield, MI 48033



RETAILER MAP: 23840 8 Mile Road | Southfield, MI 48033



DEMOGRAPHICS MAP & REPORT: 23840 8 Mile Road | Southfield, MI 48033



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,249	85,714	231,128
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,789	36,666	99,714
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$87,373	\$89,238	\$95,152
Average House Value	\$172,849	\$204,090	\$234,375

2020 American Community Survey (ACS)