

6519 N HIX RD

6519 N Hix Rd, Westland, MI 48185



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 6519 N Hix Rd | Westland, MI 48185

**PROPERTY OVERVIEW**

A 23,470 SF industrial building.

OFFERING SUMMARY

Sale Price - REDUCED: Was \$2,350,000
NOW \$2,230,000

Building Size: 23,470 SF

Price / SF: \$95.01

Year Built: 1995

Zoning: M-1

PROPERTY HIGHLIGHTS

- Freestanding 23,470 square foot industrial building
- Recently remodeled, clean building
- 20 foot clear height
- Two truck wells/ 1 12x14 grade level door
- Easy access to I-275

BUILDING/PROPERTY INFORMATION: 6519 N Hix Rd | Westland, MI 48185

BUILDING INFORMATION

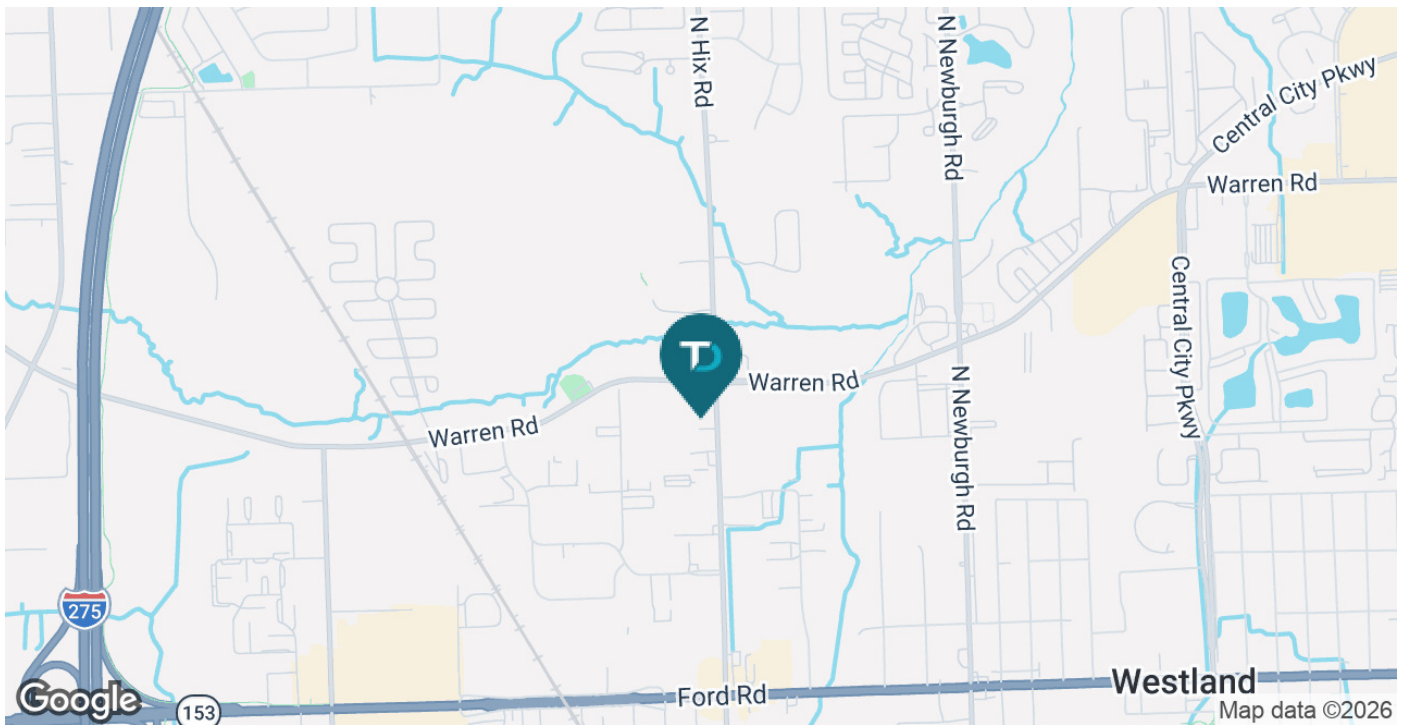
Sale Price:	\$2,230,000
Price/SF:	\$95.01
Building Size:	23,470 SF
Year Built:	1995
Number of Floors:	1
Utilities:	City water and sewer
Parking:	29 spaces

PROPERTY INFORMATION

Lot Size:	1.38 AC
Property Type:	Industrial
Property Subtype:	Flex Space
2025 Summer Tax:	\$25,479.57
2025 Winter Tax:	\$3,248.61
Zoning	M-1
Traffic Count:	7,089 Vehicles/Day (Costar, 2025)
Legal Description:	Available upon request
APN:	026-99-0003-701

LOCATION INFORMATION

Located on the west side of N Hix Rd, just south of Warren Rd.



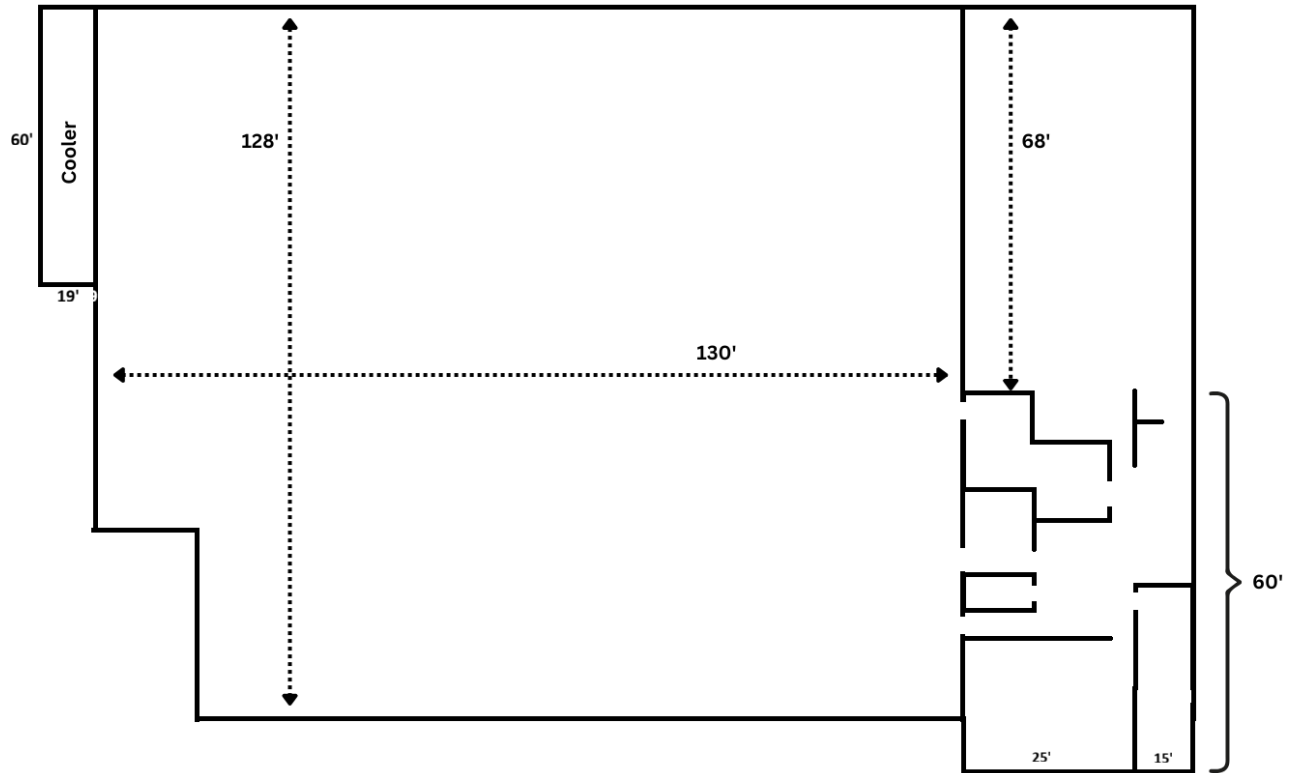
ADDITIONAL PHOTOS: 6519 N Hix Rd | Westland, MI 48185



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FLOOR PLAN: 6519 N Hix Rd | Westland, MI 48185



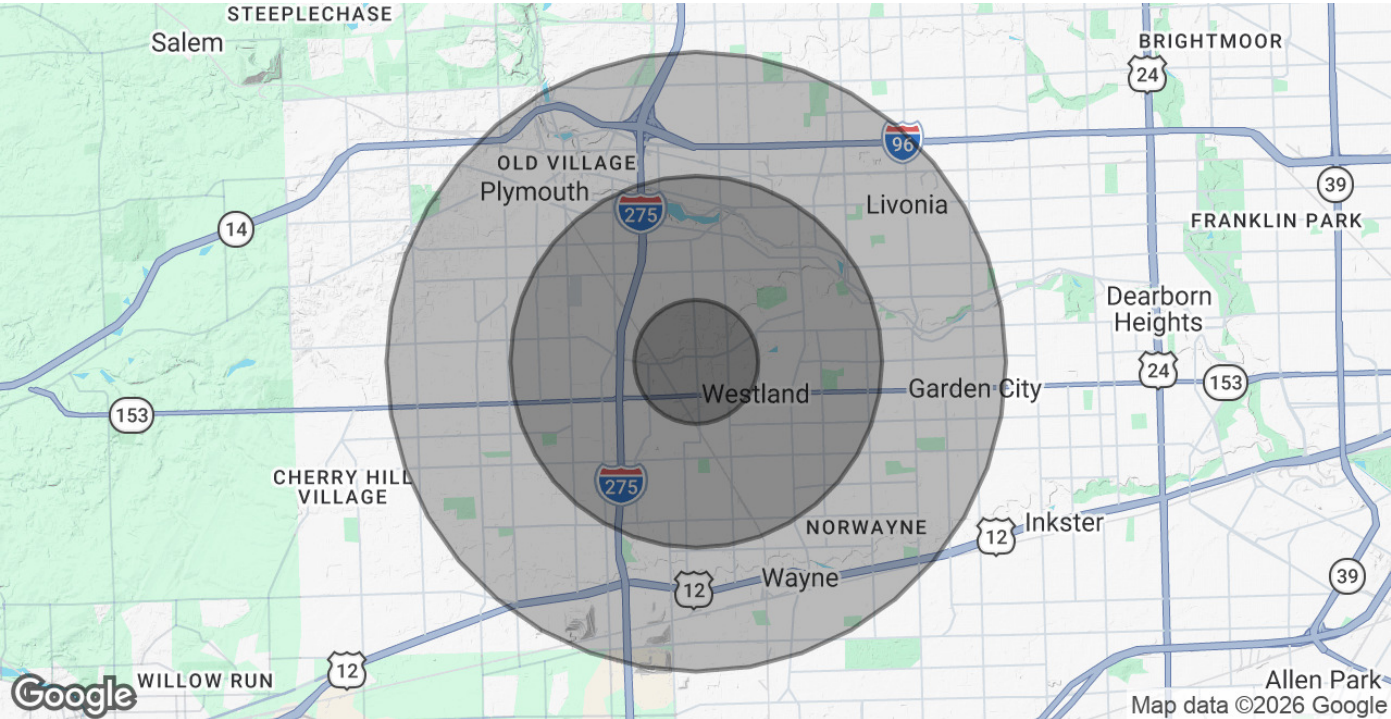
AERIAL MAP: 6519 N Hix Rd | Westland, MI 48185



RETAILER MAP: 6519 N Hix Rd | Westland, MI 48185



DEMOGRAPHICS MAP & REPORT: 6519 N Hix Rd | Westland, MI 48185



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,867	102,165	257,260
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,264	44,696	107,365
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$76,434	\$94,762	\$108,223
Average House Value	\$217,972	\$254,264	\$275,557

2020 American Community Survey (ACS)