

FOR SALE OR LEASE

266,000 SF AVAILABLE
DISTRIBUTION WAREHOUSE
HEAVY POWER (6 MW)

5981 WEST WARREN AVENUE
DETROIT, MI



W. Warren Avenue

PROPERTY HIGHLIGHTS

5981 West Warren Ave. is a former Coca-Cola manufacturing and distribution facility located 1 mile from the I-94 interchange. Building amenities include heavy power (6 MW), M-4 zoning for intensive industrial use, fully gated and secured trailer and employee parking.

266,000 SF MANUFACTURING/WAREHOUSE

Asking Rate: \$6.00/SF NNN

PROPERTY DETAILS

- Multi-tenant options ranging from 50,000 - 127,344 SF
- 17 docks
- 5 grade level doors
- 16' - 26' in shop
- CSX rail spur (Closed and gated with a length of 360')
- 6 Mega watts of power
- Separate 5,000 SF truck maintenance building
- 15,000 SF of office
- PA198-Tax incentive available and transferrable to potential buyer
- Up to 75-space trailer parking



BUILDING SF
266,000 SF



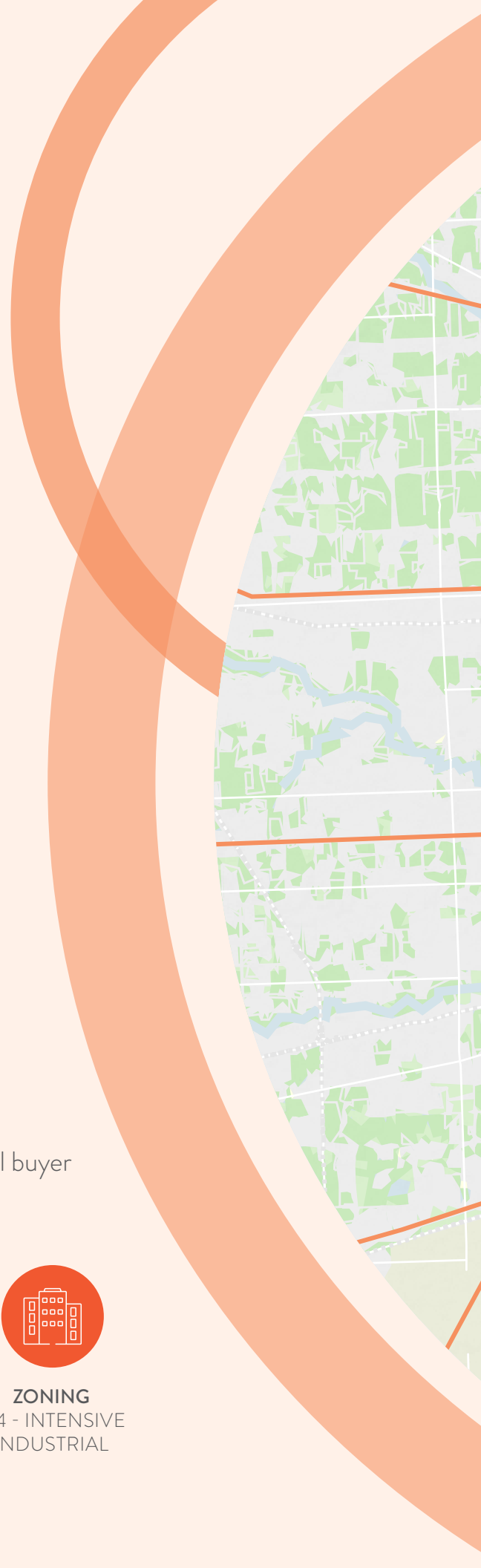
LAND SIZE
8.23 ACRES

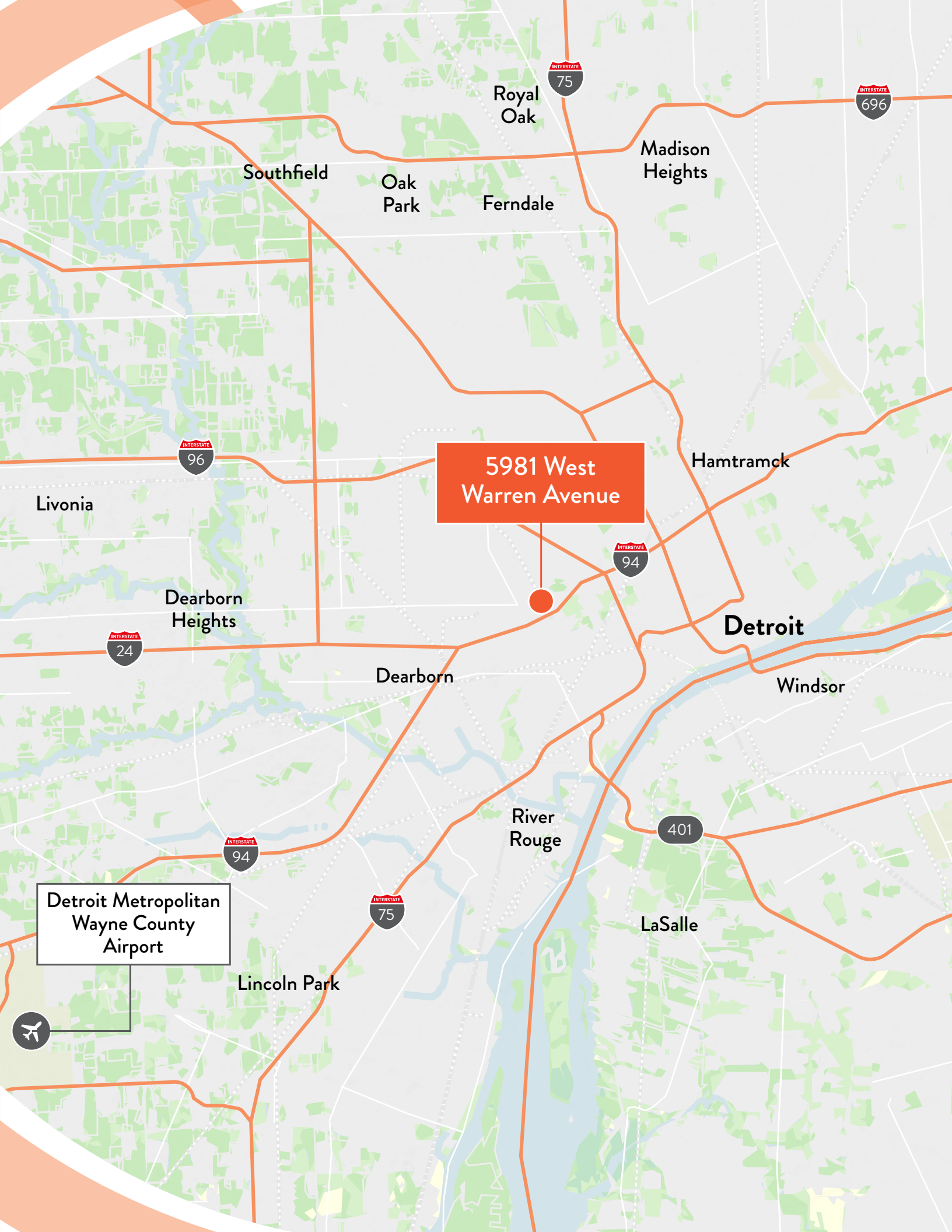


COUNTY
WAYNE



ZONING
M4 - INTENSIVE
INDUSTRIAL





5981 West
Warren Avenue

Detroit Metropolitan
Wayne County
Airport

FLOOR PLAN

Full Space:

266,000 SF

17 Docks

6 Grade Level Doors

15' - 23' Clear

Multi-Tenant Space:

Scenario 1:

50,000 SF

10 Docks

23' Clear

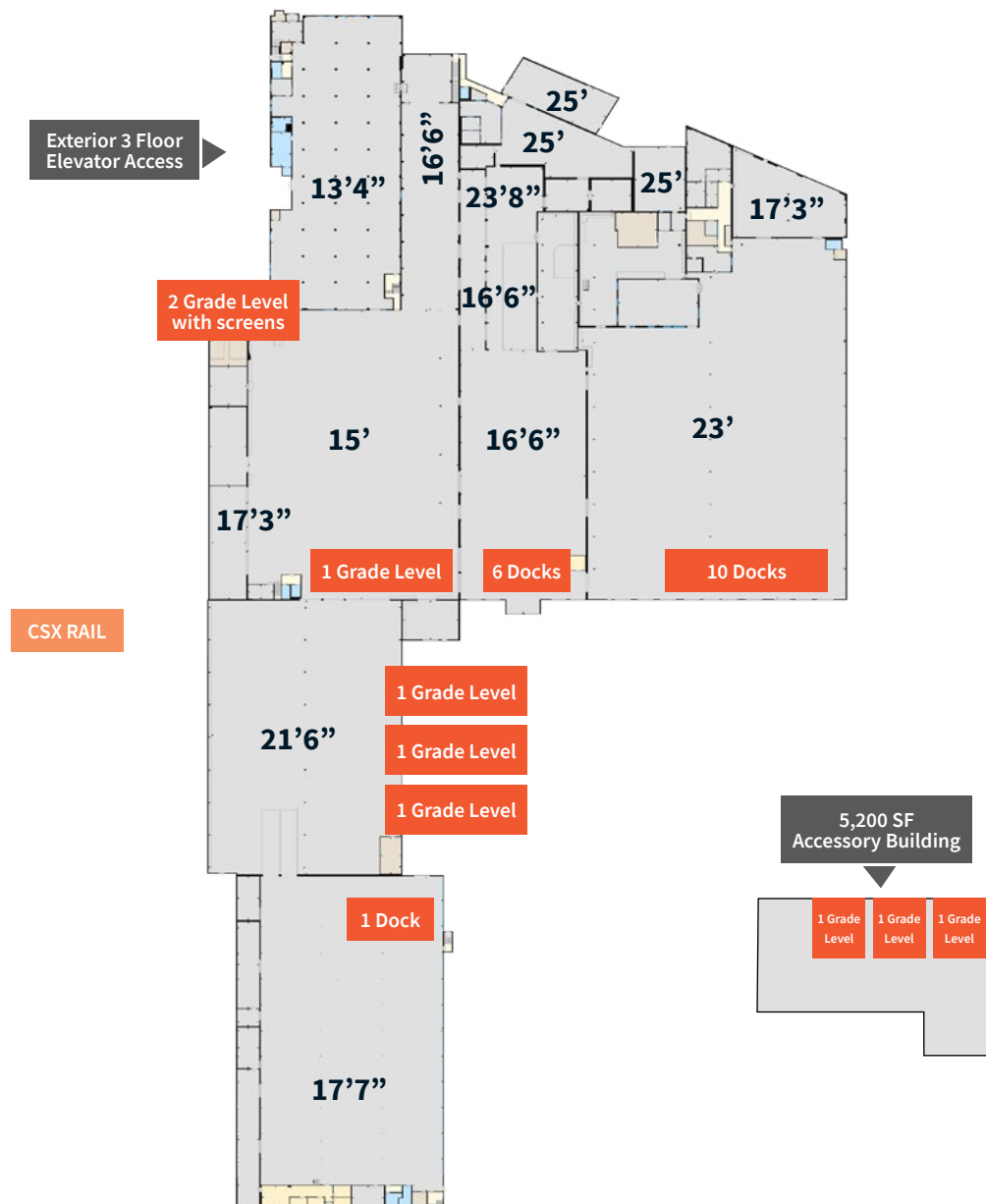
Scenario 2:

127,344 SF

7 Docks

6 Grade Level Doors

15' - 21' 6" Clear



PROPERTY AERIAL



17

LOADING
DOCKS

6

MEGA WATTS
POWER

5

GRADE LEVEL
DOORS

PROPERTY PHOTOS





LOCATION MAP

17 Miles

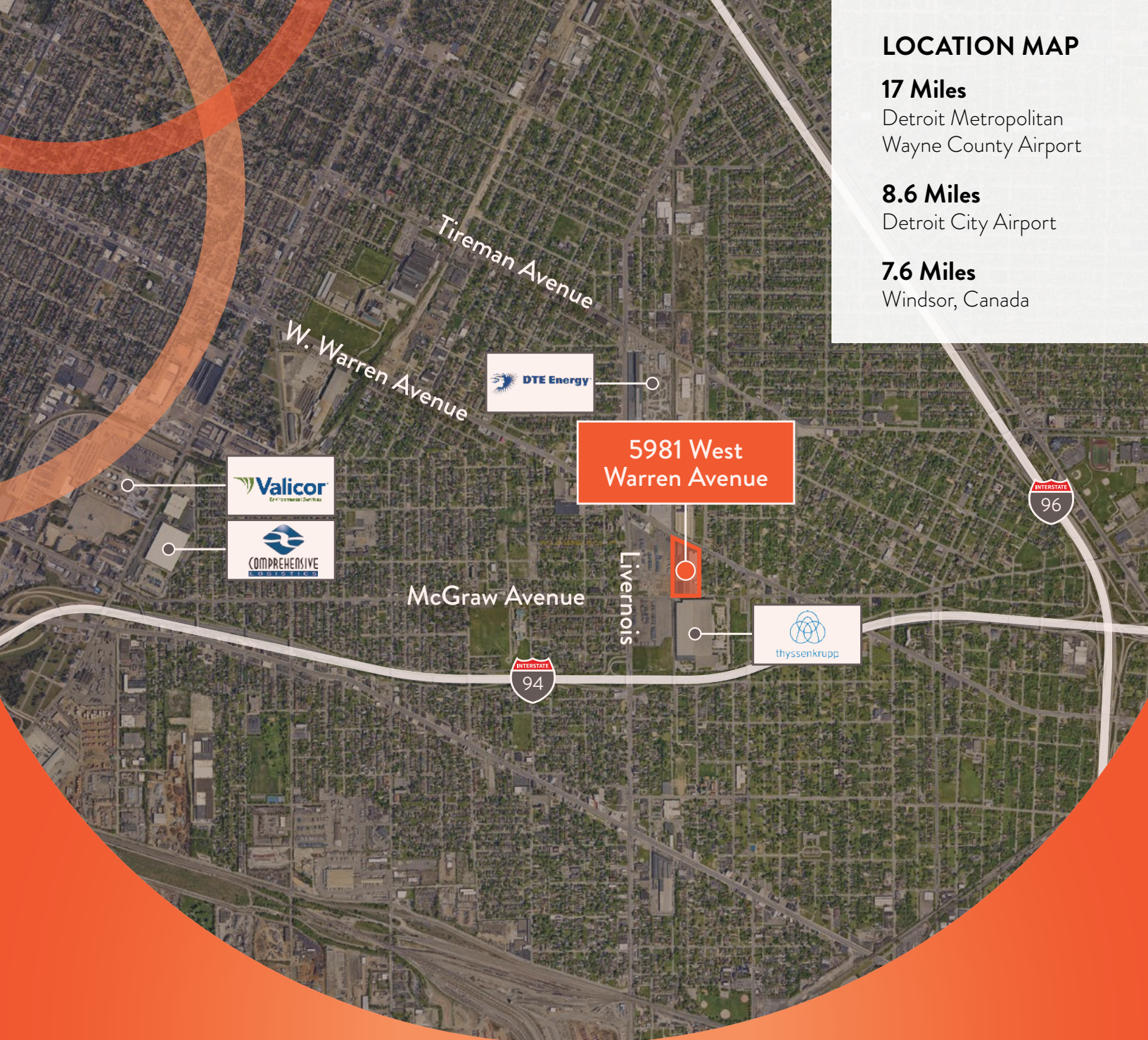
Detroit Metropolitan
Wayne County Airport

8.6 Miles

Detroit City Airport

7.6 Miles

Windsor, Canada



BEN SCHRODE

+1 248 581 3325

ben.schrode@jll.com

SEAN CAVANAUGH

+1 248 581 3331

sean.cavanaugh@jll.com

JAKE SLAKER

+1 248 581 3245

jake.slaker@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.