

# EMERALD BUSINESS PARK - PHASE II

21439 HOOVER ROAD WARREN, MI 48089



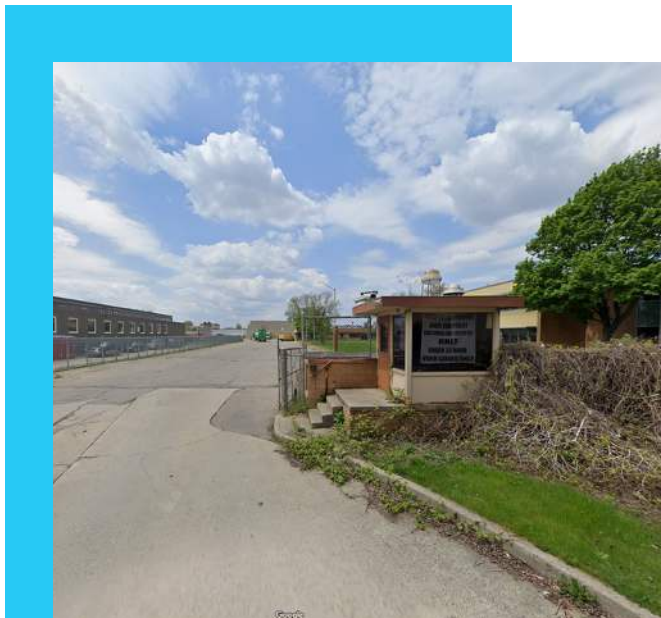
FOR LEASE

10,000 - 79,500  
SQUARE FEET

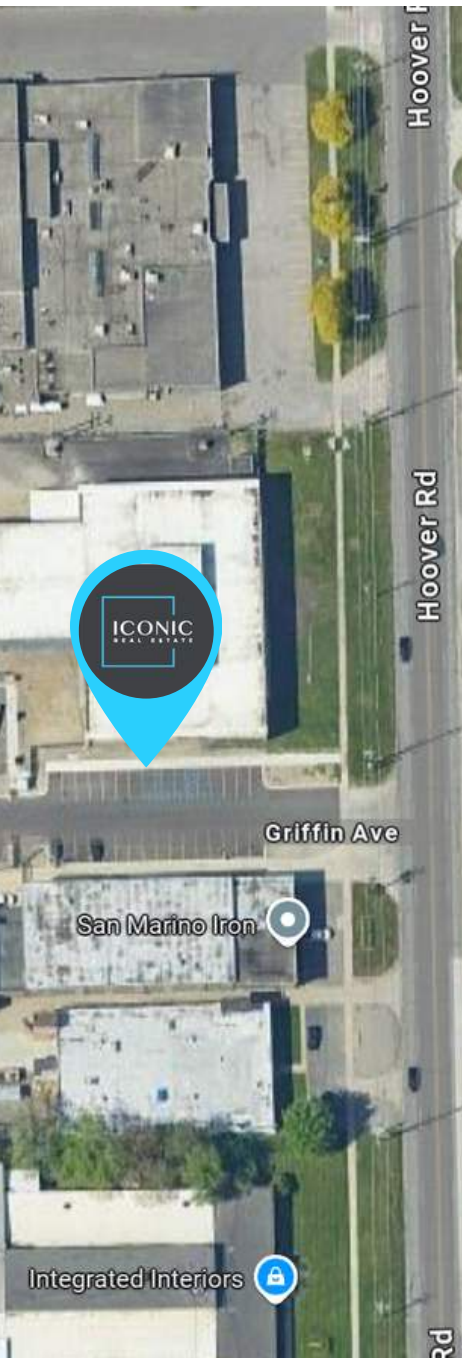


## PROPERTY FEATURES:

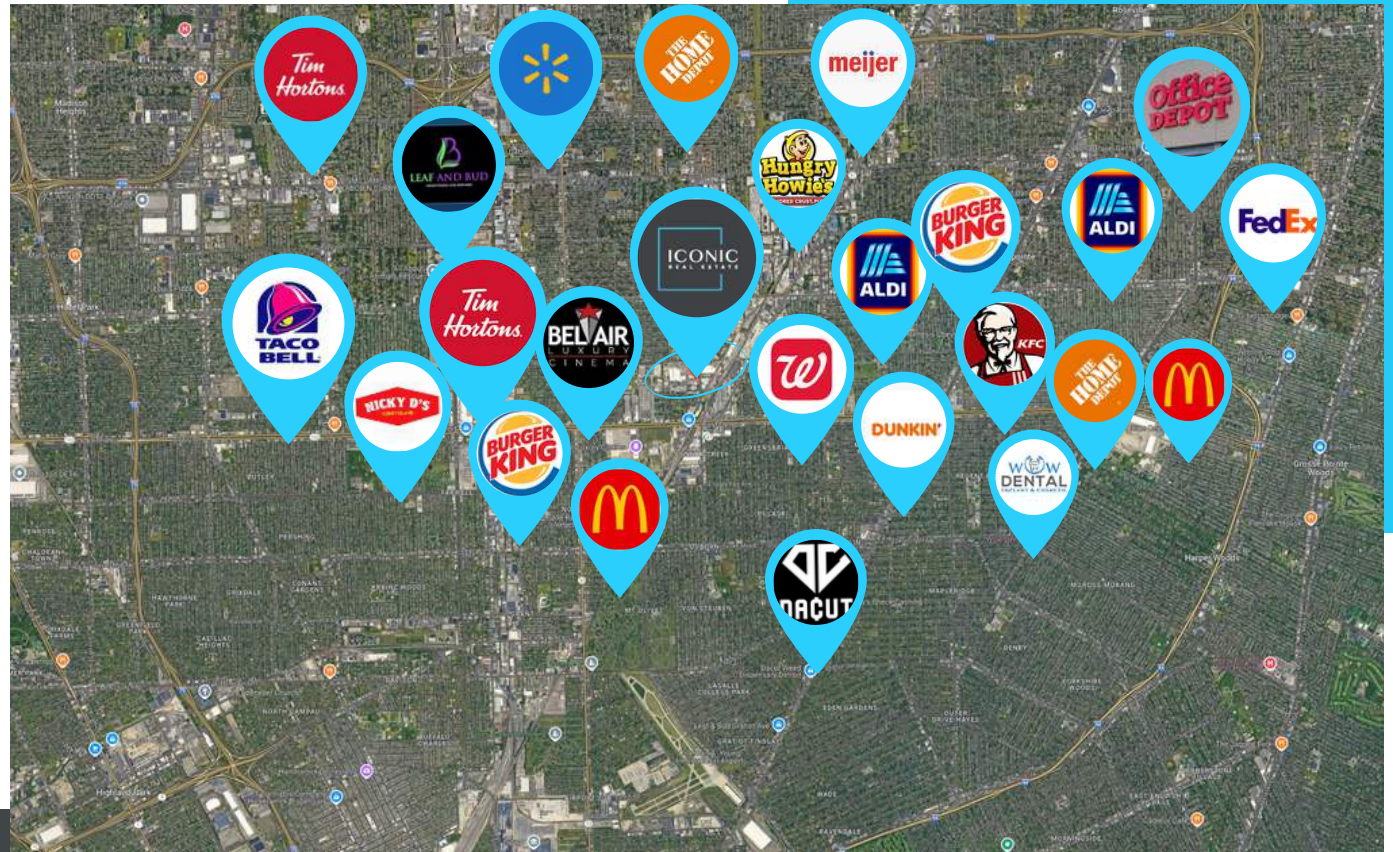
- Phase II of Emerald Business Park
- Space for Cannabis Grow, Processing or Transport
- 10,000 - 79,500 SF Available
- Proposed Three Suites Available: 17,500 SF/22,000 SF/40,000 SF
- Gray Box Delivery Condition
- Finished Roof Structure, Exterior & Garage Door
- Open Layout Ready for Tenant Build-Out
- Asking Rate: \$16.00/SF NNN







THE PROPERTIES THAT  
DEFINE YOUR BUSINESS,  
ARE OUR BUSINESS.



313-603-ICON (4266)



## Contact Us

-  Broker  
Jacob Sworski
-  Email  
Jacob@ICONICdet.com
-  Website  
www.iconicrealestate.com
-  Address  
300 E. Long Lake Road, Ste.  
280  
Bloomfield Hills, MI 48304

## WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.

# DEMOGRAPHICS

	1 MILE	3 MILE
DISTANCE	1 MILE	3 MILE
POPULATION	13,529	137,396
AVERAGE AGE	31.30	34.70
HOUSEHOLDS	4,534	49,167
HH INCOME	\$33,111	\$36,604

# TRAFFIC COUNTS

HOOVER RD/GRIFFIN AVE N	13,142
GROESBECK HWY/EDOM AVE NE	16,045

