



NEIGHBORHOOD

MILWAUKEE JUNCTION

LOCATION

SAINT ANTOINE BETWEEN E GRAND
AND E MILWAUKEE

SPACE TYPE

WAREHOUSE

This 12,500-square-foot industrial warehouse is located in Detroit's Milwaukee Junction neighborhood, one of the city's most dynamic commercial and cultural districts. The building features a functional layout with one loading dock, one grade-level door, and a dedicated office area, making it ideal for a variety of light industrial, distribution, and creative uses. Conveniently situated in this active, centrally located neighborhood, the property is easily walkable to some of the city's most interesting businesses and attractions, including Chroma, Freya, Vault of Midnight, Sepia Coffee, TechTown, The Fisher Building, and more.

ASKING RATE

\$7/SF Modified Gross

ADDRESS

6545 Saint Antoine, Detroit, MI 48202

NEIGHBORS

Oak & Reel, Freya, Chroma, Hot Bones, Vault of Midnight, Sepia Coffee, Kiesling, Milwaukee Caffe, Shinola Headquarters, College for Creative Studies (CCS), City Year, Tangent Gallery, TechTown, Time Will Tell, Baobab Fare, Supino Pizzeria, Yum Village, Huntington Bank, The Fisher Building, Wayne State University, and the QLINE station.

SIZE

12,500 Square feet

GRADE LEVEL DOORS

1

LOADING DOCK

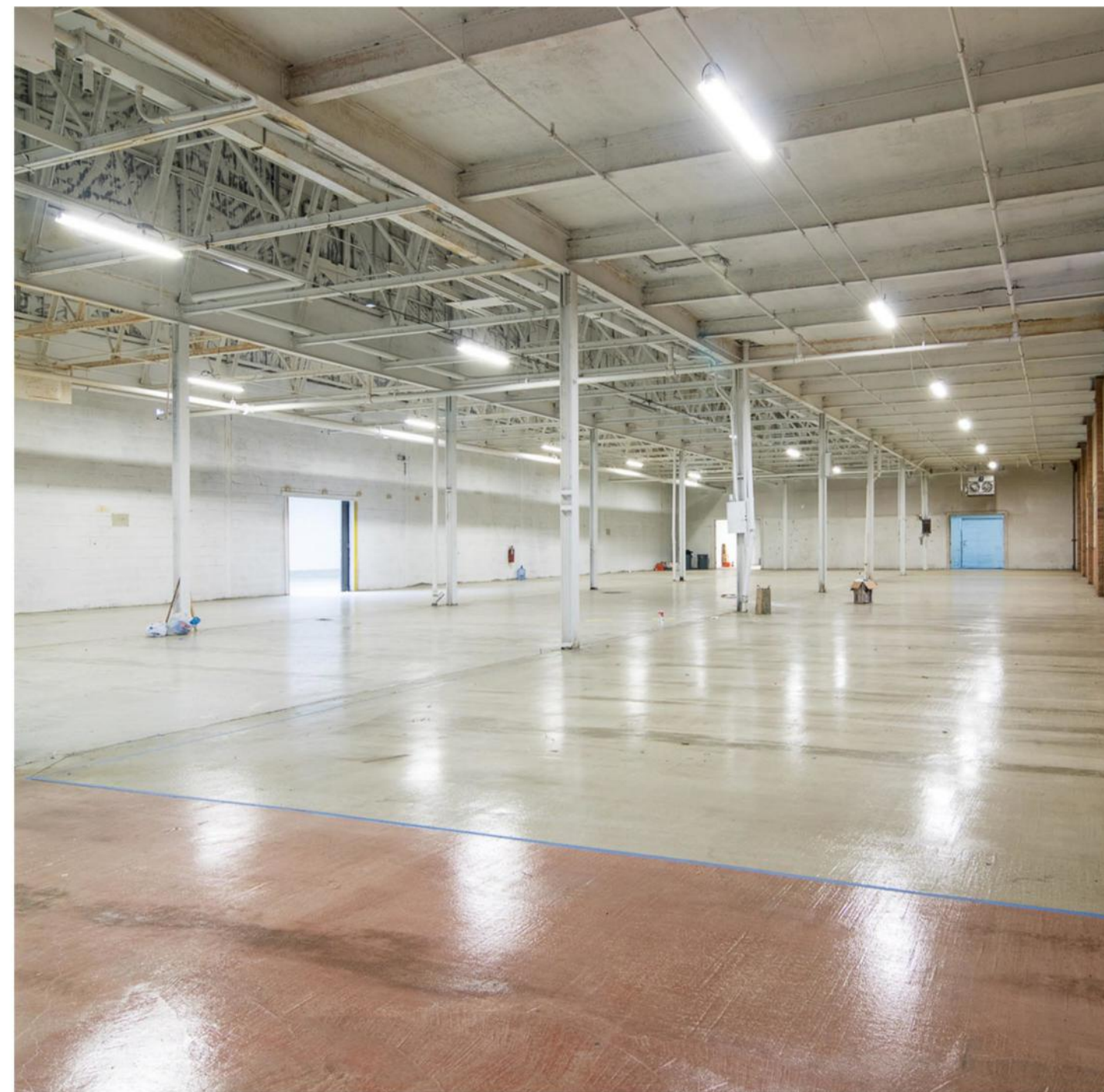
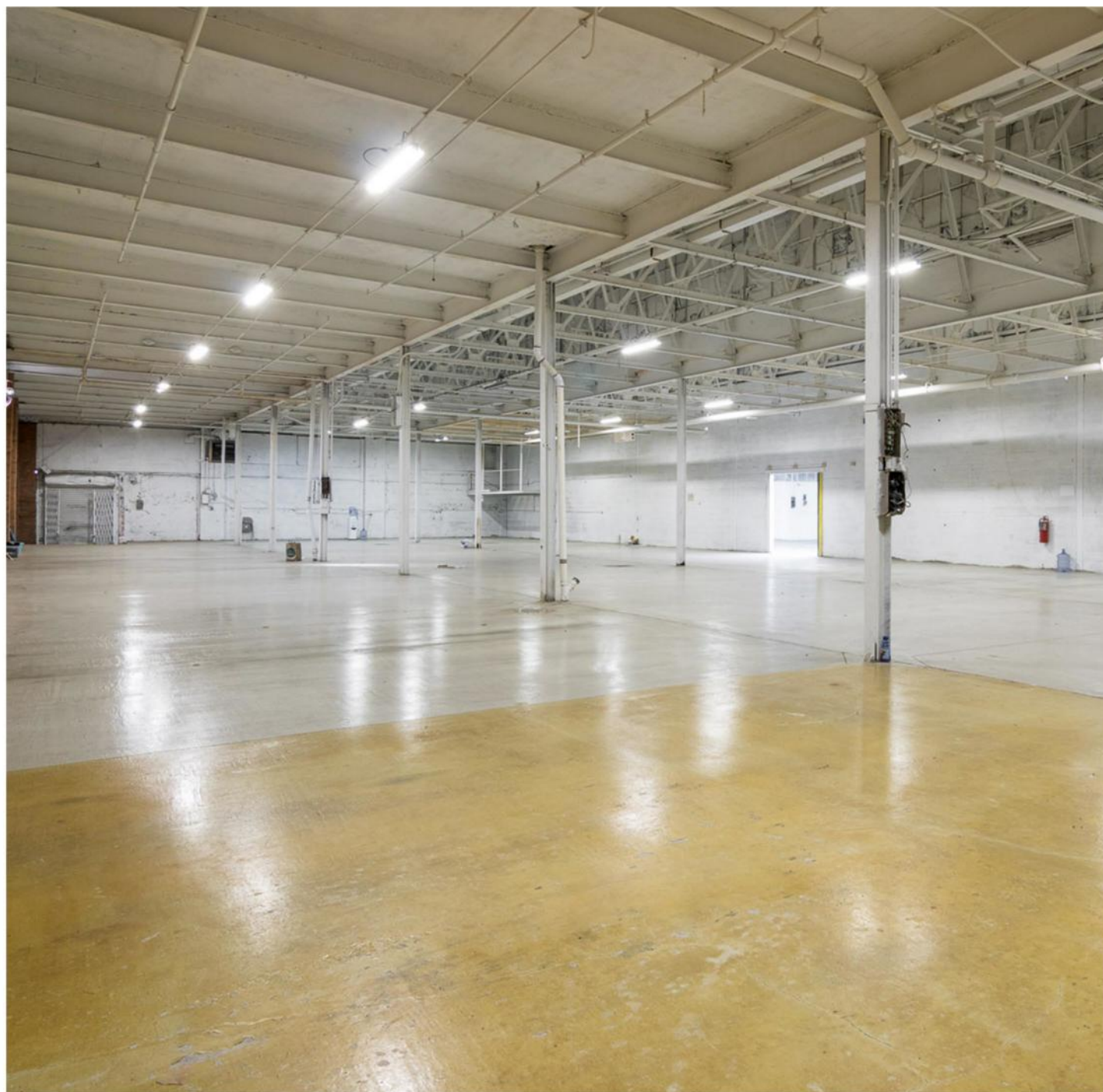
1

ZONING

SD-2

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces.







6545
Saint Antoine

←
12,500 SF
Available

O'Connor Real Estate

6545 SAINT ANTOINE, DETROIT, MI 48202

NEW CENTER

Less than 3 miles north of the central business district, New Center is the geographic heart of Detroit where neighborhoods meet the urban core. New Center sprang to life in the 1920s as a second city where auto companies could be closer to manufacturing facilities in neighboring Milwaukee Junction. The neighborhood's signature historic buildings continue to drive economic activity while industrial facilities are being reimagined as creative mixed-use spaces for residential and retail use.

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AREA DEVELOPMENTS



New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



One Ford Place Lofts

As part of the \$2.5 billion partner investment, Detroit Pistons owner Tom Gores plans to redevelop the health system's 610,000-square-foot headquarters located across from the Pistons Performance Center into housing and construct new mixed-use residential, retail, parking and green spaces on an adjacent surface parking lot.



Michigan State University Research Center

The 30-year Henry Ford Health (HFH) and Michigan State University partnership includes a new, 300,000- to 400,000-square-foot, cutting-edge medical research facility to be built on the HFH campus near the Detroit Pistons Performance Center. The project is expected to break ground in 2024 and open in 2027.

AREA DEVELOPMENTS



Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



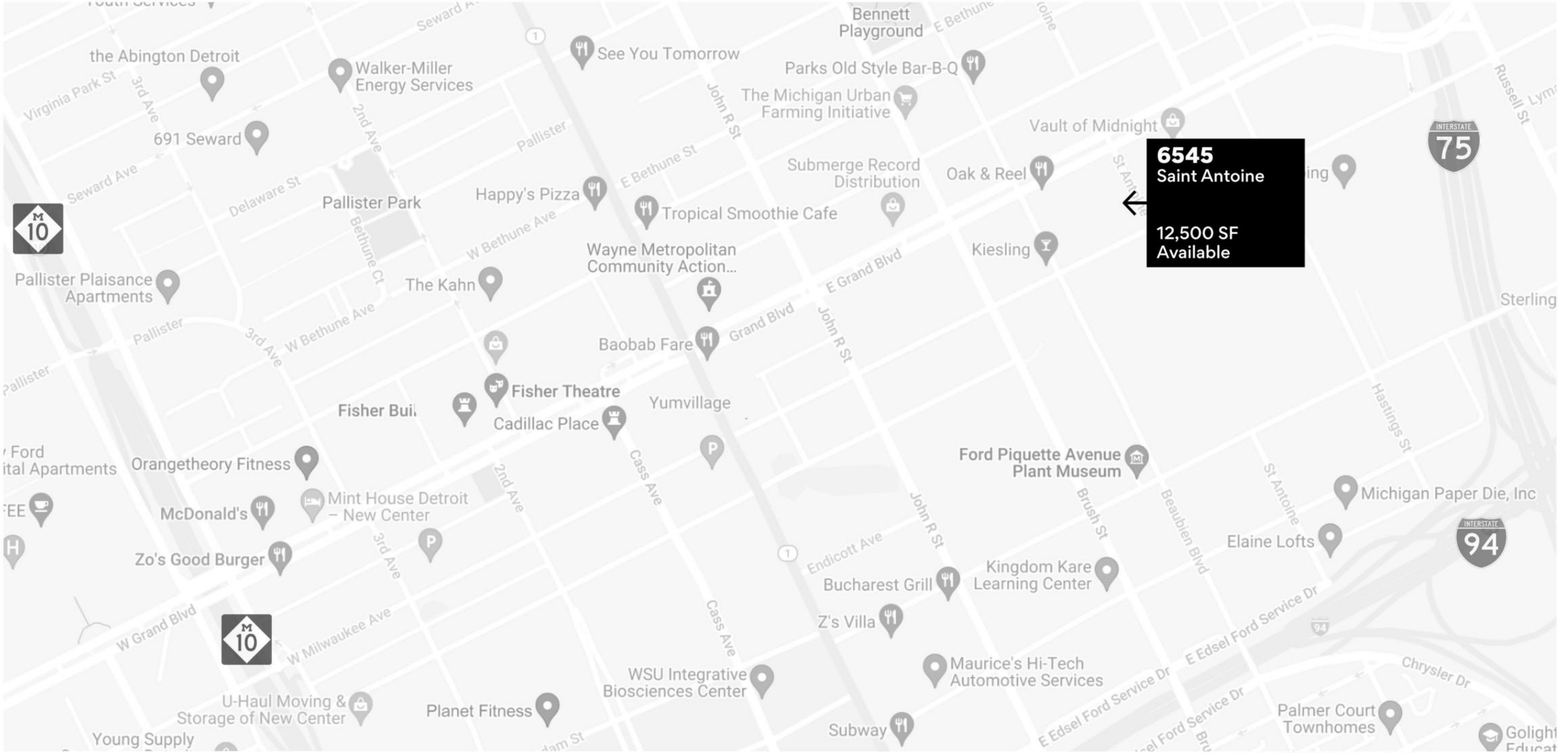
Piquette Flats

A 108,000-square-foot historic industrial building in Milwaukee Junction is being converted into 161 affordable apartments, representing one of the largest new affordable housing developments in Detroit. The \$38.2 million project is scheduled to open in 2024 with apartments priced between 60%-120% of the area median income.



Detroit Design District

A mixed-use hub for artists, creators and other design-driven businesses is underway on E. Grand Boulevard in Milwaukee Junction. Phase 1 created 15,000 square feet of retail space, lofts and outdoor event space. Phase 2 will add an additional 60,000 square feet to the district through the adaptive reuse of an adjacent industrial building.



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