EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

54145 BATES RD

54145 Bates Rd, Chesterfield, MI 48051



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 54145 Bates Rd | Chesterfield, MI 48051



PROPERTY OVERVIEW

This 8.45-acre light industrial campus in Chesterfield includes three buildings totaling 28,298 SF and is offered as a turnkey tool shop with wood, metal, and CNC capabilities, making it ideal for an owner-user or multi-tenant conversion. The 17,366 SF main facility features 2,250 SF of office, three (3) 5-ton cranes, multiple dock and grade-level doors, south-facing passive solar windows for temperature regulation, and a wood-fed boiler, complemented by an 8,692 SF annex with 20' clear ceilings and additional cranes, plus a 2,240 SF pole barn for storage. The included machinery and equipment have been appraised at a fair market value of $652,175 (2025), creating a rare opportunity to acquire a fully equipped manufacturing operation in a quiet yet highly accessible location just off Gratiot Avenue.

OFFERING SUMMARY

Sale Price:	$1,850,000
Building Size:	28,298 SF
Price / SF:	$65.38
Year Built:	1981
Renovated:	2015
Zoning:	M-1 Light Manufacturing

PROPERTY HIGHLIGHTS

- (3) structures - 17,366 SF / 8,692 SF / 2,240 SF
- 2026 Appraised Value $2,050,000
- Machinery and equipment available for purchase (FMV $652,175)
- Solar windows and wood fed boiler offer sustainable heating source in original building (17,366)
- Motivated Seller – All Offers Considered

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 54145 Bates Rd | Chesterfield, MI 48051

BUILDING INFORMATION

Sale Price:	$1,850,000
Price/SF:	$65.38
Building Size:	28,298 SF
Max Contiguous SF:	17,366 SF
Factory SF:	26,058 SF
Office SF:	2,240 SF
Year Built:	1981
Last Renovated:	2015
Number of Floors:	1
Grade Level Doors:	6
Overhead Door Size:	
# Int Docks:	1
# Ext Docks:	2
# of Cranes	6
Ceiling Height:	20'
Minimum Ceiling Height:	14' under hook
Heating:	Boiler/Gas radiant heat
A/C:	Office only
Power:	480V / AMP
Parking Spaces:	30
Zoning:	M-1 Light Manufacturing
Utilities	Well and septic

PROPERTY HIGHLIGHTS

- (3) structures - 17,366 SF / 8,692 SF / 2,240 SF
- 2026 Appraised Value $2,050,000
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PROPERTY INFORMATION

Lot Size:	8.45 AC
Property Type:	Industrial
Property Subtype:	Flex
2025 Summer Tax:	$12,329.49
2025 Winter Tax:	$10,068.62
Legal Description:	Available upon request
APN:	15-09-08-200-022

ADDITIONAL PHOTOS: 54145 Bates Rd | Chesterfield, MI 48051









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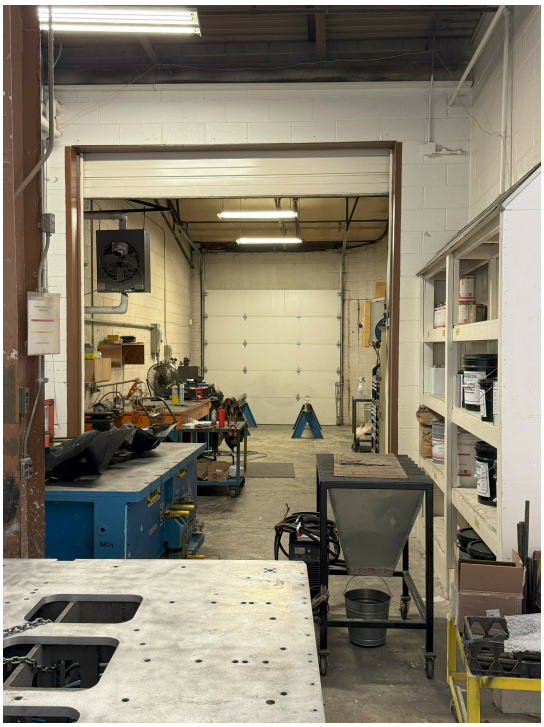








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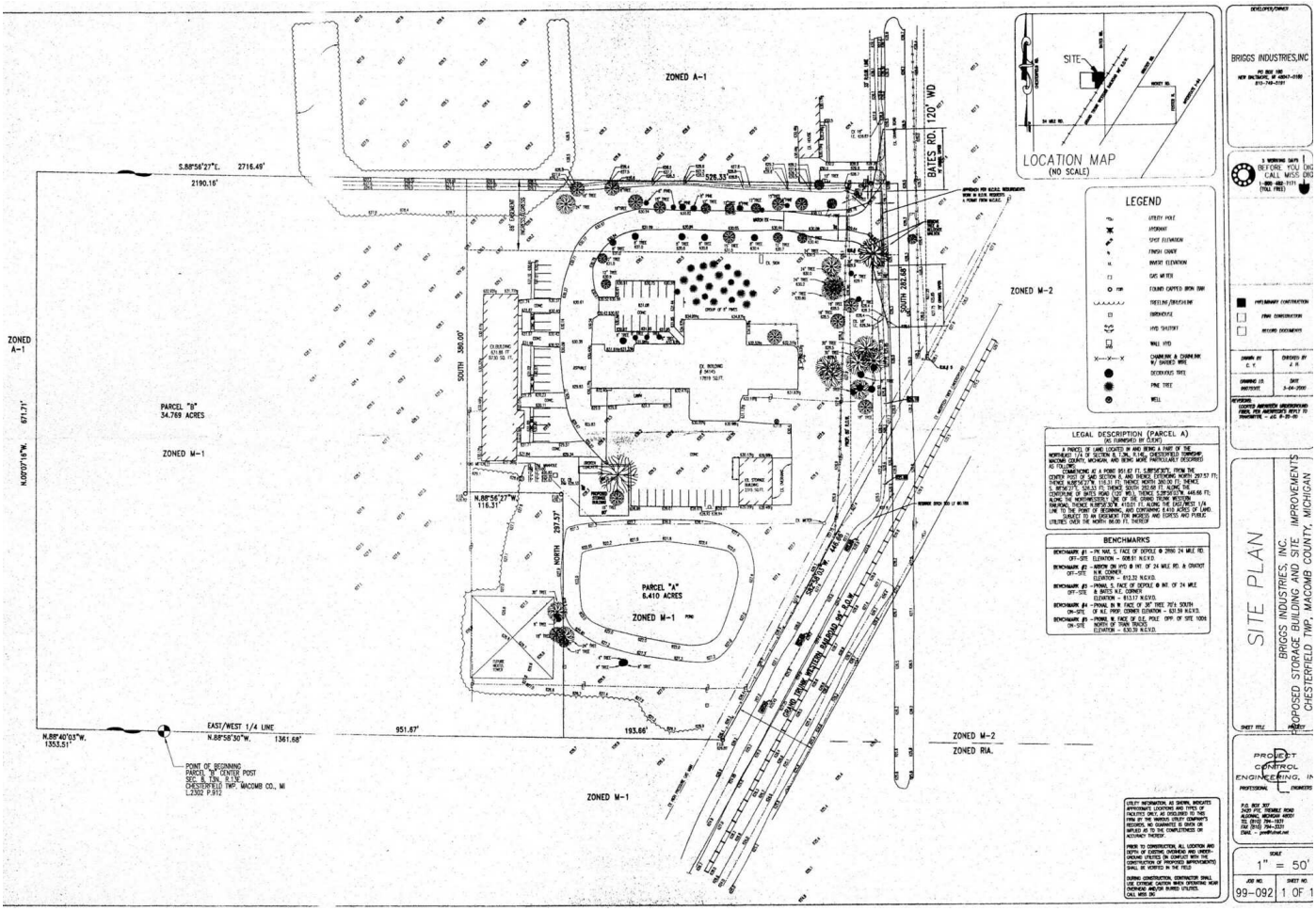








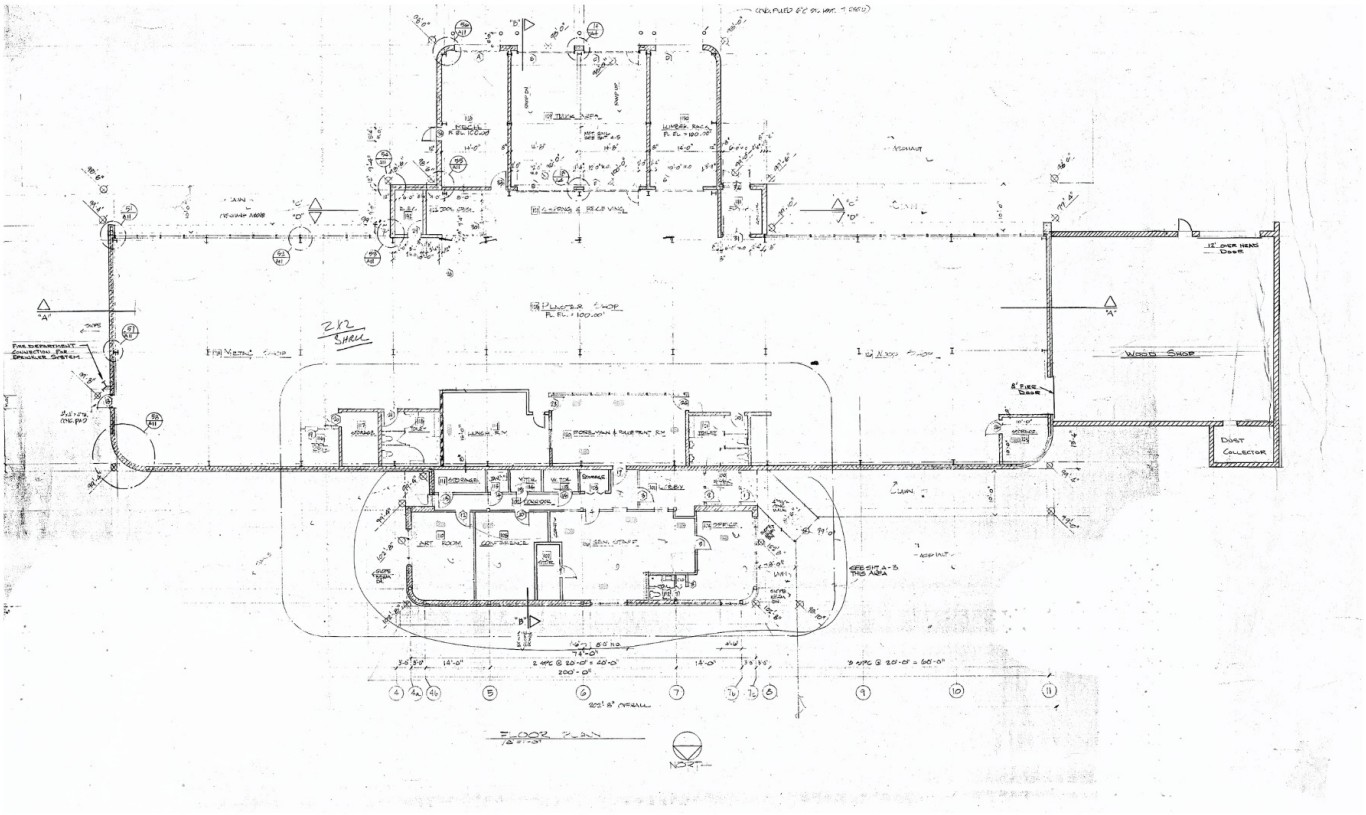
SITE PLAN: 54145 Bates Rd | Chesterfield, MI 48051



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FLOOR PLAN: 54145 Bates Rd | Chesterfield, MI 48051



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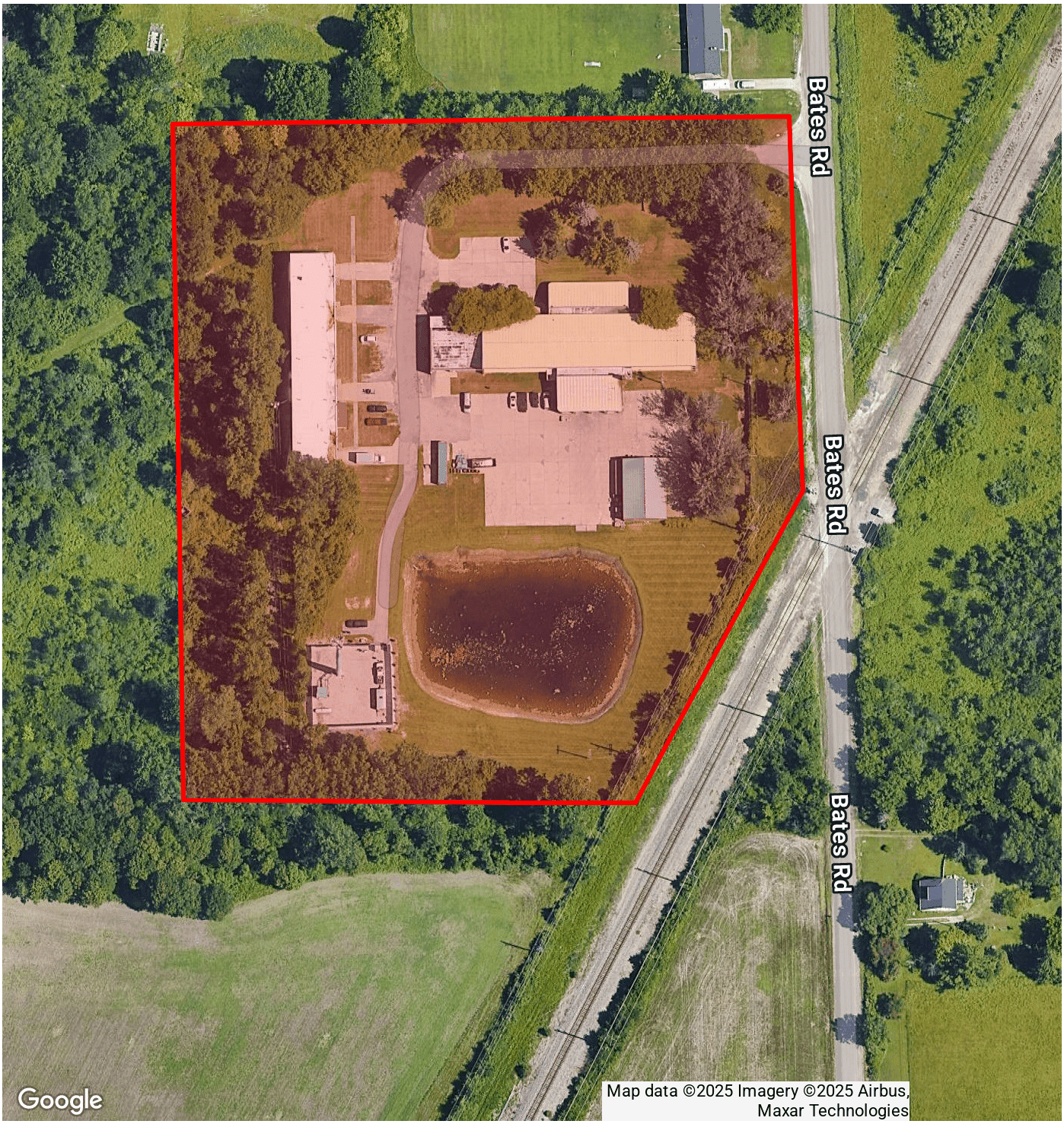
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AERIAL: 54145 Bates Rd | Chesterfield, MI 48051





AERIAL MAP: 54145 Bates Rd | Chesterfield, MI 48051



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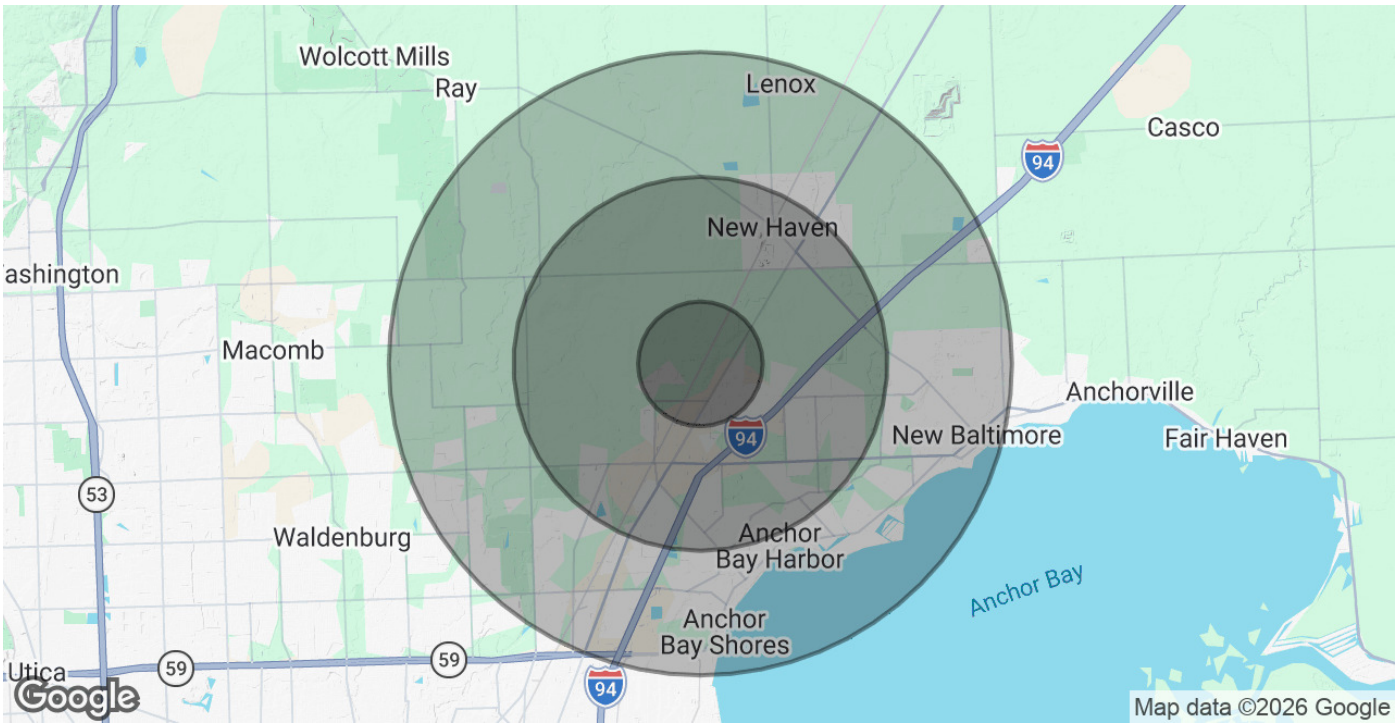
RETAILER MAP: 54145 Bates Rd | Chesterfield, MI 48051



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DEMOGRAPHICS MAP & REPORT: 54145 Bates Rd | Chesterfield, MI 48051



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,790	35,281	84,894
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,440	13,723	31,714
# of Persons per HH	2.6	2.6	2.7
Average HH Income	$120,181	$104,855	$114,592
Average House Value	$290,386	$263,575	$310,818

2020 American Community Survey (ACS)

Use Matrix

4. Non-Residential Use Matrix

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult Section 3.1 as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, the latter will control. Some districts restrict uses by floor or maximum floor area. See applicable district for details.

P = Principal Permitted Use
S = Special Land Use

* = Refer to the district

NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Accessory dwelling units												*
Adult Bookstores, Adult Motion Picture Theaters, Adult Minimotion Picture Theaters, Group D Cabarets, Hotels or Motels, Pawnshops, Pool or Billiard Halls, Public Lodginghouses, Secondhand Stores, Shoeshine Parlors and Taxi Dance Halls					S							
Amusement Device Centers				S	S	P						
Apartments						P						
Artist studios and galleries		P	P	P	P	P					*	*
Automotive Dealerships and Rentals					P							
Automobile Service and Repair Garages				S	S				S	S		
Banks, Credit Unions, Similar Uses											*	
Bed and Breakfast Inns												*
Brewery or Distillery, small-scale											*	*
Building Materials Store				P								
Car Washes					S							
Cemeteries	P											
Cemeteries, Existing	P											
Cluster Housing	P											

NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Coin-Operated Service Machines				P								*
Colleges and Universities	P	S										
Community and Regional Retail Service				P	P	P						*
Community Center											*	
Convalescent or Nursing Homes		S										
Dance studios, schools, and halls												*
Day Care and Nursery Schools	P	S	S		P	P					*	
Designated Consumption Establishments									S			
Dog and domestic animal day care												*
Drive-Through Facilities				S	S	P						
Drycleaning and Laundry Services			S		P						*	
Drycleaning Pick Up Services			P		P						*	
Duplex											*	*
Engine and Hull Repair Shops							S					
Fuel Stations for Boats							S					
Funeral Homes and Mortuaries					P							
Gasoline Service Stations			S								*	
General Merchandise Stores		P	P	P	P	P					*	
Health and Athletic Club						P					*	*
Hotels and Motels					P							P
Industrial, Light Manufacturing Uses						S			P	P		
Industrial, General										P		
Indoor Storage of Boats in a Permanent Structure.							P					
Institutional												*
Inverted Residential Floor Area	P	P										
Junkyards										S		

How to Use This Ordinance

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NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Landfills										S		
Large Scale Recreation	P	P										
Libraries						P					*	
Local retail and service[Ⓜ]		P	P	P	P	P					*	*
Makerspaces											*	S
Marihuana Establishments[Ⓜ]									P			
Marine Construction and Maintenance Equipment Use and Storage							S					
Membership Organizations				P								
Multiple Family Units[Ⓜ]											*	*
Museums		P	P	P	P	P					*	*
Non-Commercial Recreation	P	S										
Nurseries and Greenhouses[Ⓜ]	P	P		P					S	S		
Office, Medical[Ⓜ]	P	P	P	P	P						*	*
Office, Professional[Ⓜ]	P	P	P	P	P						*	*
Offices for Contractors with Garages and Outdoor Storage								P	P	P		
Office Retail Businesses		P										
One-Family Dwelling[Ⓜ]	P											
One-Family Dwelling (existing)[Ⓜ]								P	P	P		
One-Family Dwelling (non-residential)	P		S	S	S	S	S	S	S	S		
Open-Air Business[Ⓜ]					S							
Open Space[Ⓜ]						P						*
Outdoor Dining											*	*

NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Outdoor Merchandising											*	*
Outdoor Storage🕮									S	S		
Outdoor Storage🕮 of Recreational Boats							P					
Outdoor Retail Sales of Plants				S								
Outdoor Sales of Vehicles and Mobile Homes					S							
Paint, Glass and Wallpaper Store				P								
Parking, Off-Street												*
Pilot Plants set up to demonstrate creative technologies that can serve as the basis for enlarged facilities elsewhere								P	P	P		
Places of Worship🕮	P	P		P	P	P					*	P
Planned Unit Development🕮	P	S	S	S	S		S	S	S	S	*	
Private Clubs, Fraternal Organizations	P	S					S					
Private Schools	P	P										
Production of Prototype Products								P	P	P		
Production Facilities and Operations with a High Degree of Technological Input, and determined to be an integral part of or essential to a permitted operation								P				
Public Beaches and Recreation Areas Directly Related to the Waterfront.							P					
Public buildings and recreation	P	P									*	
Public or Private Facilities for the berthing, launching, handling or servicing of recreational boats							P					

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NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Public Utility Building with Storage									S	S	*	
Public Utility Building without Storage	P	S	S	P	S	S			P	P	*	
Quilting for Individuals		P	P	P	P	P					*	
Racetracks										S		
Recreation, Indoors					S	P					*	
Recreation Services					S							
Recreation Space (as part of planned development)				S		P						
Refuse Disposal Incinerators and Transfer Stations										S		
Rental of Tools/Household Goods				P								
Repair Shops for Appliances					P							*
Research, Development and Testing Facilities for Industrial, Scientific and Business Establishments								P				
Restaurants, Carry Out			S							*		*
Restaurants, Standard		S					S			*		*
Restaurants, Fast Food, Drive-Through					S							*
Restaurants, Fast Food, Non-Freestanding, Enclosed				S		P				*		*
Restaurants (excluding Drive Throughs and Fast Food)				P	P							*

NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Single-family dwelling											*	*
Sleeping Quarters for Security and Maintenance Personnel. Such quarters shall not be constructed as permanent housekeeping facilities or units for family living										P		
Small retail/service uses (live/work) within a primarily residential building. (Home occupations §4.25)											*	*
Stack Storage🕮							S					
Stadiums, Auditoriums, Outdoor Theaters										S		
Storage of Flammables or similar hazardous materials, Bulk										S		
Studio for instruction												*
Technical and Business Schools						P						
Theaters, Indoors						P						*
Theaters, Motion Picture (excluding adult theaters)				P	P							*
Veterinary offices and clinics for small non-farm animals🕮											*	*
Warehousing and Wholesale Establishments, Storage🕮									P	P		
Watch and Jewelry Repair			P									
Wireless Communication Towers🕮								S	S	S		
Yard Clippings Compost Facilities🕮										S		

Δ Ord. 198 Adopted July 26, 2022