EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

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

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

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: 6519 N Hix Rd | Westland, MI 48185

BUILDING INFORMATION

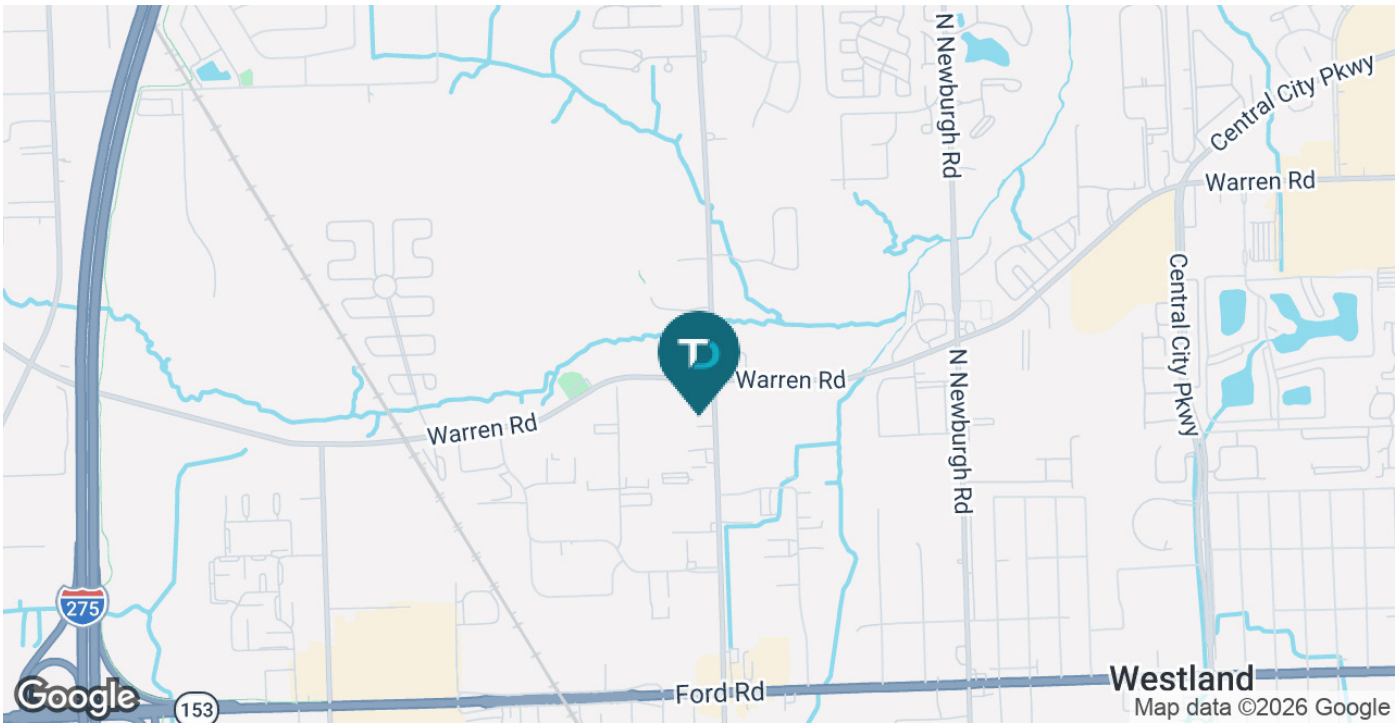
Sale Price:	$2,230,000
Price/SF:	$95.01
Building Size:	23,470 SF
Year Built:	1995
Number of Floors:	1
Utilities:	City water and sewer
Parking:	29 spaces

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
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.



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

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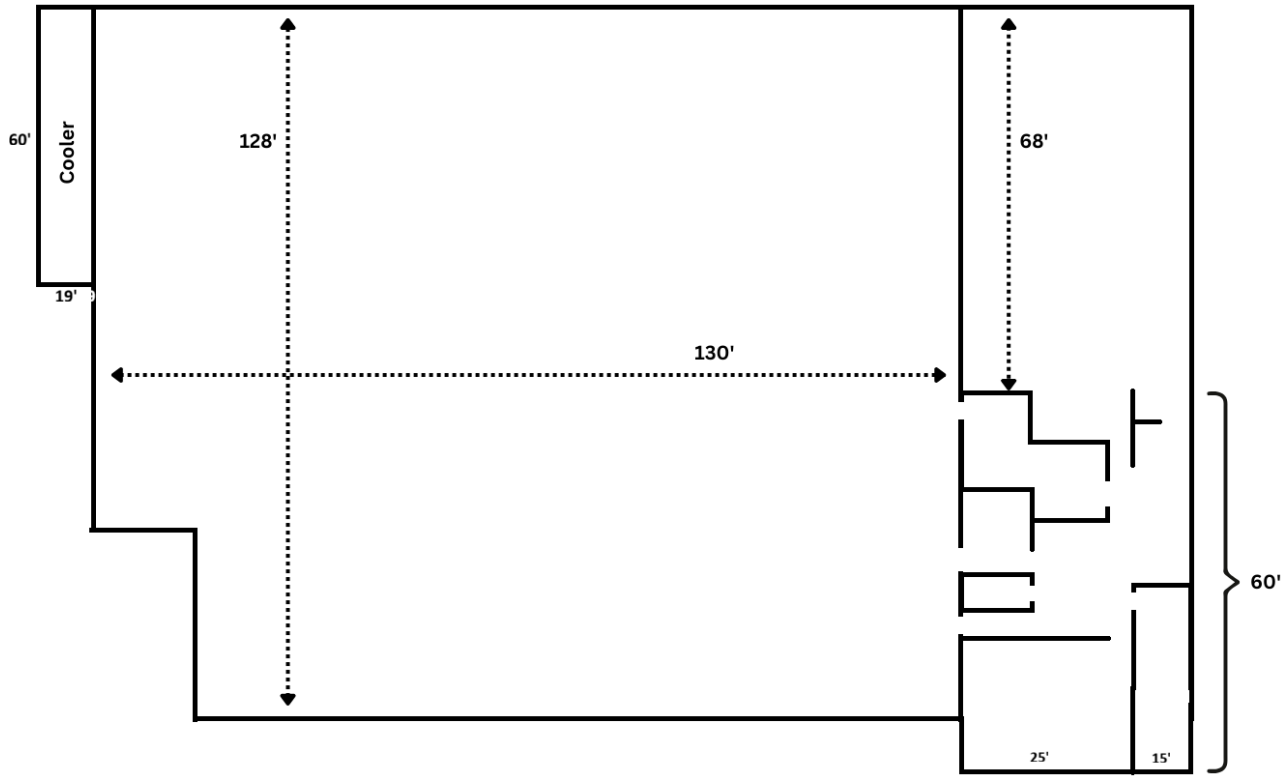
FLOOR PLAN: 6519 N Hix Rd | Westland, MI 48185



*Not to scale

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

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

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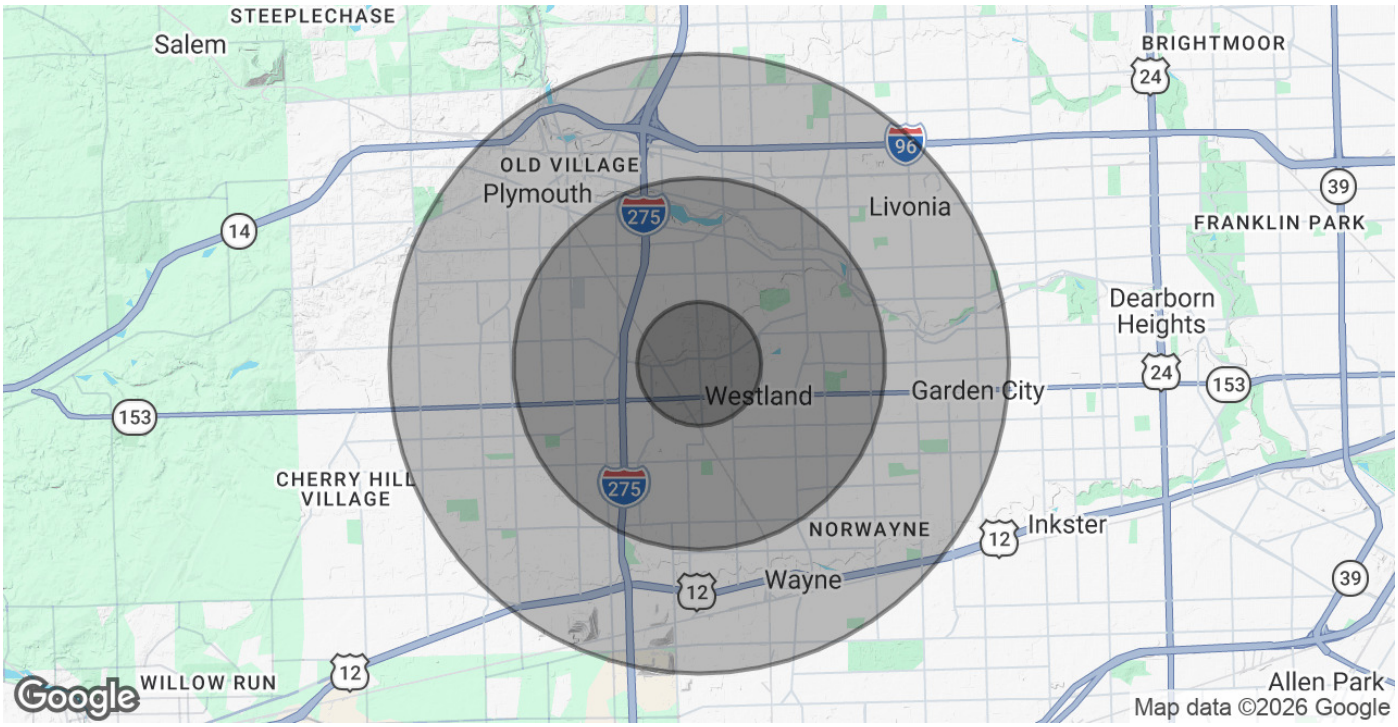
DEMOGRAPHICS MAP & REPORT: 6519 N Hix Rd | Westland, MI 48185



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)

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