



NEIGHBORHOOD

NORTH CORKTOWN

LOCATION

NW CORNER OF COCHRANE AND PINE STREET

SPACE TYPE

WAREHOUSE

This 12,800-square-foot two-story warehouse in North Corktown is the perfect property for an adaptive reuse conversion for either creative office space or residential lofts. The current owner has maintained the property while installing new windows, roof, and MEP systems. The open floor plan on both floors makes this a blank canvas for developers or users looking to be within walking distance of Ford's new Corktown mobility campus / Michigan Central Station.

ASKING PRICE

\$1,599,999

ADDRESS

2600 Cochrane St, Detroit, MI 48216

NEIGHBORS

Ford Motor Company, Michigan Central Station, Alpino, Folk, Meta Physica Wellness Center, Rocket Data Center, Level 3 Communications, Southwest Greenway, Honeybee Market, Slows BBQ, Airspace Link, Ford Motor Co.'s Book Depository, New Lab Michigan Central, Detroit Bus Company, IMA, Metropolis Cycles, Mercury Burger Bar, Grandma Bob's, Corktown Health Center, Detroit Public Safety Academy and UPS Detroit International Import Hub.

BUILDING SIZE

12,800 SF

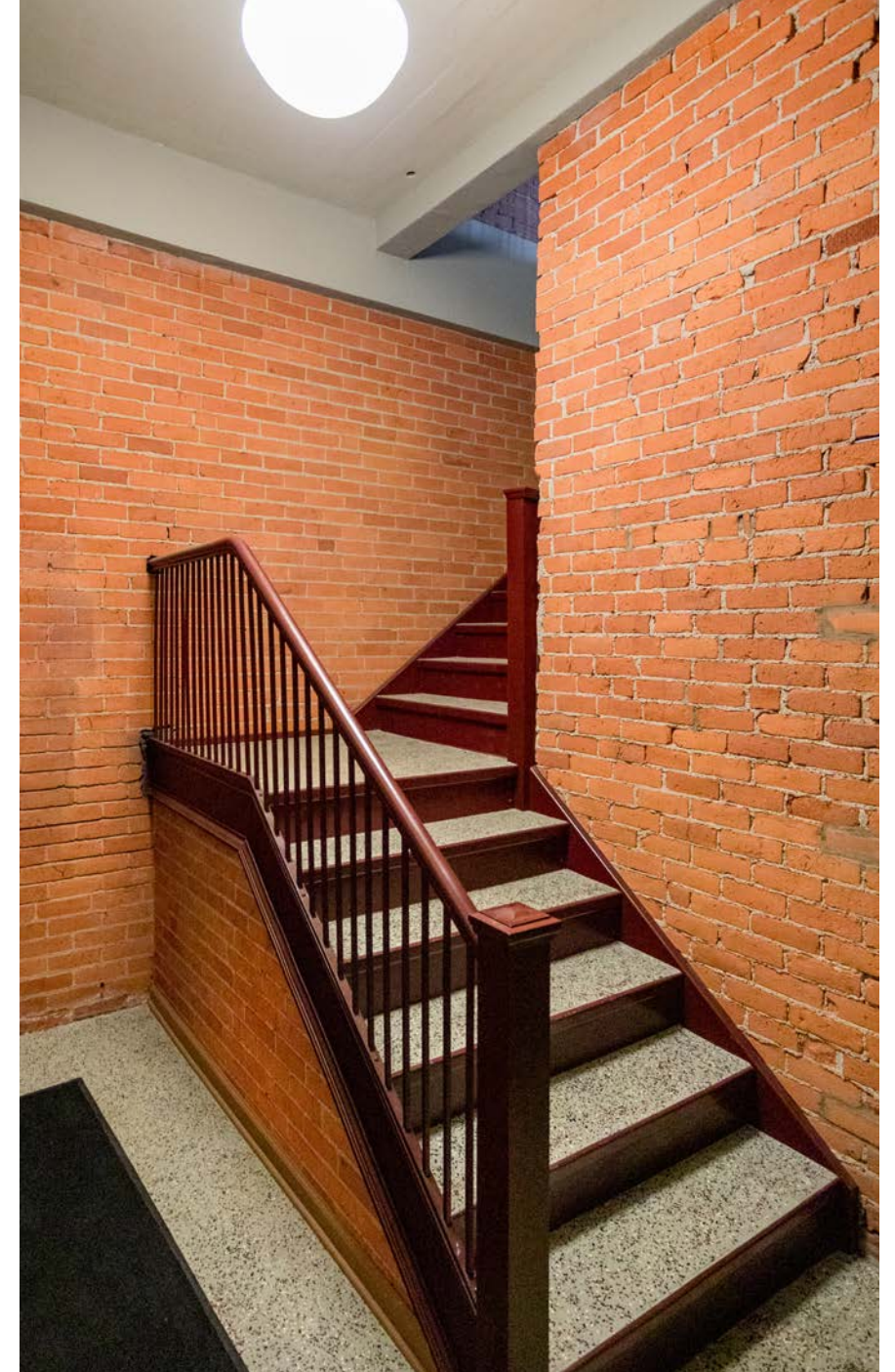
YEAR BUILT

1926

PROPERTY HIGHLIGHTS

- Two-story warehouse building with all new roof and windows located in North Corktown. Perfect for multi-family or creative office redevelopment
- Located near Ford Motor Company's Corktown Michigan Central Campus
- Walking distance to many popular bars and restaurants including Slows BBQ, Ima, Nemo's, Takoi and Ottava Via
- Close proximity to the new Godfrey Hotel and future Joe Louis Greenway
- Located in an Opportunity Zone









AREA DEVELOPMENTS



Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



Ford's Michigan Central Station

Ford's Michigan Central Station, currently undergoing a nearly \$1 billion renovation. Ford's Corktown Campus promises to bring 5,000+ new jobs to the neighborhood and will create a need for 1,100 new residential units.



Gordie Howe International Bridge

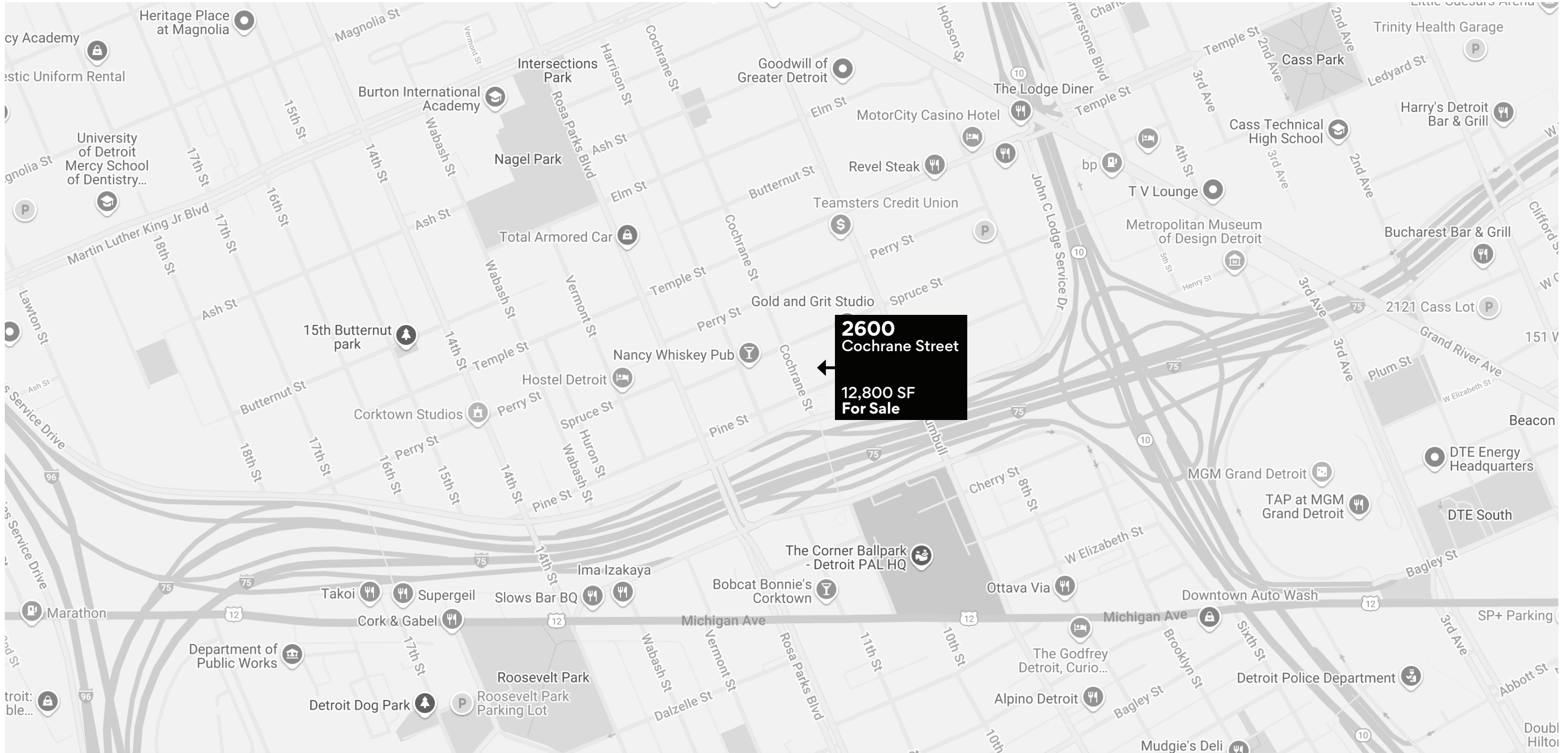
The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.

CORKTOWN

Named by the Irish immigrants who originally settled here, Corktown is the oldest neighborhood in Detroit. Full of candy-colored Victorians, shotguns and townhomes, the historic residential district is complemented by thriving commercial avenues. It's also the home of Ford's revitalized Michigan Central Station and all the innovation and investment that comes with it. Steps from Downtown and a stone's throw from the Detroit River, Corktown's desirable and convenient location offers residents unmatched walkability of dense urban fabric, ranging from restaurants and bars to the expansive west Riverfront project currently underway.

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