



NEIGHBORHOOD

## RIVERFRONT

LOCATION

IN DETROIT'S RIVERFRONT & ADJACENT TO THE DEQUINDRE CUT GREENWAY

SPACE TYPE

## REDEVELOPMENT



Spanning approximately 40,000 square feet, this move-in ready urban infill industrial/warehouse property is situated in Detroit’s Rivertown neighborhood, just south of East Jefferson Avenue and less than one mile from Downtown. The site offers convenient access to the Detroit Riverwalk, Dequindre Cut, and Joseph Campau Greenways, providing pedestrian and cyclist connections to Eastern Market and Lafayette Park. The property includes 0.62 acres (27,000 square feet) of SD4-zoned land for substantial on-site parking area, supporting a range of potential uses. With its sound structural condition and flexible layout, the property presents a significant opportunity for future adaptive reuse, or redevelopment in accordance with zoning regulations.

**ASKING PRICE**  


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**\$2,000,000**

**ADDRESS**  


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**3240 Woodbridge & 3201 Franklin  
 Detroit, MI 48207**

**NEIGHBORS**  


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 Detroit Riverwalk, Aretha Franklin Amphitheater, Renaissance Center, Dequindre Cut Greenway, Joe Muer Seafood, Andiamo, Orleans Landing Apartments, Atwater Brewery, Harbor Town, Meijer, Atwater Beach, Red Hook Coffee, Breadless, Empacho Argentinian Street Food, Stroh River Place, Rattlesnake Club, Bucharest Grill, Harbor town Market

**BUILDING SIZE**  


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**40,000 SF**

**TOTAL LOT SIZE**  


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**1.371 Acres**

**PARKING LOT SIZE**  


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**.62 Acres** (27,000 SF)

**ZONING**  


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**SD-4**

**ZONING DESCRIPTION**  


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 The SD4 District is intended for areas indicated in the Detroit Master Plan as appropriate for high intensity residential and commercial mixed-use development due to regional significance and unique locational attributes and amenities, such as the Riverfront.









1. Ground floor space w/wood ceilings & brick
2. Ground floor warehouse space
3. Original building details
4. Second floor space





# 3240 Woodbridge Survey

## FEATURES

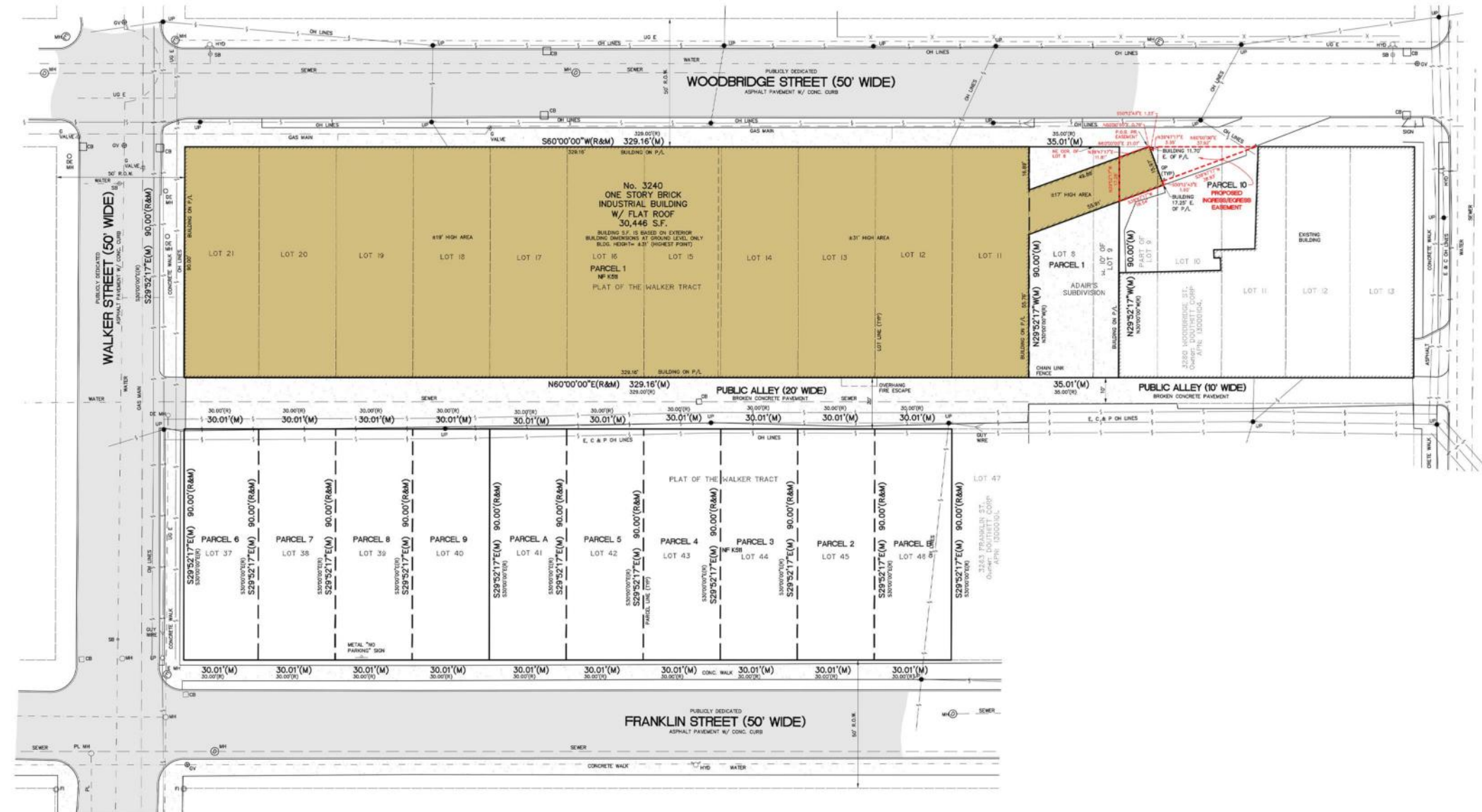
Located in Detroit's East Riverfront District, 3240 Woodbridge is a 40,000 square-foot brick warehouse with 27,000 square feet of adjacent land included in the sale.

Both the building and the land are zoned SD4, offering flexibility for a variety of potential uses.

The two-story structure is well-suited for conversion into residential units or creative office spaces.

Within walking distance of the east riverfront's numerous attractions, including parks, green spaces, pavilions, and the popular Riverwalk, which connects the area's vibrant amenities.

Conveniently located near Downtown Detroit and established neighborhoods such as Lafayette Park, Indian Village, and West Village.





# AREA DEVELOPMENTS



## Renaissance Center

Newly released plans for the five original RenCen towers would "right-size" the 5.5-million-square-foot footprint of the complex for a modern era of reduced demand for office space, according to a news release Monday from the automaker and Dan Gilbert's Bedrock real estate firm. The plans call for taking down the two 39-story office towers closest to the Detroit River and removing the base of the complex, then using the new open space to improve riverfront access from downtown.



## 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 space. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



## Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit Riverfront in decades. The all-glass highrise boasting 496 upscale units will open in 2024 with an all-season swimming pool, rooftop terrace, and fitness center.



# AREA DEVELOPMENTS



## The Ralph C. Wilson Centennial Park

The final part of the Detroit Riverfront Conservancy’s master plan of revitalizing 5.5 miles along the river, the park is a \$75 million investment stationed on the west side of the Riverfront near the site of the former Joe Louis Arena. It will consist of 22 acres of playscapes and recreational spaces.



## University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It’s part of the larger \$1.5 billion District Detroit development that includes new construction of six buildings and reuse of four historic properties.



## 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 six lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.



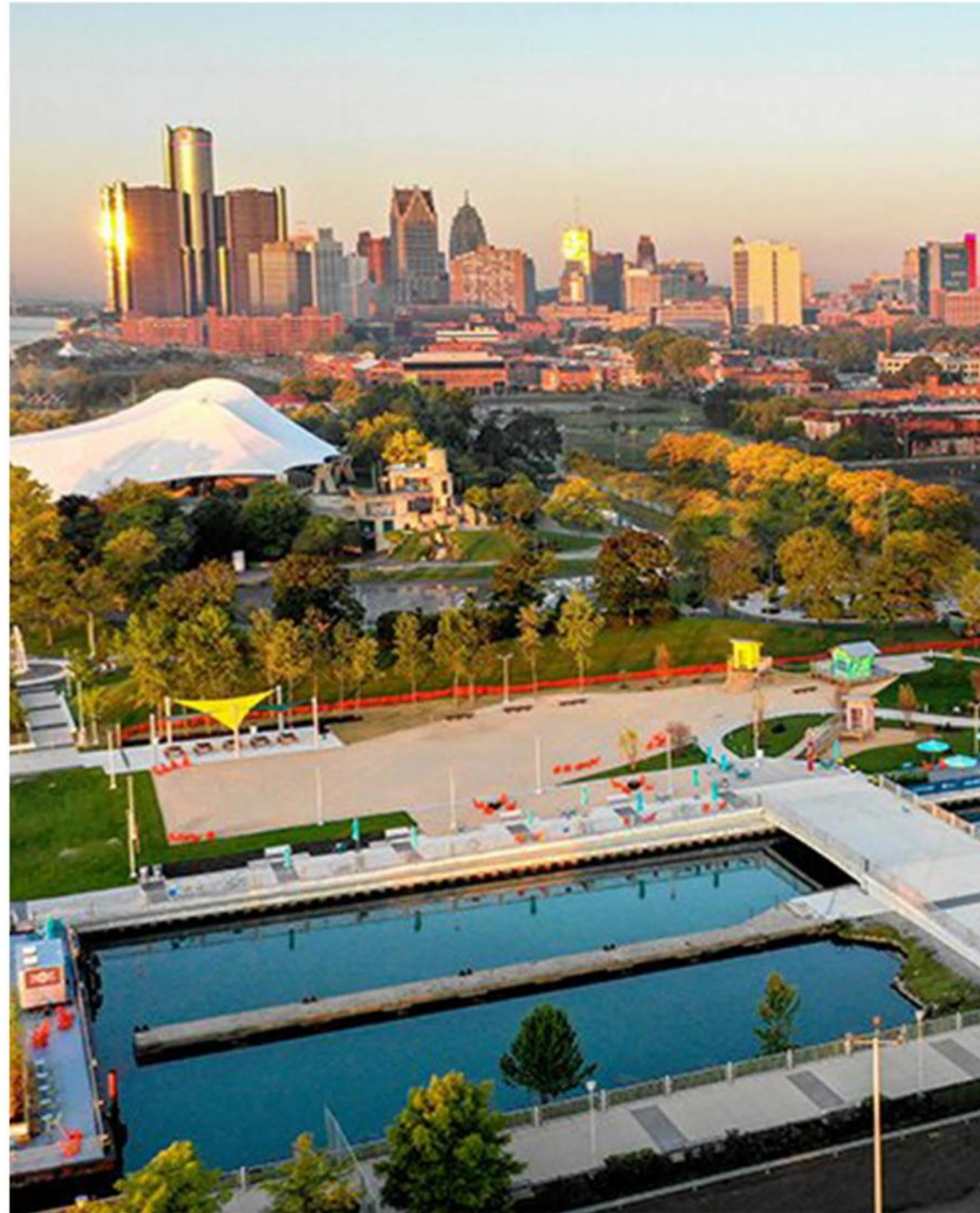
# THE RIVERWALK

The East riverfront, along with its sister rails-to-trails greenway, the Dequindre Cut, are populated with approximately three million visitors annually who come to walk, run, bike, spend time with family and friends and take advantage of the quality of life opportunity a revitalized riverfront provides.

Attractions along the east riverfront include parks, plazas, pavilions, pathways and open green space, all connected by the ever popular Riverwalk.











## BEDROCK EXPANDS FOCUS ALONG DETROIT RIVERFRONT

Bedrock Detroit has made significant investments along the Detroit Riverfront, acquiring nearly one million square feet of property. These acquisitions include Stroh Riverplace, a 500,000-square-foot office building from the 1980s, two adjoining development parcels totaling 4.3 acres, the former UAW-GM Training Center, a 420,000-square-foot office, conference, and training facility on 18 acres of riverfront land, the 109-room Roberts Riverwalk Hotel, and a 1.7-acre development site purchased from Syncora. Additionally, Bedrock is reported to be acquiring the remaining 6.9 acres of the Syncora site, which Syncora secured development rights to following Detroit's 2014 bankruptcy.

- 1. 500 River Place
- 2. 300 River Place
- 3. Roberts Riverwalk Hotel
- 4. The Icon





**AREA ESTABLISHMENTS**

- 1) Former GM/UAW Headquarters (Bedrock)
- 2) Roberts Riverfront Hotel (Bedrock)
- 3) Stroh's River Place (Bedrock)
- 4) Downtown Windsor
- 5) Aretha Franklin Amphitheatre
- 6) Science & Math High School
- 7) Thome Rivertown Senior Apartments
- 8) Detroit CBD

**3240 WOODBRIDGE & 3201 FRANKLIN**







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