



WINSTON-TRAITTEL REALTY, INC.

740 Welch Road, Commerce Township, MI 48390



For Lease

3890 W 11 Mile Road
Berkley, MI 48072
6,600 Square Feet

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Information contained herein is subject to verification and no liability for errors or omissions is assumed.
Price is subject to change and listing may be withdrawn without notice.

Summary

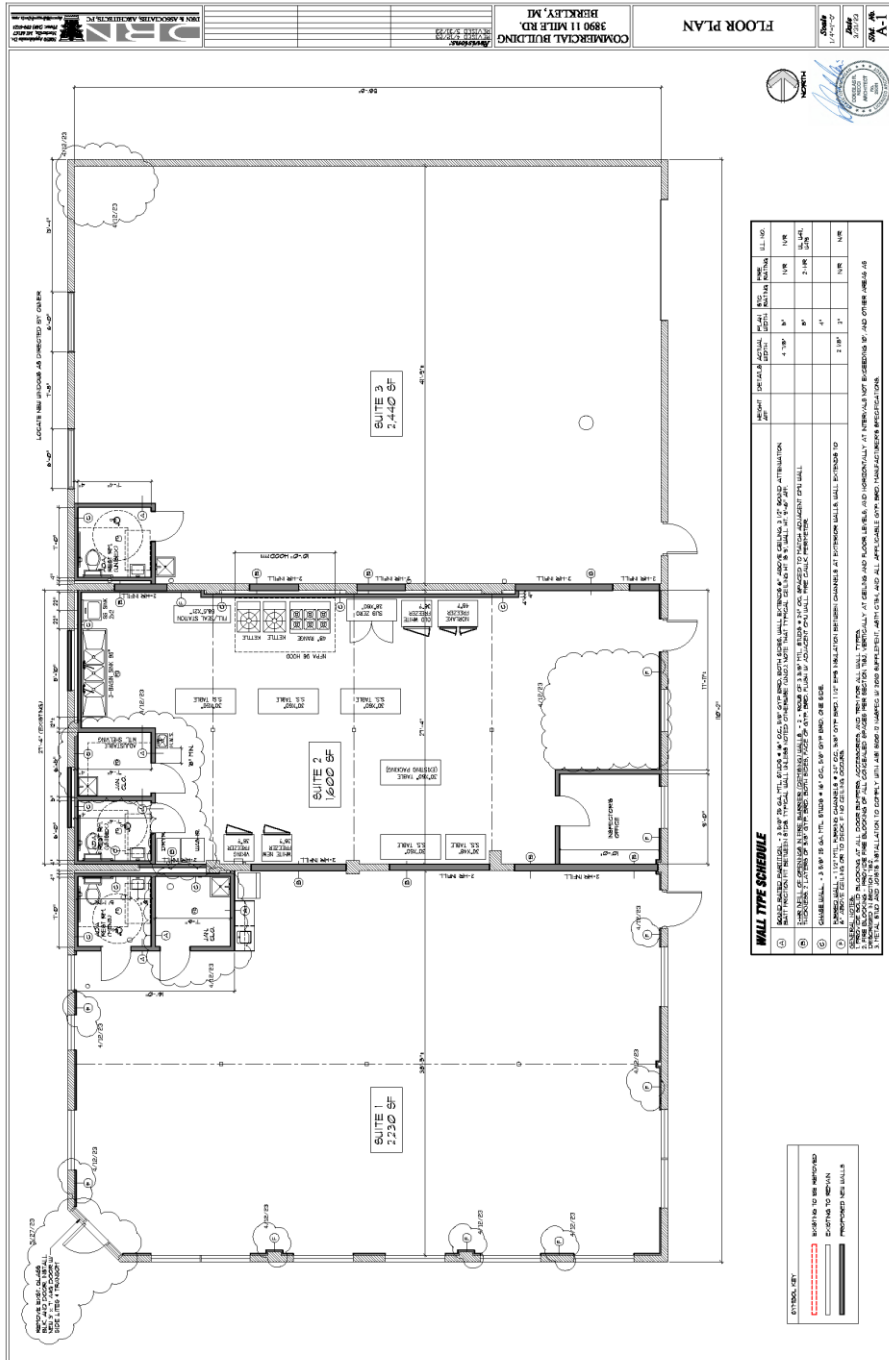
Property Address:	3890 W. 11 Mile Road, Berkley, MI 48072
Location:	Located on the North side of 11 Mile and East of Greenfield
Zoning:	11 Mile District
Year Renovated:	2023
Parking:	18 spaces
Building Size:	Approximately 6,600 square feet
Lot Size:	0.37 acres
Available Suites:	Front Office Suite #1 – 2,355 SF Middle Unit Suite #2 – 1,739 SF - LEASED Back Unit Suite #3 – 2,506 SF Flex / Industrial
Lease Rate:	Front Unit - \$16 per square foot + utilities Back Unit - \$13 per square foot + utilities



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Floor Plan



Code of Ordinances

PART II - CODE OF ORDINANCES
Chapter 138 - ZONING
ARTICLE V. - DISTRICT REGULATIONS
DIVISION 14. ELEVEN MILE DISTRICT

DIVISION 14. ELEVEN MILE DISTRICT

Sec. 138-486. Preamble.

The eleven mile district is designed so as to primarily accommodate wholesale activities, warehouses, manufacturing, technology, and other business to business uses. Businesses that require outdoor storage are also permitted in the eleven mile district.

(Ord. No. O-04-08, § 1, 10-20-2008; Ord. No. O-03-09, § 1, 4-6-2009)

Sec. 138-487. Principal uses permitted.

Principal uses permitted in the eleven mile district are as follows:

- (1) Warehousing and wholesale establishments, and storage (other than accessory to a permitted retail use).
- (2) Communicatons and informaton businesses.
- (3) The design, manufacture, and testng of such technology as electronics, robotcs, medical devices and instruments.
- (4) Establishments involved in chemistry, biotechnology and nanotechnology.
- (5) The design, manufacture, and testng of alternatve energy and power generaton.
- (6) The compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge and machine shops from the following previously prepared materials: canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastcs, precious or semiprecious metals or stones, shell, textles, tobacco, wax, wire, wood and yarns.
- (7) Welding or metal fabricaton.
- (8) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- (9) Manufacture of musical instruments, toys, noveltes and metal or rubber stamps, or other small molded rubber products.
- (10) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs (excluding large stampings).
- (11) Laboratories, experimental, film or testng.

Berkley, Michigan, Code of Ordinances

(Supp. No. 19)

Page 1 of 4

Created: 2023-03-31 13:45:45 [EST]



WINSTON-TRAITTEL REALTY, INC.
740 Welch Road, Commerce Township, MI 48390

Ordinance

- (12) Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
- (13) Building material sales.
- (14) Warehouse, storage and transfer and electric and gas service buildings and yards, heating and electric power generating plants and all necessary uses, coal, coke and fuel yards, water supply and sewage disposal plants, water and gas tanks and holders.
- (15) Automobile service or repair establishments.
- (16) Carwashes.
- (17) Artist studios or florists, where retail sales are accessory to the primary use.
- (18) Reserved.
- (19) Professional offices for lawyers, architects, landscape architects, urban planners, engineers or other similar or allied professions.
- (20) Accessory uses.
- (21) Other uses of a similar and no more objectionable character.
- (22) Marihuana retailers and medical marihuana provisioning centers.

(Ord. No. O-04-08, § 1, 10-20-2008; Ord. No. O-03-09, § 1, 4-6-2009; Ord. No. O-08-18, § 1, 8-13-2018; Ord. No. O-14-19, § 7, 12-16-2019)

Sec. 138-488. Special uses.

The following special uses shall be permitted in the eleven mile district, subject to the regulations in article IV, division 6, special uses, of this chapter:

- (1) Radio and television towers and their attendant facilities shall be permitted in eleven mile districts, provided such towers shall be located on a continuous parcel of more than 40 acres, and have abutting access to a major thoroughfare.
- (2) Animal kennels or animal day care establishments.
 - a. The outdoor area shall not be within 60 feet of a residential district.
 - b. The animals are permitted outside only between 6:30 a.m. and 10:30 p.m.
 - c. The outdoor area shall be enclosed on all sides with a wall or fence at least eight feet in height.
- (3) Automobile sales.
 - a. Outdoor displays of new or used vehicles for sale are permitted.
 - b. All vehicles for sale in an outdoor display must be in good repair, in conditions that include but are not limited to:

Berkley, Michigan, Code of Ordinances

(Supp. No. 19)

Page 2 of 4

Created: 2023-03-31 13:45:45 [EST]



WINSTON-TRAITTEL REALTY, INC.
740 Welch Road, Commerce Township, MI 48390

Ordinance

1. Vehicles displayed must have tires in place.
2. Vehicles displayed must be without any leaking gas or without any other leaking automotive fluids.
3. Vehicles must not have any exposed sharp metal or glass edges.
4. Vehicles must be free of major body damage.
- c. Where outdoor displays of new or used vehicles for sale about a residential district or residential use at the rear property line, a masonry obscuring wall a minimum of six feet high and a maximum of eight feet high shall be installed at the rear property line.
- d. An outdoor lighting plan conforming to the outdoor lighting standards and requirements of ch. 138, article III, division 4.5 of the zoning ordinance shall be provided for planning commission review and approval.
- e. Outdoor loudspeakers or public address system shall not be permitted.
- f. Minimum building size of 400 square feet is required.

(Ord. No. O-04-08, § 1, 10-20-2008; Ord. No. O-03-09, § 1, 4-6-2009; Ord. No. O-08-18, § 1, 8-13-2018)

Sec. 138-489. Required conditions.

- (a) Except where otherwise specified, all uses shall be conducted wholly within a completely enclosed building or within a designated area enclosed on all sides with a six-foot obscuring masonry wall not less than eight inches thick.
- (b) No activities involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted within the city except such as are approved by the city council and are so licensed.
- (c) There shall be no dwellings, schools, other than trade or industrial schools, hospitals or other institutions for human habitation or care, unless accessory and incidental to a permitted principal use; or all classes of business uses except when such uses are for the convenience shopping of persons in the eleven mile district, subject to the regulations applicable to such uses.
- (d) Any use established in the eleven mile district after the effective date of Ordinance 280 shall be operated so as to comply with the performance standards set forth in article III, division 4, of this chapter.

(Ord. No. O-04-08, § 1, 10-20-2008; Ord. No. O-03-09, § 1, 4-6-2009; Ord. No. O-08-18, § 1, 8-13-2018)

Sec. 138-490. Area and bulk requirements.

See section 138-526, limiting the height and bulk of buildings, and the minimum size of lot by permitted land use in the eleven mile district.

(Ord. No. O-04-08, § 1, 10-20-2008; Ord. No. O-03-09, § 1, 4-6-2009)

Berkley, Michigan, Code of Ordinances

(Supp. No. 19)

Page 3 of 4

Created: 2023-03-31 13:45:45 [EST]



WINSTON-TRAITTEL REALTY, INC.
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Ordinances

Sec. 138-491. Building design requirements.

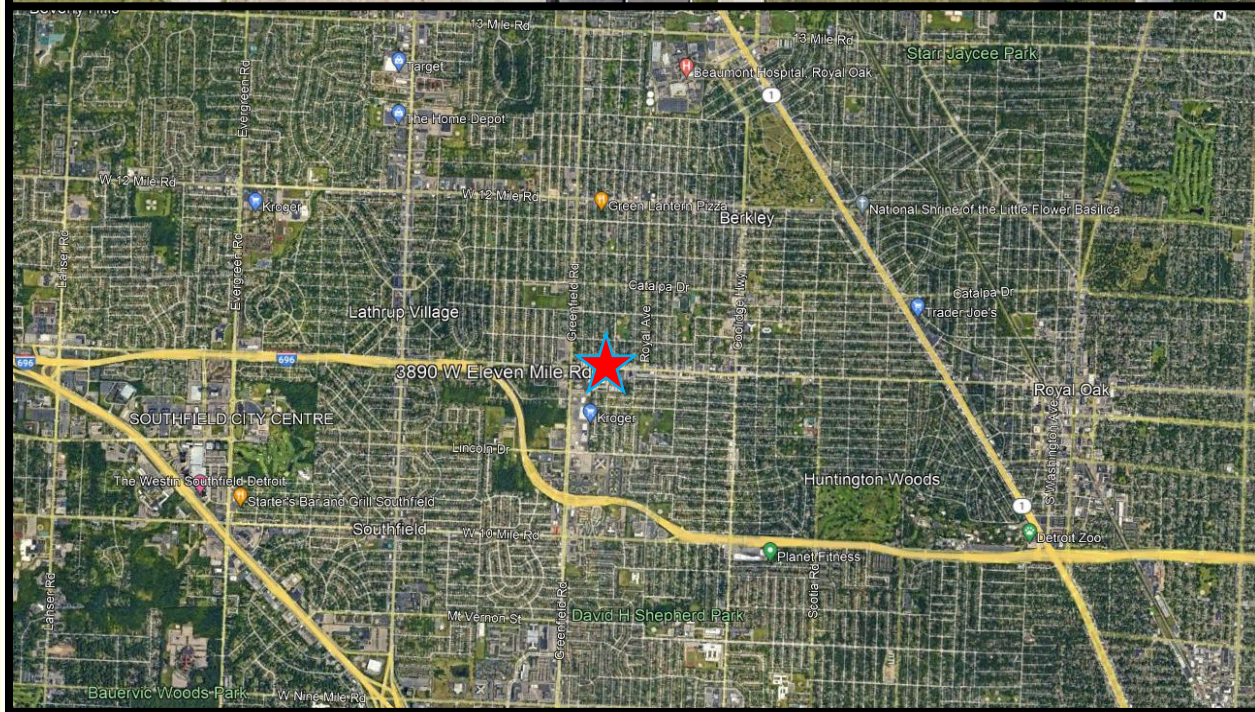
- (a) The first floor elevation of a building that fronts a street shall be composed of a minimum of 20 percent and a maximum of 80 percent windows. When there is a choice between a major thoroughfare and a minor street, the elevation that faces the major thoroughfare shall be considered the front.
- (b) The building elevation that fronts a street shall contain an entrance. The entrance shall access the first floor of the building. When there is a choice between a major thoroughfare and a minor street, the elevation that faces the major thoroughfare shall be considered the front.
- (c) Siding, generally considered residential, regardless of orientaton, and T111-type material shall not be permitted.
- (d) The planning commission may revise these requirements, if the commission finds that the standards for site plan approval, as outlined in secton 138-678, have been met.

(Ord. No. O-04-08, § 1, 10-20-2008; Ord. No. O-03-09, § 1, 4-6-2009)

Secs. 138-492—138-495. Reserved.



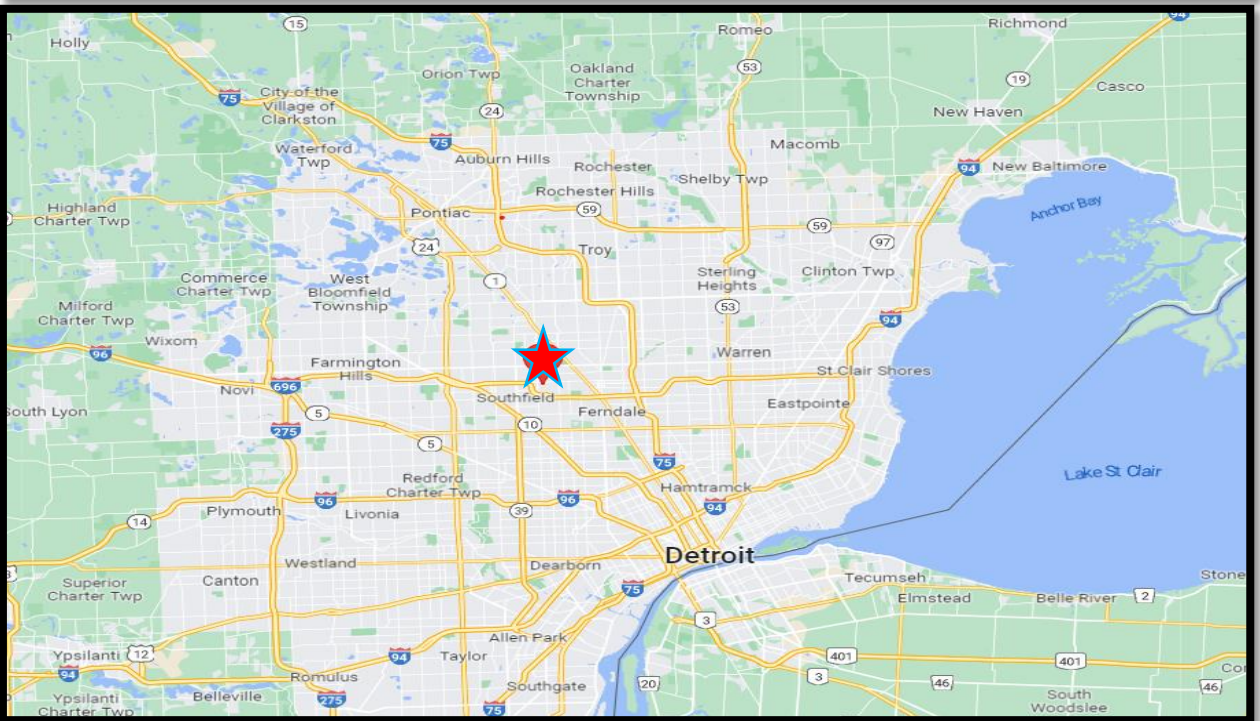
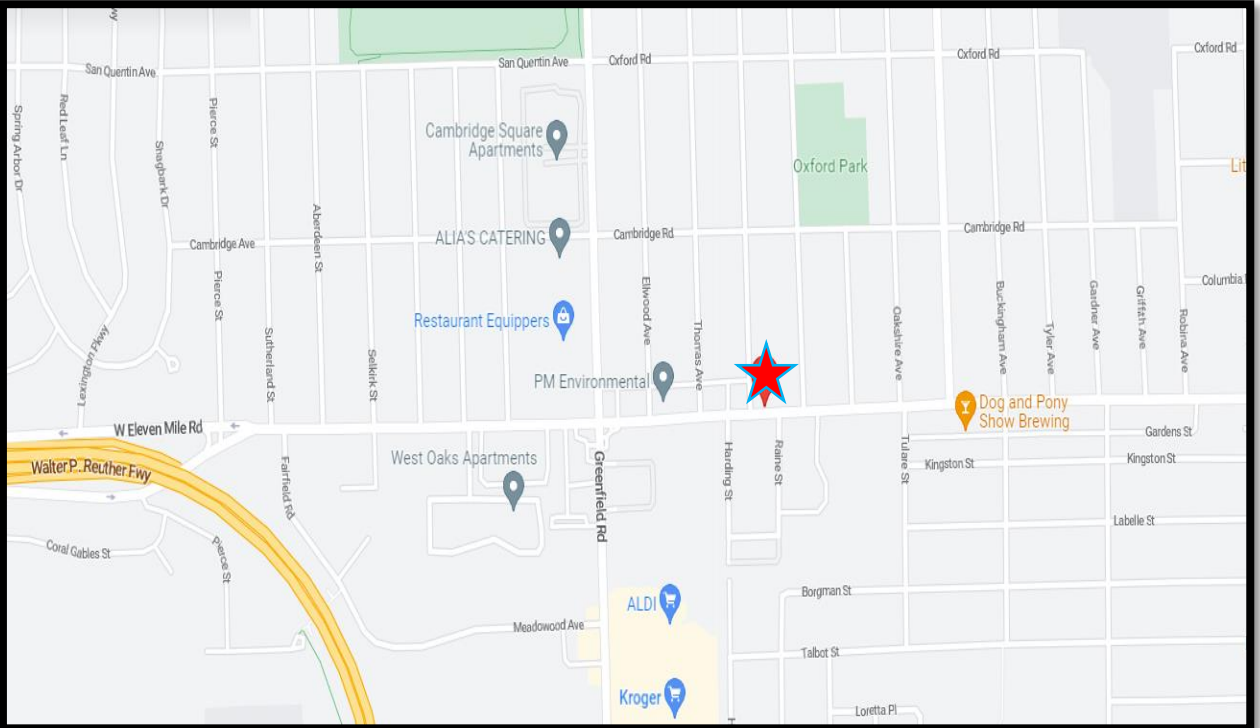
Aerial



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Maps



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