



DETROIT INDUSTRIAL LABOR REPORT

Spring 2024



KEY TAKEAWAYS



PRODUCTION WAGES HIGHER IN DETROIT

An analysis of average hourly wage rates for entry to mid-level manufacturing workers (i.e. machine operator, assembly team) showed that wages paid to Metro Detroit workers are 13.0% higher than the national average.



CAPITAL INVESTMENT RANKING

According to the latest Site Selection Magazine study of the East North Central region, Metro Detroit ranked #5 for the past two years in major business capital investment projects. Detroit finished ahead of peer cities like Cleveland and Milwaukee.



INDUSTRIAL REAL ESTATE GROWTH

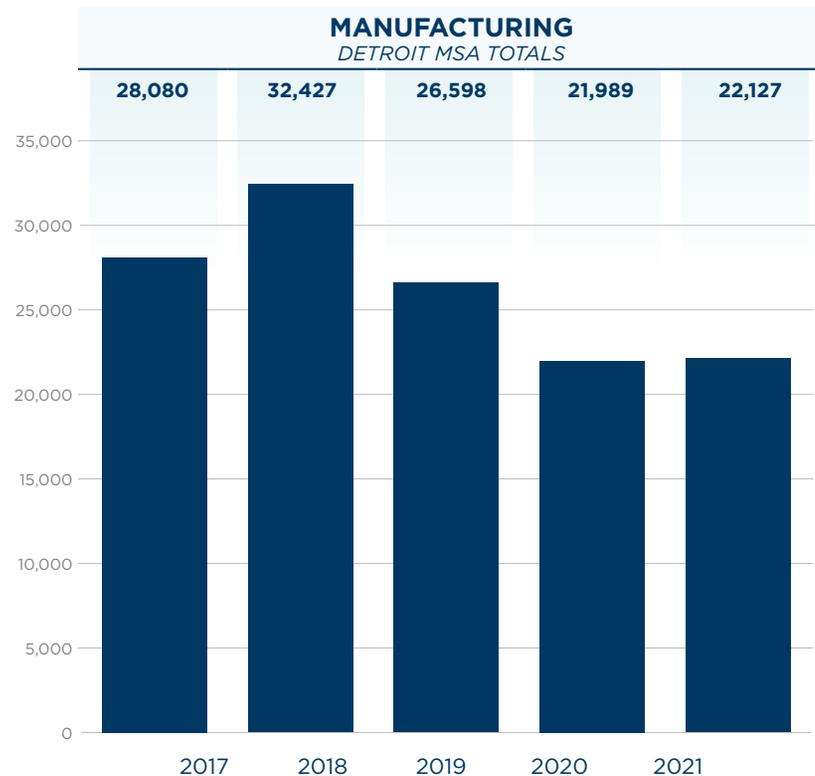
In 2023, Metro Detroit saw strong demand for existing industrial space and asking rate growth. Furthermore, almost 5.0 million square feet of industrial space was delivered across the market.



INDUSTRIAL WAGES

Median Hourly Rate of 4 Production Job Positions

PRODUCTION WAGES	DETROIT, MICHIGAN			UNITED STATES		
	25TH PERCENTILE	MEDIAN	80TH PERCENTILE	25TH PERCENTILE	MEDIAN	80TH PERCENTILE
Production Laborer	\$19.81	\$21.08	\$23.17	\$17.31	\$18.49	\$20.41
Assembler Team	\$23.17	\$25.15	\$28.47	\$20.04	\$21.77	\$24.59
Machine Operator	\$23.98	\$26.08	\$29.55	\$20.77	\$22.56	\$25.49
Maintenance Associate	\$24.93	\$26.71	\$29.57	\$23.56	\$25.17	\$27.78
4-Position Average	\$22.97	\$24.76	\$27.69	\$20.42	\$22.00	\$24.57
<i>Produciton Wage Index (US=100)</i>	<i>113</i>	<i>113</i>	<i>113</i>	<i>100</i>	<i>100</i>	<i>100</i>



DEMOGRAPHICS	DETROIT, MI	ENTIRE U.S.
Total Population	4,379,098	333,382,130
5-Year Projected Population Change	0.8%	3.3%
Population Working Age (Ages 18-64)	2,665,533	N/A
Population Prime Working Age (Ages 18-34)	954,061 (21.8%)	N/A (22.9%)
% Population Prime Working Age (Ages 18-34)	-0.2%	2.2%
Unemployment Rate	3.7%	4.4%
Median Household Income	\$67,625	\$68,480
Labor Force	1,923,833	N/A
2028 Labor Force (+ Growth Rate)	1,907,703 (-0.8%)	N/A (+7.1%)
Participation Rate	75.0%	88.1%
% Household Earnings (Under \$45,000)	30.4%	29.6%
High School to Associates Degree (% of Total Population, Ages 25+)	49.4%	47.0%
Target Blue-Collar Demographic Volume (Index)	324,624 (0.6)	N/A (1.0)
Blue-Collar Underemployed	117,825	N/A
Production Workers (Concentration)	155,650 (1.0)	N/A (1.0)
2028 Production Volume (5-Year Growth Rate)	154,672 (-0.6%)	N/A (+0.9%)

INDUSTRIAL WAGES

4 Production Job Position Descriptions

ASSEMBLER TEAM

Assembles and tests a variety of products and machines accurately and efficiently with other team assemblers. Keeps abreast with required skills and knowledge of entire assembly process in order to be interchangeable with other team assemblers. Reads and understands product blueprints, route sheets and test specifications. Cross-examines the work completed by other team assemblers for accuracy and safety. Possesses knowledge and skills of the entire assembly process and is able to rotate between various tasks and functions. Supports team leaders and other assemblers on ad-hoc tasks. Communicates with team leads and managers to identify and acquire necessary tools and equipment. Informs leaders and managers of potential issues regarding product and machine assembly. Inspects products and machines for safety and completion. Ensures that operating area is safe and compliant with industry rules and regulations. May clean products and machines before delivery. May record and report production data.

MACHINE OPERATOR

Operates fabricating machines, such as cutoff saws, shears, rolls, brakes, presses, forming machines, spinning machines, and punch, that cut, shape, and bend metal plates, sheets, tubes, and structures. Reads job specifications to determine machine adjustments and material requirements. Positions stops or guides to specified length as indicated by scale, rule, or template. Places work piece against stops, manually or using hoist, or aligns layout marks with die or blade. Pushes button or depresses pedal to activate machine. Observes machine operation to detect work piece defects or machine malfunction. Measures work piece dimensions, using rule, template, or other measuring instruments to determine accuracy of machine operation. Removes burrs, sharp edges, rust, or scale from work piece, using file, hand grinder, or wire brush. Performs minor machine maintenance, such as oiling machines, dies, or work pieces. Assists machine operators to set up machine, and stack, mark, pack, and transport finished work pieces. May rivet and spot-weld work pieces. May tend machines that fabricate and assemble sheet metal products.

MAINTENANCE ASSOCIATE

Repairs, installs, and maintains machinery, equipment, physical structures, and pipe and electrical systems in commercial or industrial establishments, following specifications, blueprints, manuals, and schematic drawings, using hand tools, power tools, hoist, crane, and measuring and testing instruments. Inspects and tests machinery and equipment, using electrical and electronic test equipment. Listens for unusual sounds from machines or equipment to detect malfunction, and discusses machine operation variations with supervisors or other maintenance workers to diagnose problem or repair machine. Dismantles defective machines and equipment and installs new or repaired parts, following specifications and blueprints, using precision measuring instruments and hand tools. Cleans and lubricates shafts, bearings, gears, and other parts of machinery, using rags, brushes, and grease gun. Repairs and maintains physical structure of establishment. May operate cutting torch or welding equipment to cut or join metal parts. May fabricate and repair counters, benches, partitions, and other wooden structures.

PRODUCTION LABORER

Performs tasks that require mainly physical abilities and effort involving little or no specialized skill or prior work experience. Loads and unloads materials, parts, or products manually or by mechanized means. Transfers finished products and raw materials about plant and warehouse, using hand truck. Delivers production items to designated work areas for processing. Delivers processed units to storage or for the next stage of processing. Stacks processed items in warehouse. Packs products in containers. Cleans around work areas, using broom and shovel. Assists other production workers in production activities. May perform other duties as assigned.



Detroit Research

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