

FOR SALE / LEASE (BUILT TO SUIT)

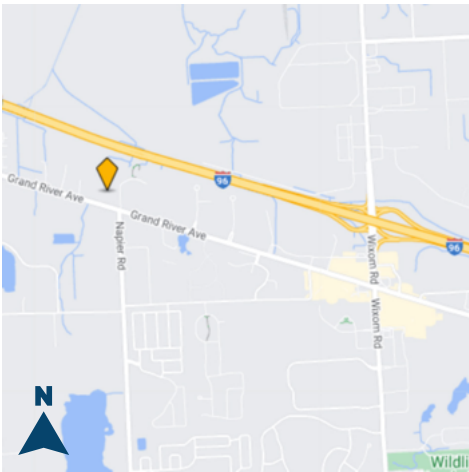
14.17 AC GRAND RIVER, WIXOM



RH COMMERCIAL
REALTY



14.17 AC OF INDUSTRIAL LAND FOR SALE OR LEASE



PROPERTY DETAILS

- Two (2) parcels: 1.75 AC & 12.42 AC
- Over 750' of frontage on Grand River Ave
- Over 400' of frontage on I-96
- Utilities: Municipal water and sewer, natural gas, & electricity
- Property is in Lyon Township with Wixom mailing address
- One (1) mile from I-96 at Wixom Road interchange
- Minutes from I-96, I-275, I-696, M-5, & US-23

For information, please contact:



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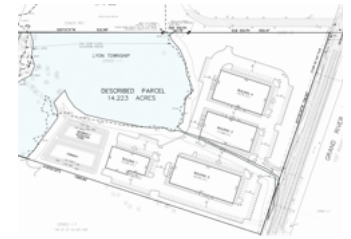
AVAILABILITY BREAKDOWN

BUILD-TO-SUIT FOR LEASE

LANGAN INDUSTRIAL PARK - SINGLE & MULTI-TENANT INDUSTRIAL DEVELOPMENT

Available SF: TBD
Property Type: Industrial
Rate: TBD
Lease Type: NNN
Availability Date: 6 - 9 Months
Zoning: I-1

Parking Spaces: TBD
Heat: TBD
Grade / Dock: TBD
Fire Suppression: TBD
Power: TBD



LAND FOR SALE

14.17 AC

Available AC: 14.17
Property Type: Industrial
Price: Contact Agents
Price / AC: Contact Agents
Zoning: I-1

Parcel ID: 21-12-251-006 &
21-12-426-001
Taxes: Available
Traffic Count: 18,475 / Napier Rd
(Costar Count 2022)



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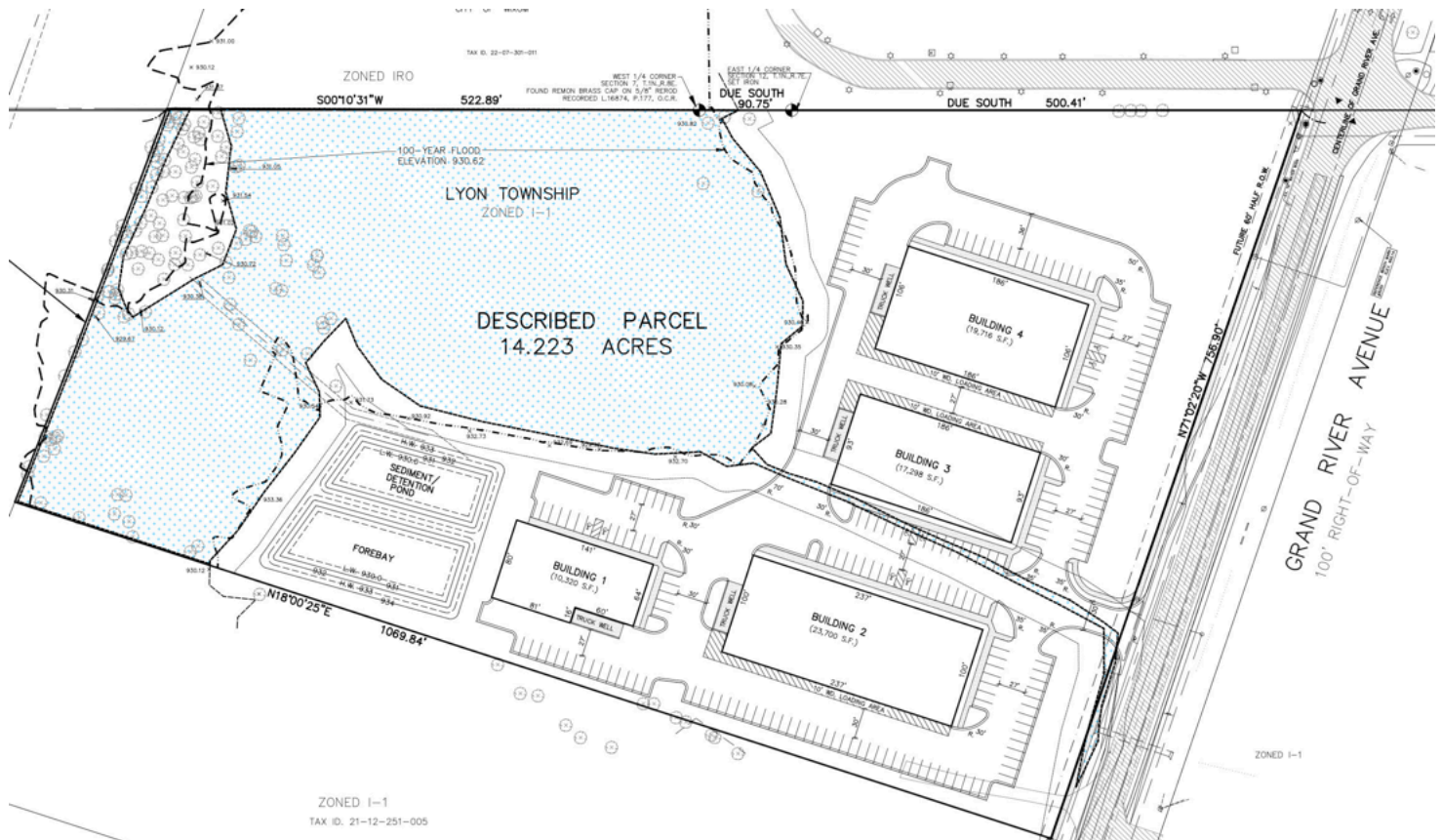
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CONCEPT SITE PLAN



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PRICING INFORMATION

Sale Price: Contact Agents

Price / AC: Contact Agents

Lease Rate: TBD

Lease Type: NNN

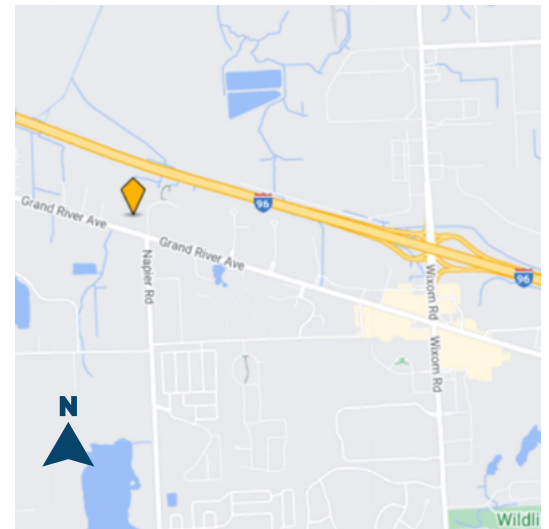
PROPERTY DESCRIPTION

Lot Size:	14.17 AC	Parcel ID:	21-12-251-006 & 21-12-426-001
Property Type:	Industrial / Land	Taxes:	Available
Municipality:	Lyon Twp	Traffic Count:	18,475 / Napier Rd (Costar Count 2022)
Zoning:	I-1		

SUMMARY

Rare opportunity for light industrial property with frontage on Grand River Ave and I-96 with close proximity to major full-service freeway interchange.

ROAD MAP



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