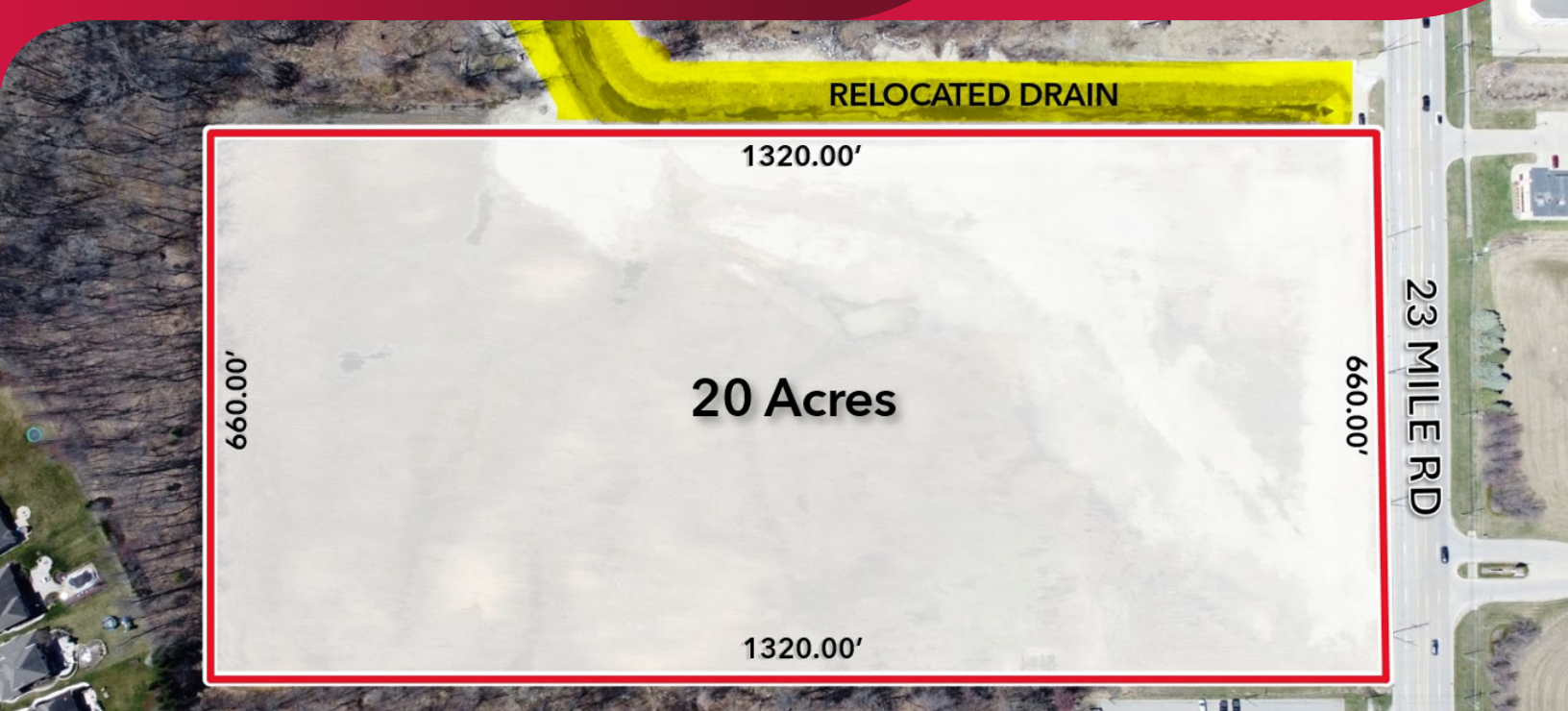


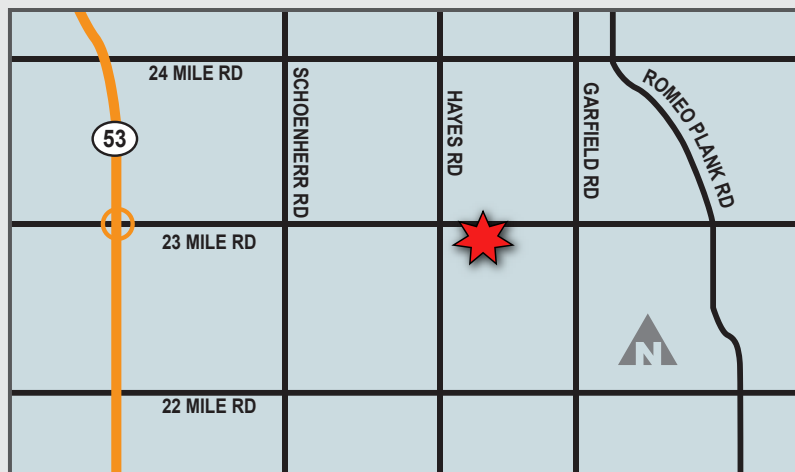
FOR SALE

18074 23 MILE RD.
MACOMB, MICHIGAN



PROPERTY FEATURES

- 20 Acres of Industrial Land Available for Sale
- Zoned M-2
- Easy Access to 23 Mile Road
- 280,000+ SF Build-to-Suit Possible
- All Utilities on Site
- Drain Has Been Relocated



FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE

18074 23 MILE RD.
MACOMB, MICHIGAN



FOR DETAILS CONTACT

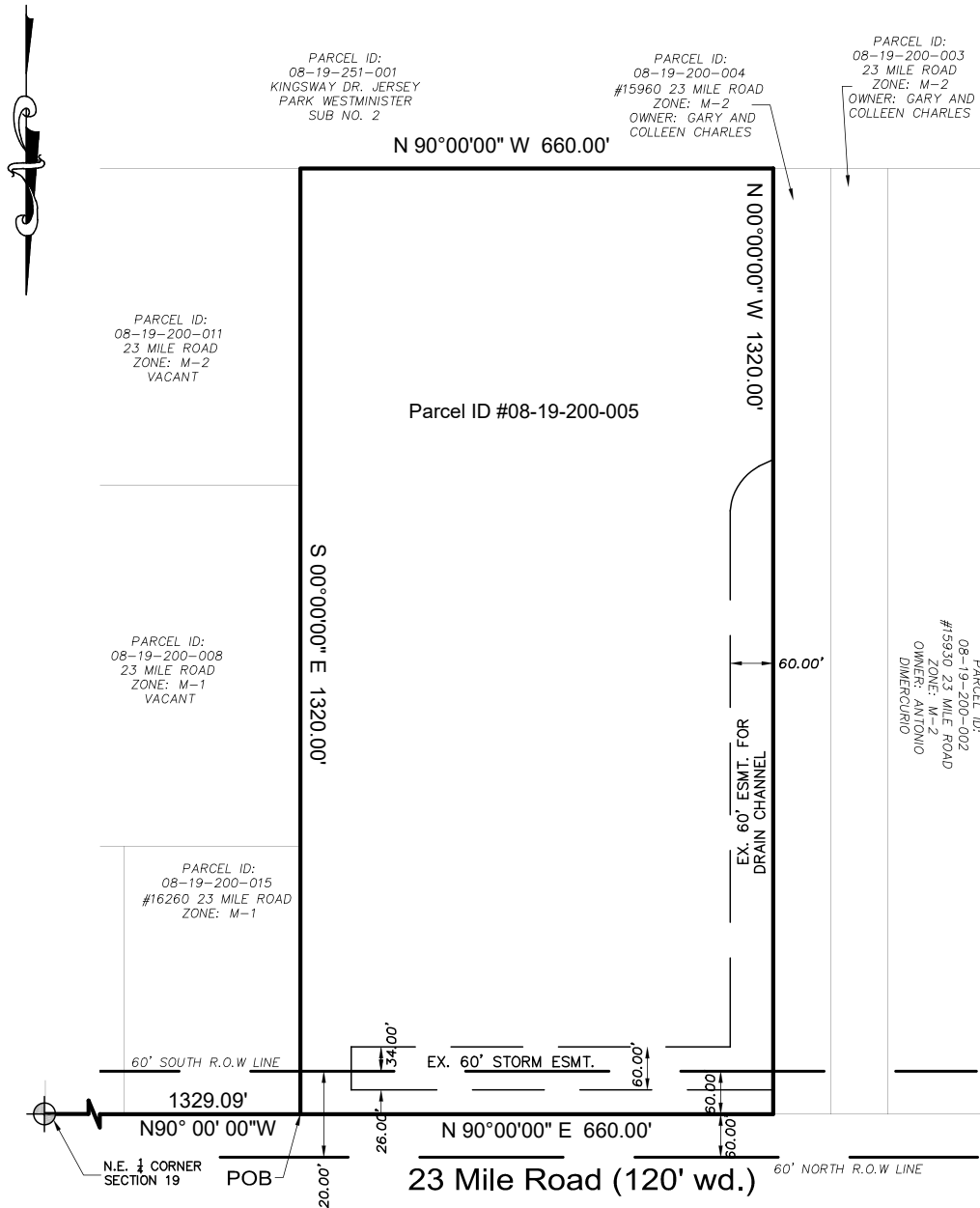
Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE

18074 23 MILE RD.
MACOMB, MICHIGAN



FOR DETAILS CONTACT

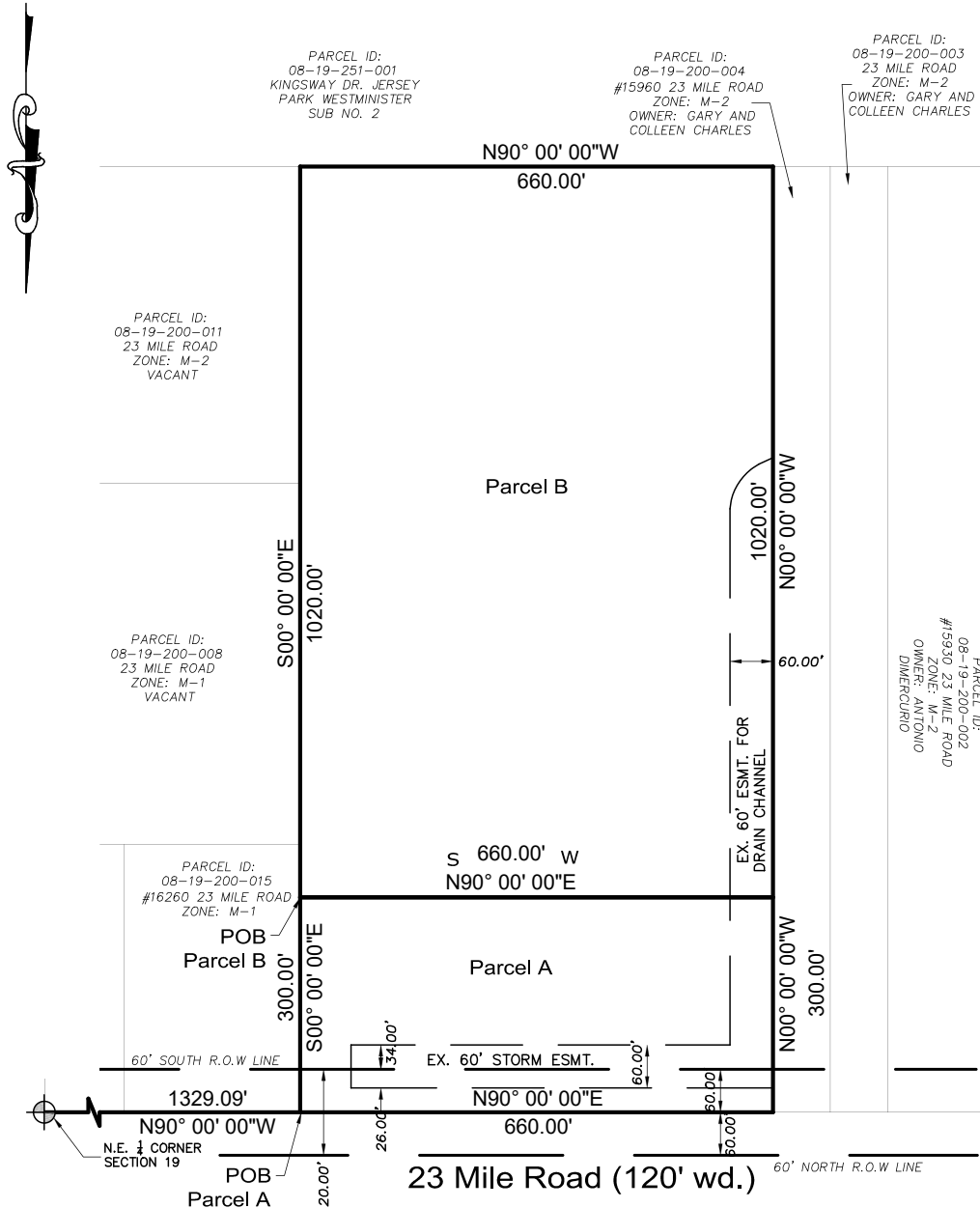
Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE

18074 23 MILE RD.
MACOMB, MICHIGAN



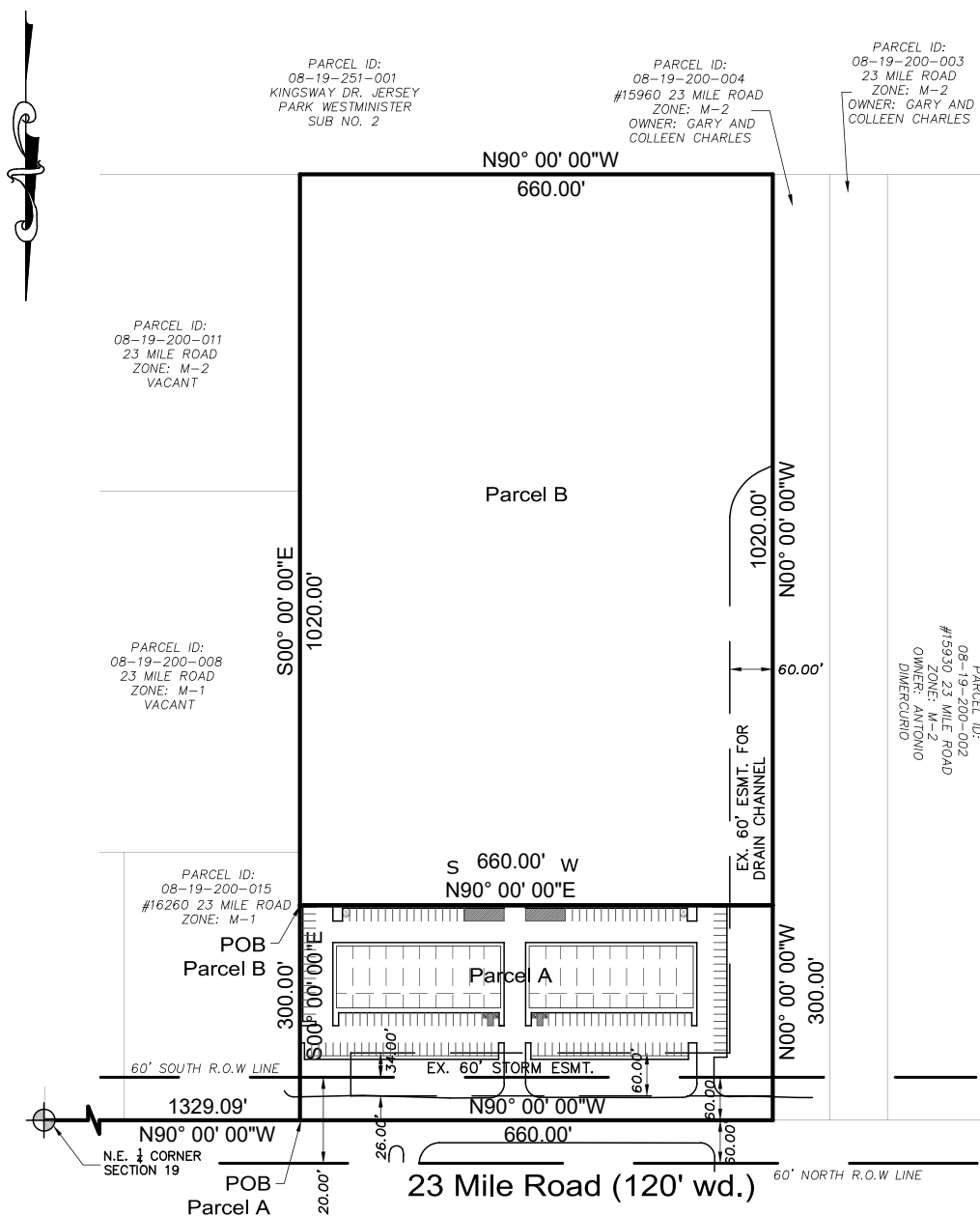
FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

18074 23 MILE RD.
MACOMB, MICHIGAN



Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE
18074 23 MILE RD.
MACOMB, MICHIGAN



Parcel 08-19-200-005 Legal Description:

A PARCEL SITUATED IN THE EAST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 19 T.3N., R.13E., SECTION 19, TOWNSHIP OF MACOMB, MACOMB COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST 1/4 CORNER, SECTION 19, T.3N., R.13E., MACOMB TOWNSHIP, MACOMB COUNTY MICHIGAN, THENCE N90°00'00"W 1329.09 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 1320.00 FEET; THENCE N90°00'00"W 660.00 FEET; THENCE N00°00'00"W 1320.00 FEET; THENCE N90°00'00"E 660.00 FEET TO THE POINT OF BEGINNING. EXCLUDING THE SOUTH 60.00 FEET OF 23 MILE ROAD RIGHT OF WAY. CONTAINING 871,200 SQ. FT. OR 20 ACRES OF LAND MORE OR LESS.

Parcel A Legal Description:

A PARCEL SITUATED IN THE EAST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 19 T.3N., R.13E., SECTION 19, TOWNSHIP OF MACOMB, MACOMB COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST 1/4 CORNER, SECTION 19, T.3N., R.13E., MACOMB TOWNSHIP, MACOMB COUNTY MICHIGAN, THENCE N90°00'00"W 1329.09 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 300.00 FEET; THENCE S90°00'00"W 660.00 FEET; THENCE N00°00'00"W 300.00 FEET; THENCE N90°00'00"E 660.00 FEET TO THE POINT OF BEGINNING. EXCLUDING THE SOUTH 60.00 FEET OF 23 MILE ROAD RIGHT OF WAY. CONTAINING 4.55 ACRES OF LAND MORE OR LESS.

Parcel B Legal Description:

A PARCEL SITUATED IN THE EAST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 19 T.3N., R.13E., SECTION 19, TOWNSHIP OF MACOMB, MACOMB COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST 1/4 CORNER, SECTION 19, T.3N., R.13E., MACOMB TOWNSHIP, MACOMB COUNTY MICHIGAN, THENCE N90°00'00"W 1329.09 FEET, THENCE S00°00'00"E 300.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 1020.00 FEET, THENCE N90°00'00"W 660.00 FEET; THENCE N00°00'00"W 1020.00 FEET; THENCE N90°00'00"E 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15.45 ACRES OF LAND MORE OR LESS.

FOR DETAILS CONTACT

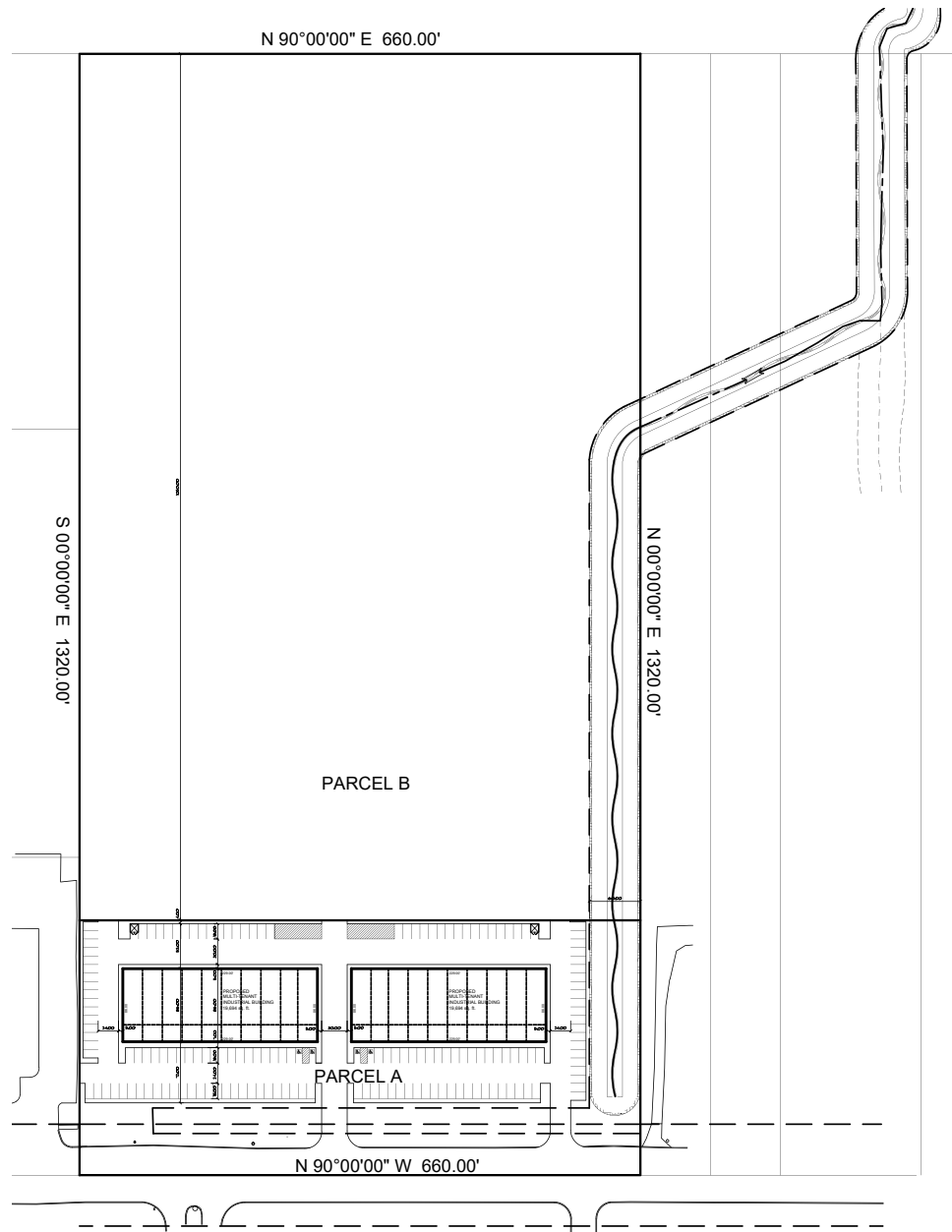
Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE

18074 23 MILE RD.
MACOMB, MICHIGAN



FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

Adriano Docaj
adriano.docaj@lee-associates.com
(248) 567-8010

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

18074 23 Mile Rd., Parcel B Macomb, MI 48044



Property Type: Land

Available Acres: 15.45

Market: SE Michigan

Submarket: N Macomb

County: Macomb

Availability Details

Available Acres:	15.45	Transaction Type:	Sale
Available SF:	673,002	Asking Sale Price:	\$3,875,000 - \$250,000 Per AC

Comments

Availability Comments: 15.5 Acres of Land (Parcel B) zoned M-2 for Sale. The drain that used to be running through the property has been relocated. Parcel A is about 4.5 Acres with two 19,964 SF prospected multi-tenant buildings.

Site			
Parcel Number:	08-19-200-005	Buildable SF:	Rail Status: Unavailable
Legal Description:		Development Capacity:	Rail Line:
Lot Dimensions (LxW):	1020' x 660'	Zoning: M-2	Topography:
Site Shape:		Primary Use: Industrial	Easement:
Spec/BTS:		Secondary Use:	Land Condition:
Floodplain:		Access:	Structure on Site: No
Density:	0%	Visibility: 23 Mile Rd.	Min Divisible Structure SF:
Permitted SF:		Frontage:	Max Contiguous Structure SF:
Permitted FAR:			
Additional Site/Parcel Information Comments: Parcel Identification Number: 08-19-200-005			
Frontage Traffic Count Comments:			

Utilities			
Gas:		Power:	Phone:
Water: City		Amps:	Cable:
Sewer: City		Volts:	Broadband:
		Phase:	Broadband Supplier:
		Power Supplier: DTE Energy	
Utilities Comments:			

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Giancarlo Pinterpe	248.567.8003	giancarlo.pinterpe@lee-associates.com
Listing Broker	Lee & Associates of MI	Adriano Docaj	248.567.8010	adriano.docaj@lee-associates.com