

Industrial/Flex New Construction

4258 S Corinne, Canton, MI 48188



FOR SALE



OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	0.26 Acres
Building Size:	1,600 SF
Parcel No:	71 133 01 0148 300
Zoning:	LI (Light Industrial)

PROPERTY HIGHLIGHTS

- 1,600 SF light industrial building under construction
- 0.26-acre site with usable yard area
- Flexible layout suitable for a variety of uses
- 18' ceiling
- Two overhead doors
- 2-phase power with 3-phase option
- Outdoor storage capability
- Light industrial zoning district allows a broad range of uses
- Strong access to major roads and regional connectivity
- Estimated completion June 2027

Charlie Koenn

734.926.0230

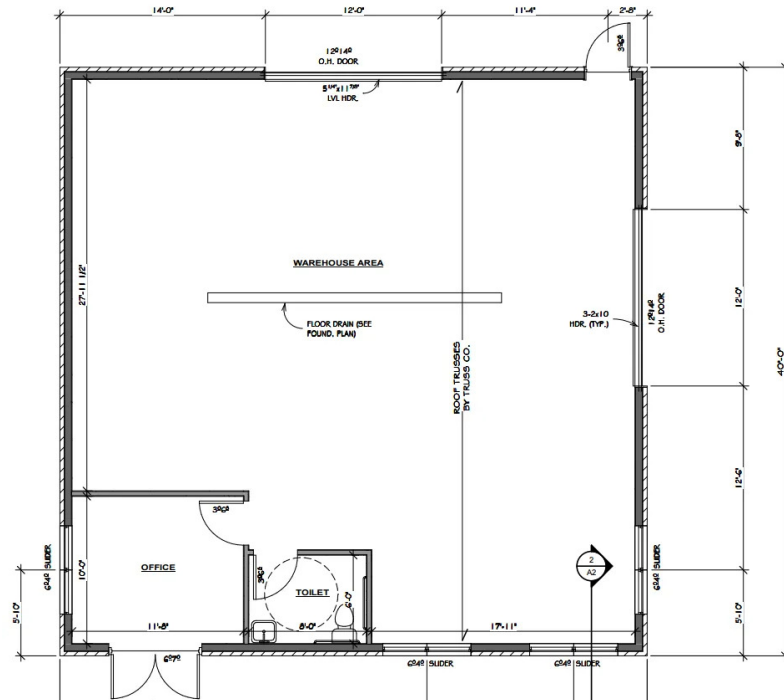
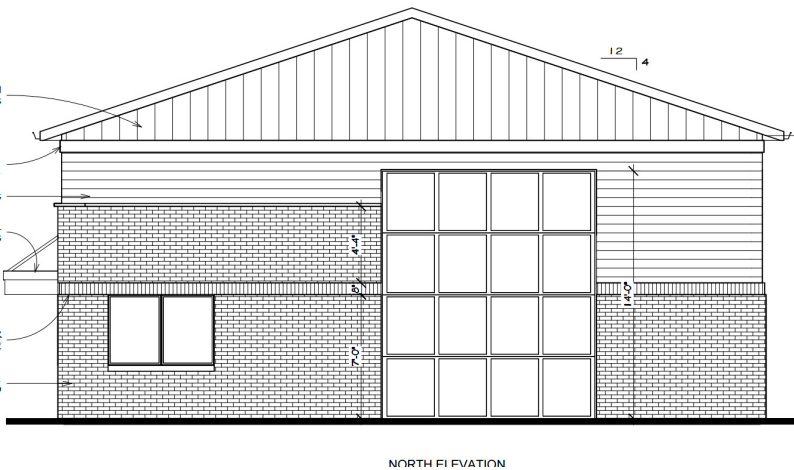
ckoenn@swishercommercial.com

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PROPERTY DESCRIPTION

Introducing a versatile light industrial opportunity in the heart of Canton, offering a rare combination of functional building space and secured outdoor yard area. Situated on approximately 0.26 acres, the property features a ±1,600 square foot building ideally suited for a wide range of permitted uses within the light industrial zoning district.

The site provides excellent flexibility for service-based businesses, light manufacturing, storage, distribution, and other industrial users seeking efficient space with the added benefit of outdoor yard capability. The building layout supports shop, warehouse, or flex operations, while the yard area allows for equipment, vehicle, or material storage.

Estimated completion date is June 2027. This is an ideal opportunity for businesses seeking a practical, efficient space with both indoor and outdoor functionality in a highly desirable Canton location.

Conveniently located with strong access to major roadways, the property supports seamless day-to-day operations, logistics, and customer access.

Contact Ryan direct at 734-812-6238. Owner is licensed real estate agent.

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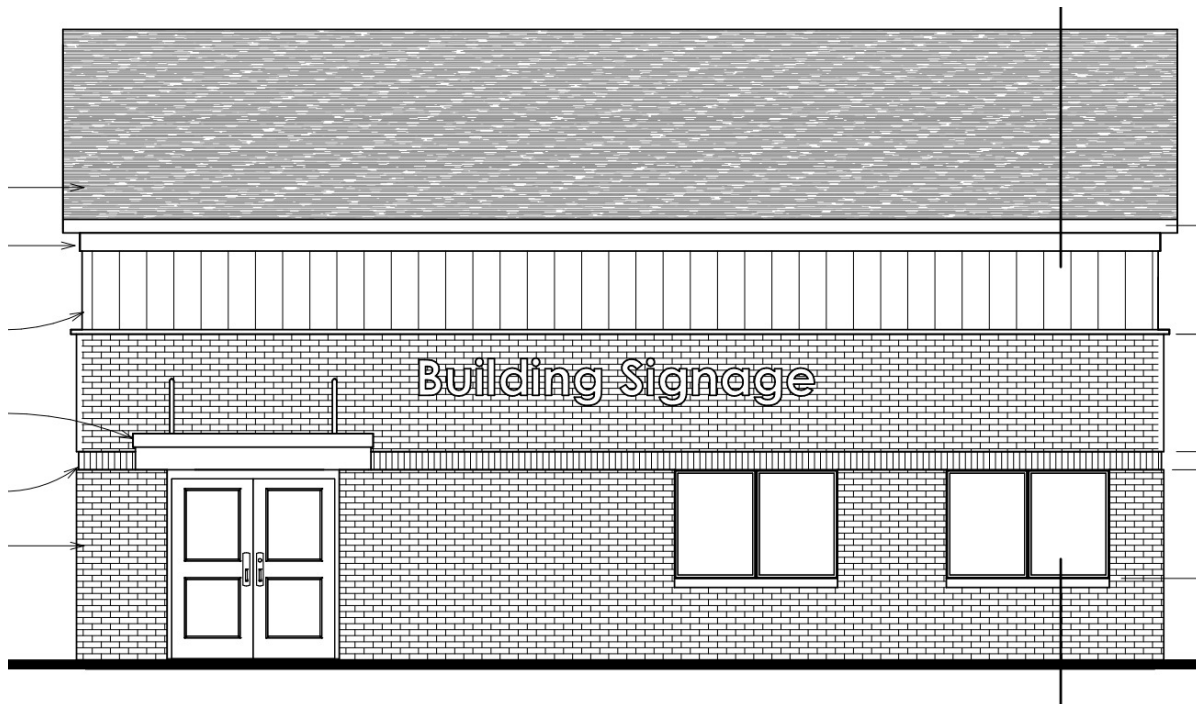
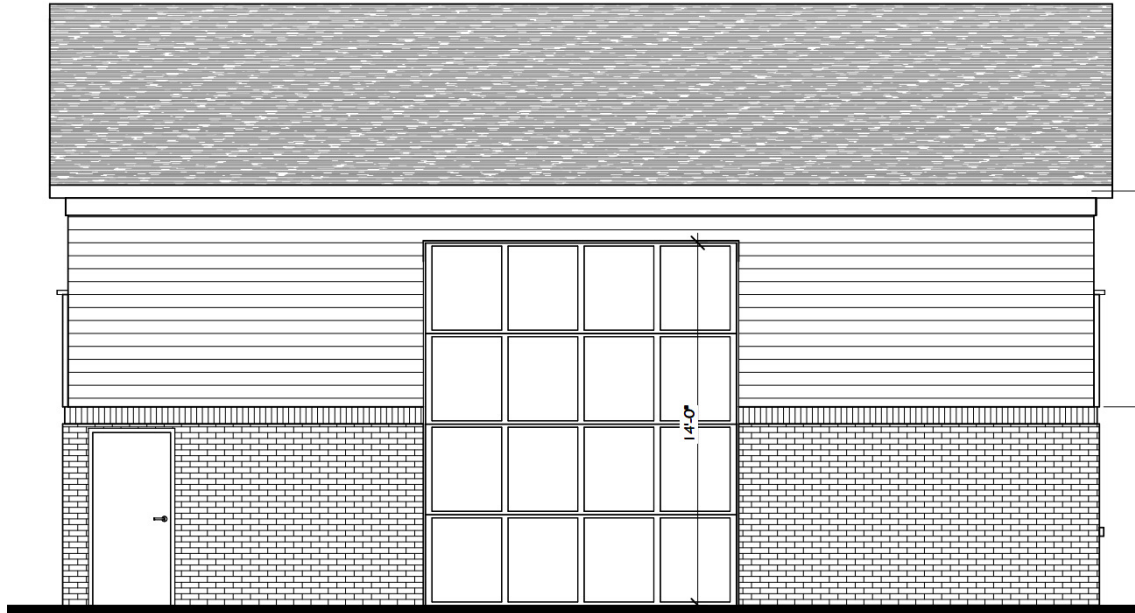
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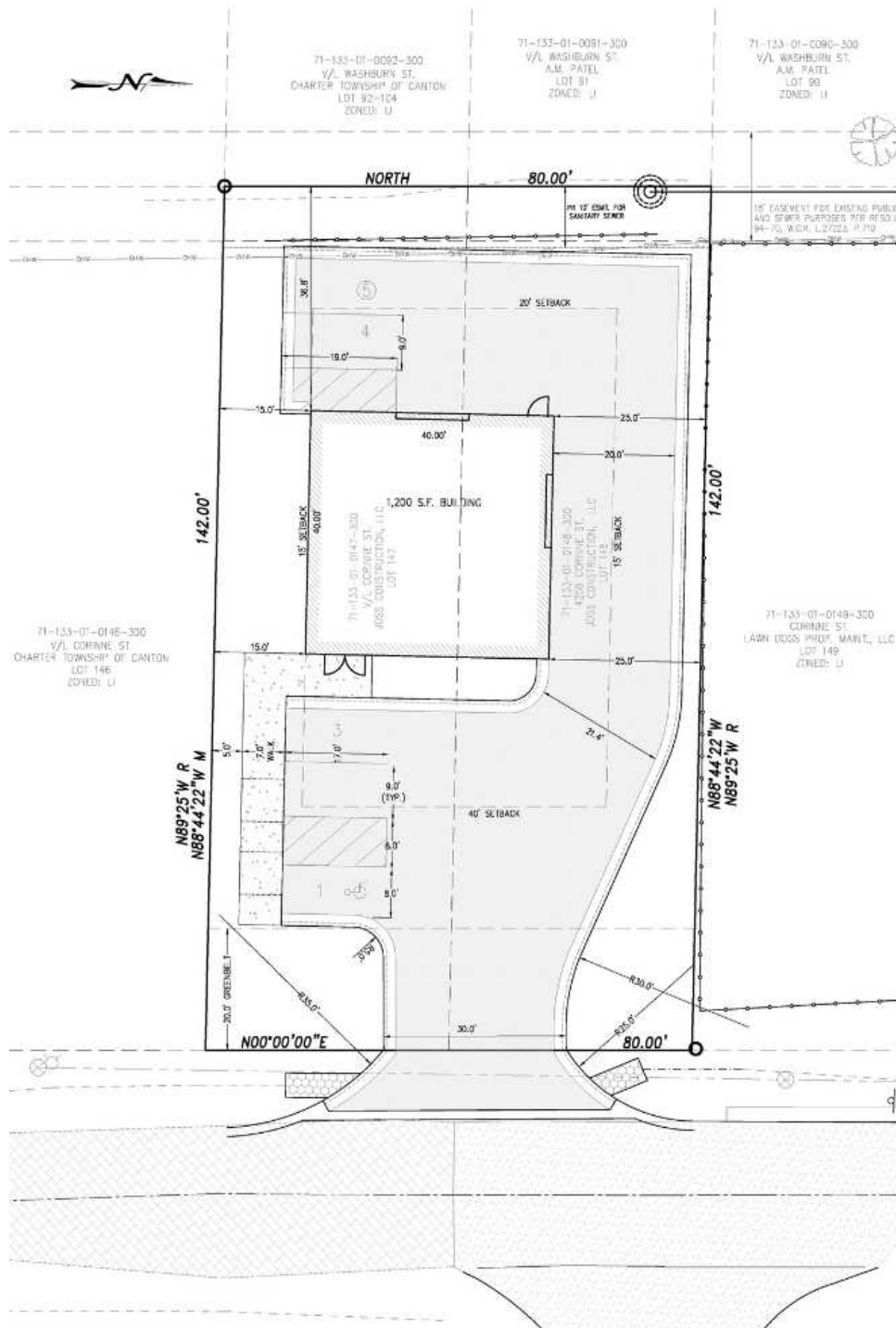
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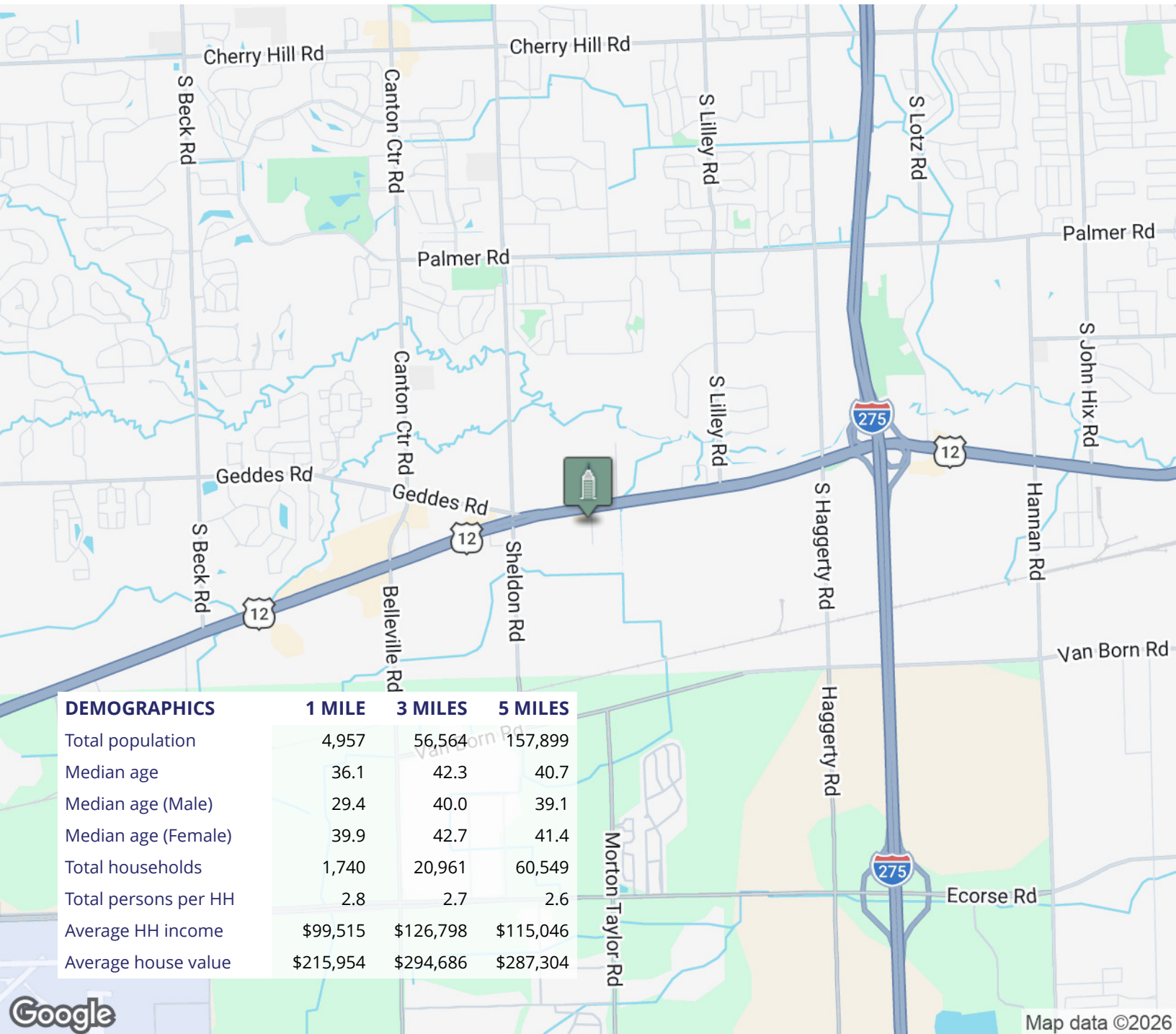
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