

PROPERTY FOR SALE

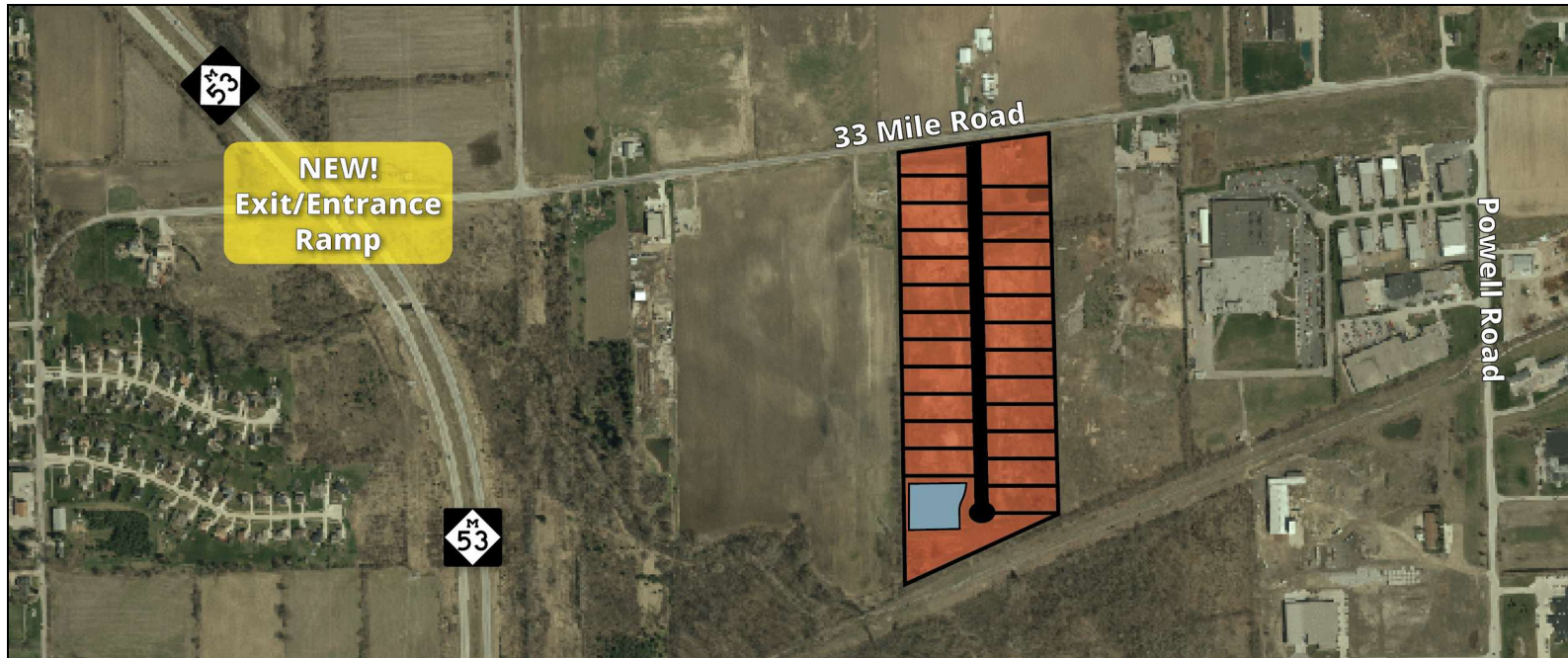
Lot 24

Beaver Creek Subdivision - Lot 24 Bruce Township, MI 48065



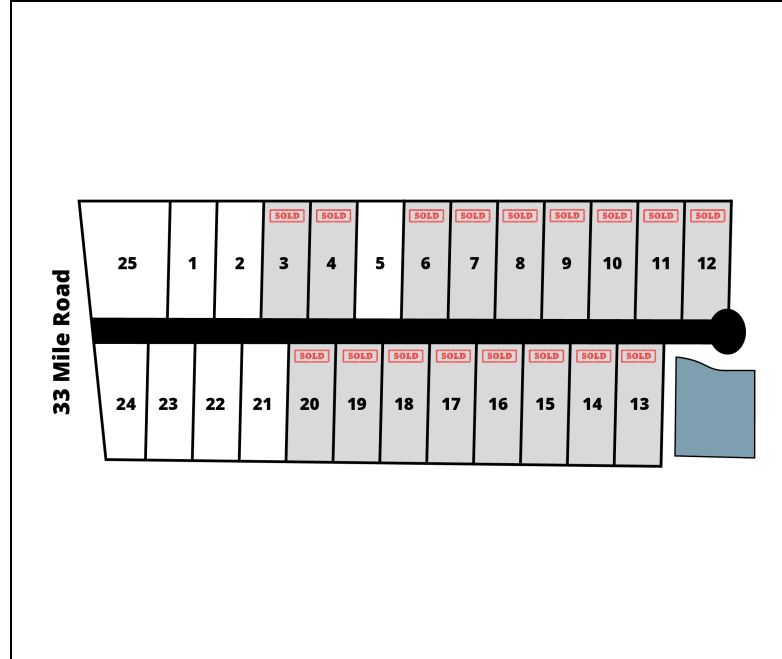
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Brand New Industrial Development
- Site Design for 36,900 SF Industrial Building with Construction Drawings Available
- Owner Will Also Build to Suit with Possible Tax Abatement
- NEW 33 Mile and M-53 Ramp



FOR MORE INFORMATION:

Joe DePonio III, SIOR
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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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LAND PROPERTY DETAILS

Property Information

Property Type	Land
Zoning	M-1
Property Subtype	Industrial
Lot Size	1.356 Acres
Lot Frontage	145 ft
Lot Depth	398 ft

Additional Information

Brand new industrial development. Site planned for 36,900 SF industrial building in conjunction with Lot 23. Construction drawings available. Owner will build to suit. Outside storage possible. Tax abatement possible.

Storage / Rail / Additional Information

Outside Storage	Yes
Front Yard Setback	35'
Side Yard Setback	10'

Sale Price	\$295,000
Price Per Acre	\$217,552
Price Per SF	\$5.00

Location Information

Street Address	Beaver Creek Subdivision - Lot 24
City, State, Zip	Bruce Township, MI 48065
County	Macomb
Location Description	Located on 33 Mile Rd between Powell & M-53
Cross-Streets	33 Mile Rd & Powell
Side of the Street	South
Nearest Highway	M-53

Utilities

Water	Yes
Water Description	City
Sewer	Yes
Gas	Yes
Electric	Yes

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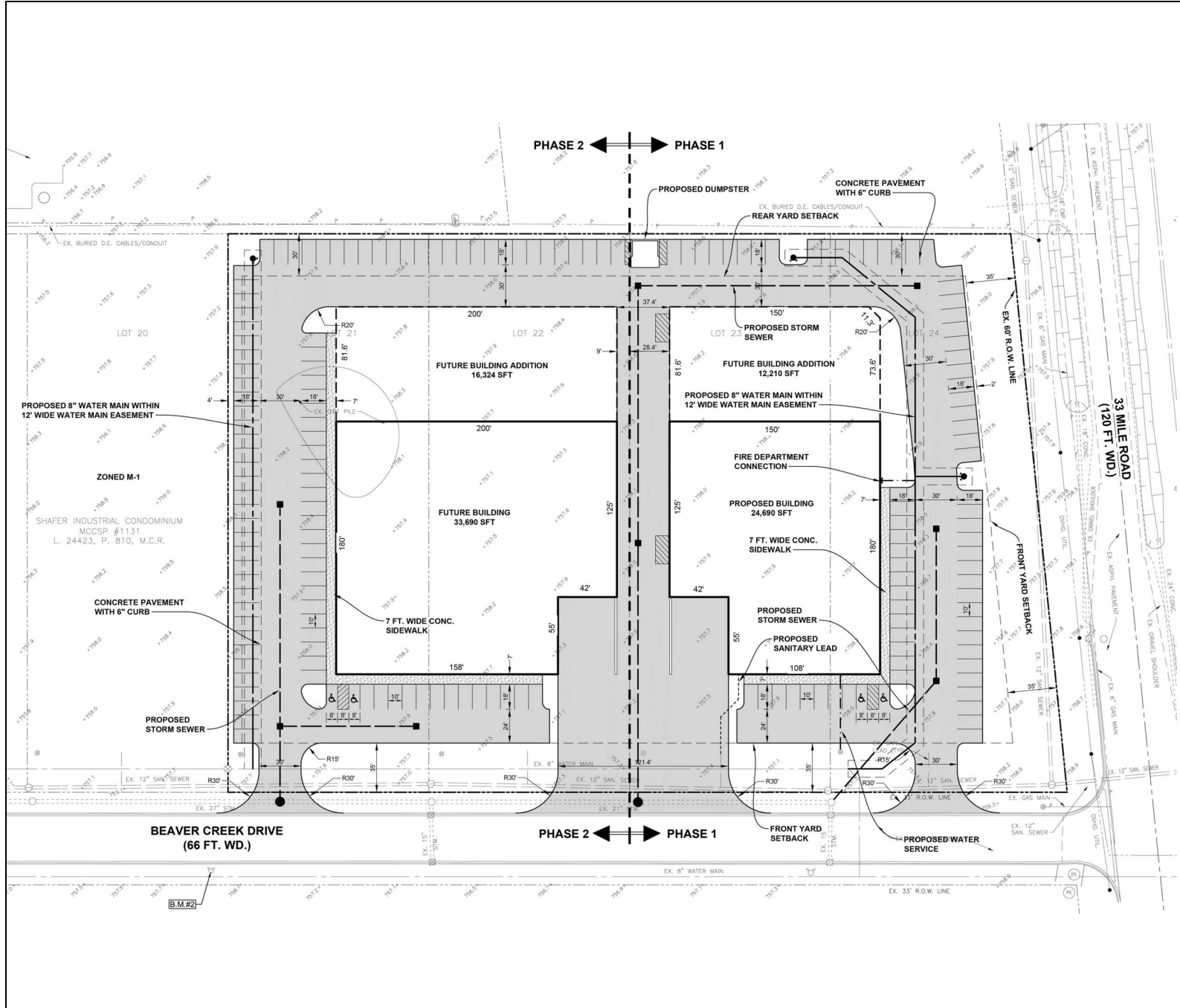
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SITE PLAN



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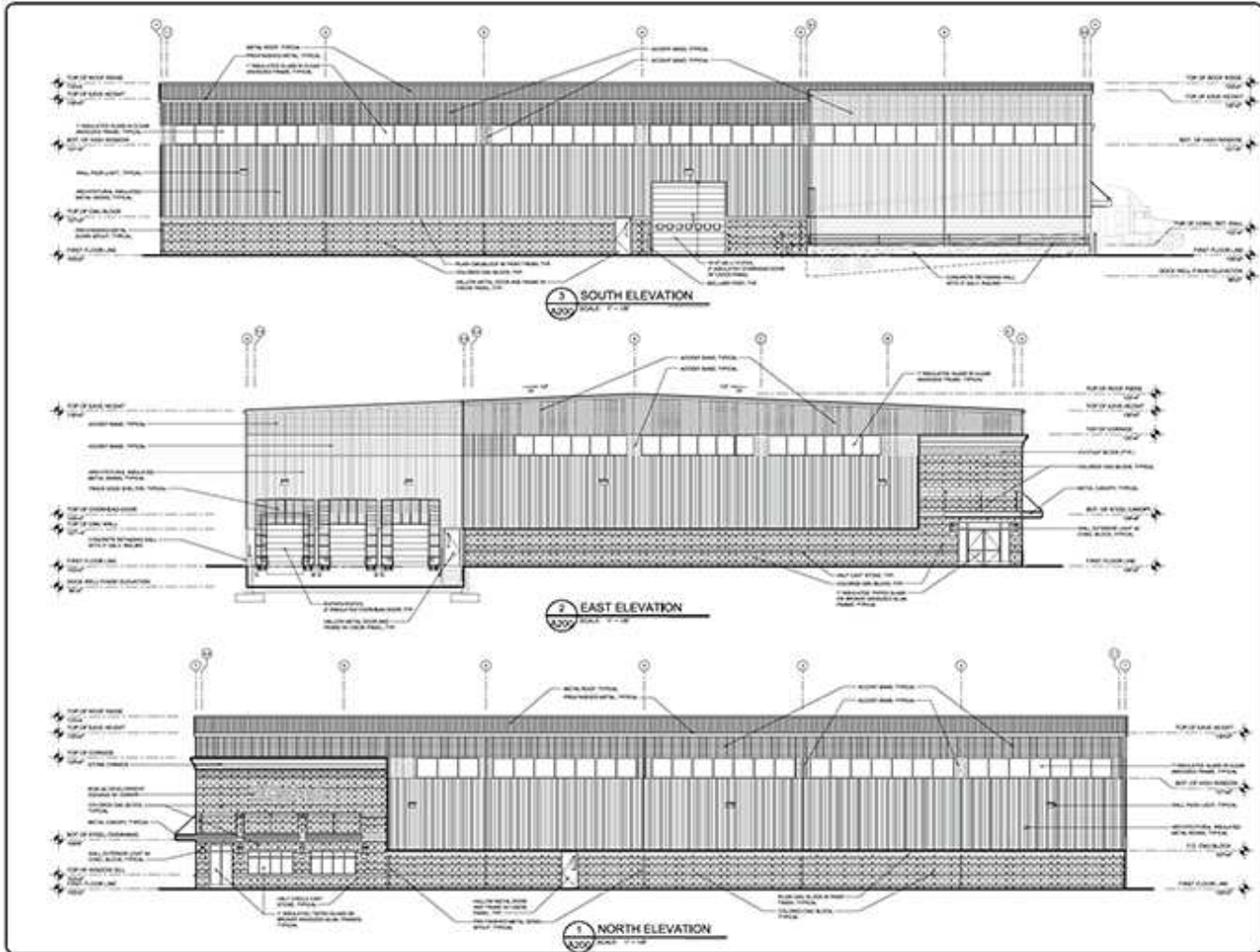
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ELEVATION SURVEY



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