

45,000-90,000 SF / 2.21-5.64 ACRES
FOR SALE / LEASE/LAND LEASE / BUILD TO SUIT



INDUSTRIAL PARK

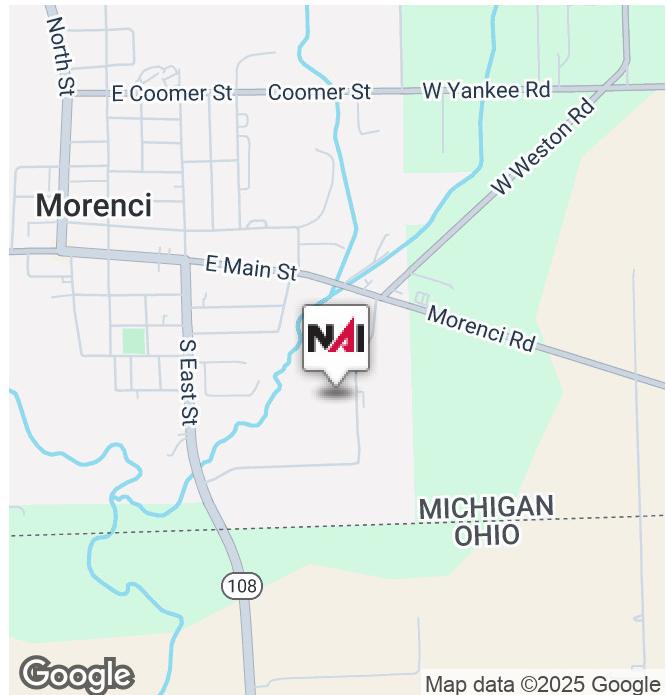


300 Hammontree Dr.

Morenci, Michigan 49256

Property Highlights

- 5.64 Acres Total - 3.43 Acres Land, 2.21 Acres with 45,000 SF Steel One-Story Building**
- Additional 45,000 SF Building Approved on 3.43 Acres
- Municipally Approved for Cultivation and Processing
- 30' Wide Ingress-Egress Easement
- Zoning: I-2 General Industrial
- Utilities on Site; City Water/Sewer, Gas, Electrical. 3 Phase, 2500 Amp Ready for Panel.
- 25 Minutes from Downtown Adrian, 45 Minutes from Toledo
- Approximately 10 Miles from I-90 Highway
- Ceiling Heights 18-24'
- Sale Price: \$1,275,000



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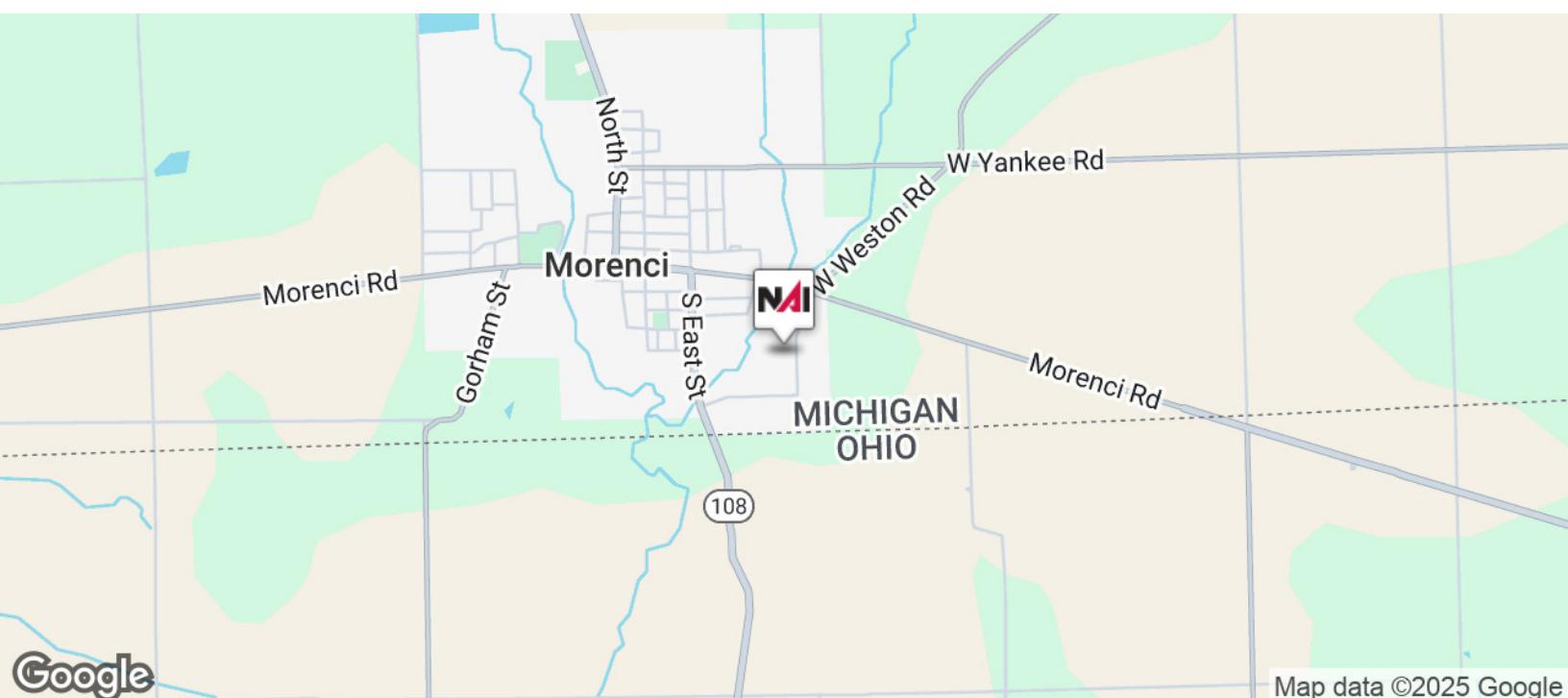
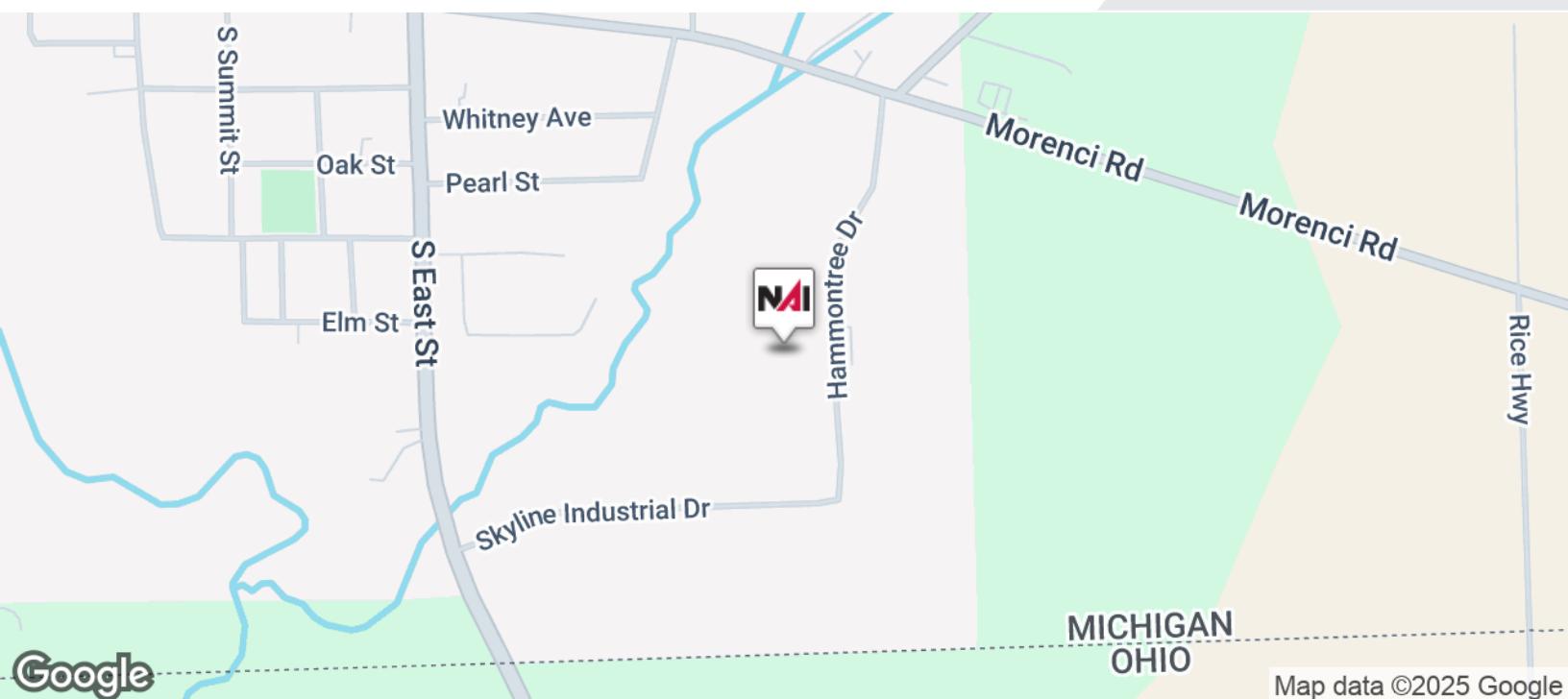
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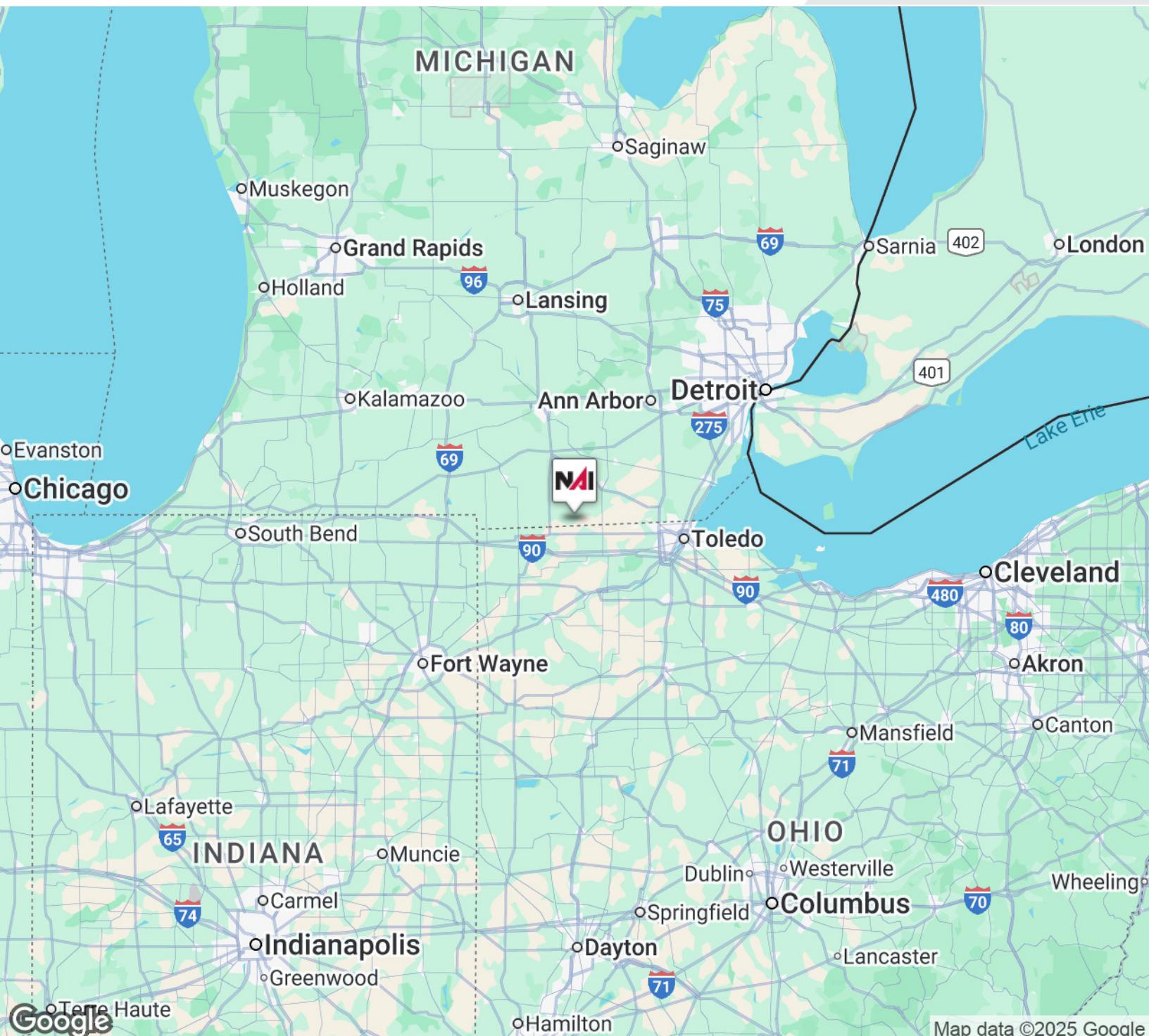
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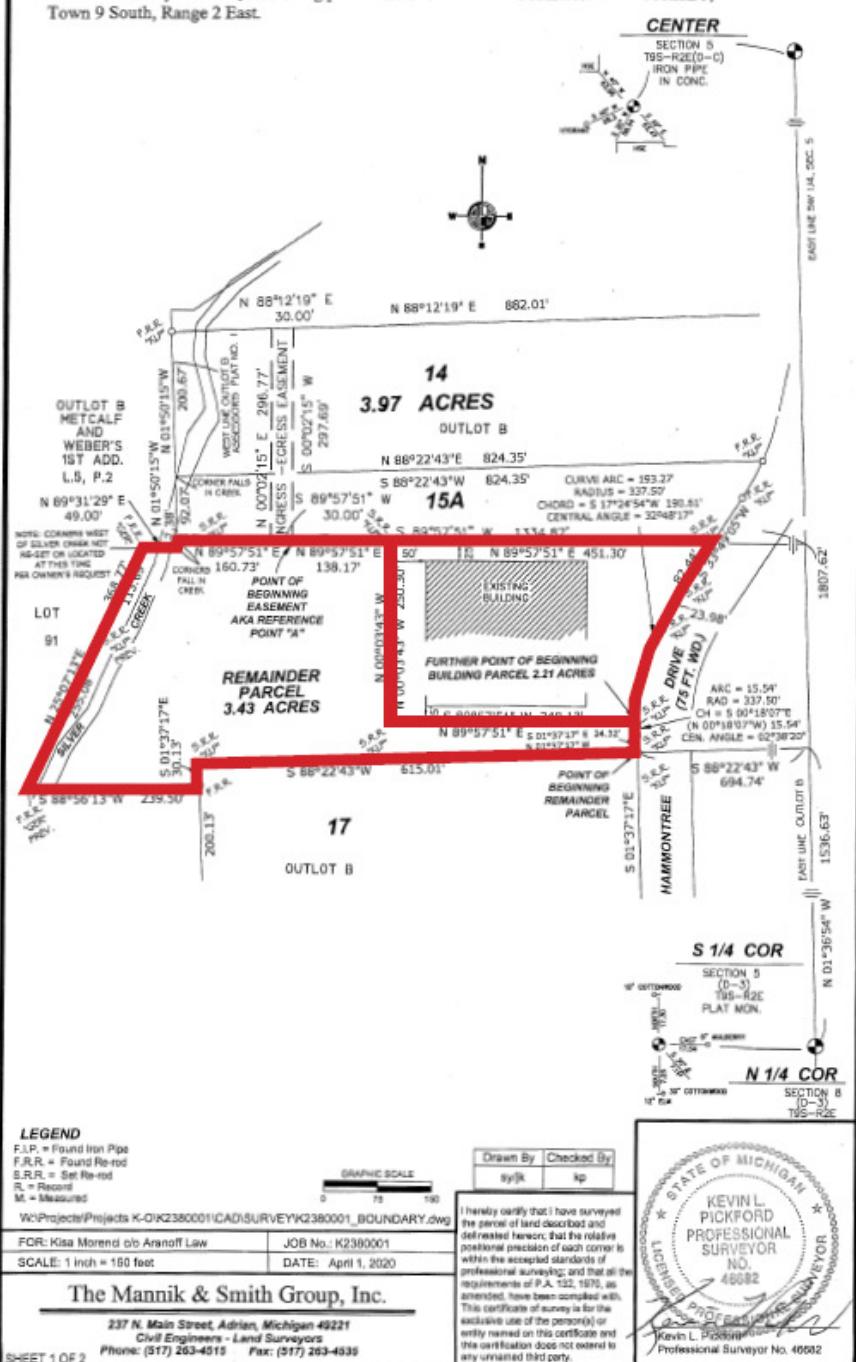
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CERTIFICATE OF SURVEY

Part of Outlot B, Assessor's Plat No. 1, City of Morenci, as recorded in Liber 7 of Plats, Pages 14 and 15, Lenawee County Records, also being part of the East 1/2 of the Southwest 1/4 of Section 5, Town 9 South, Range 2 East. CENTER



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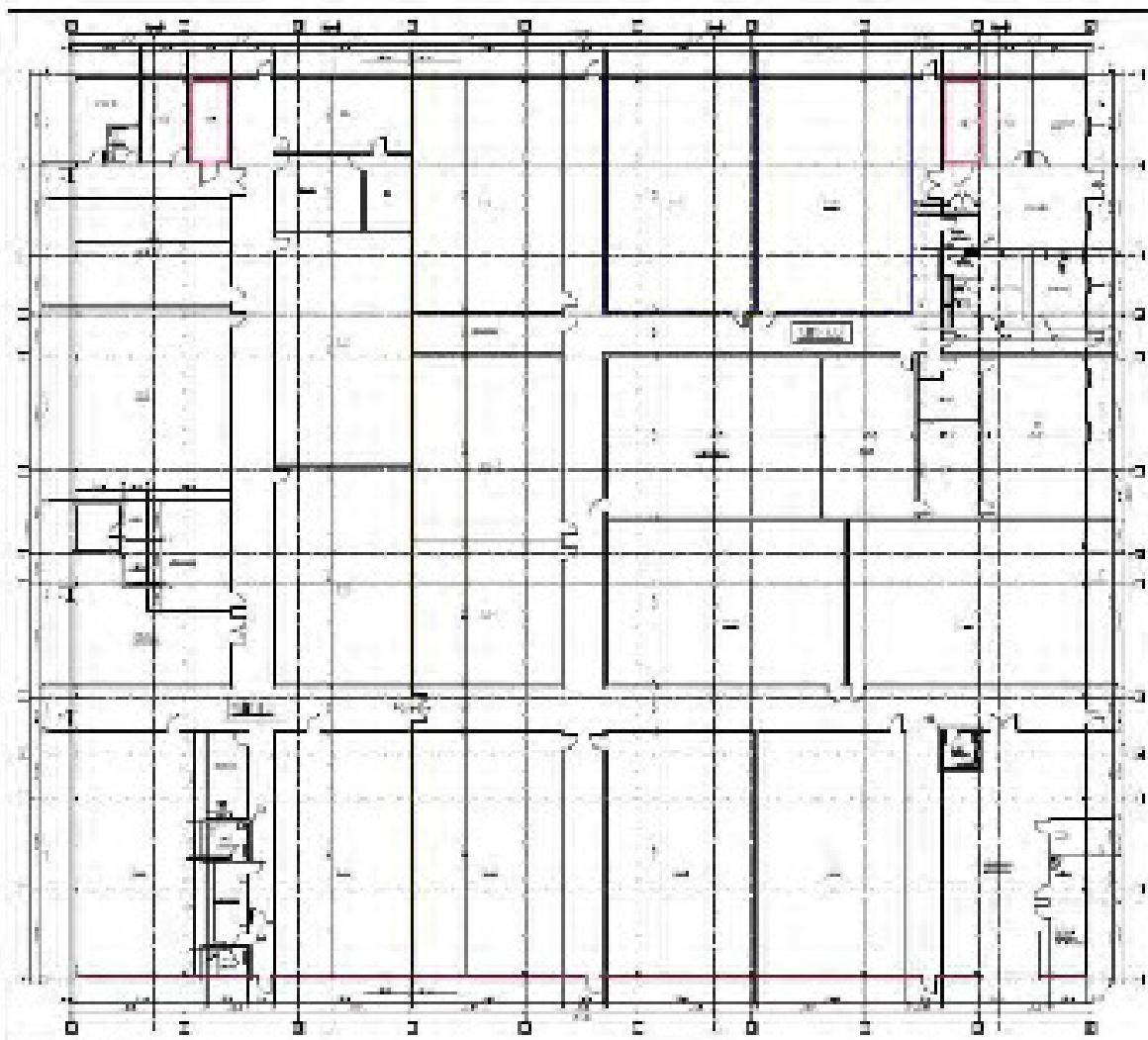
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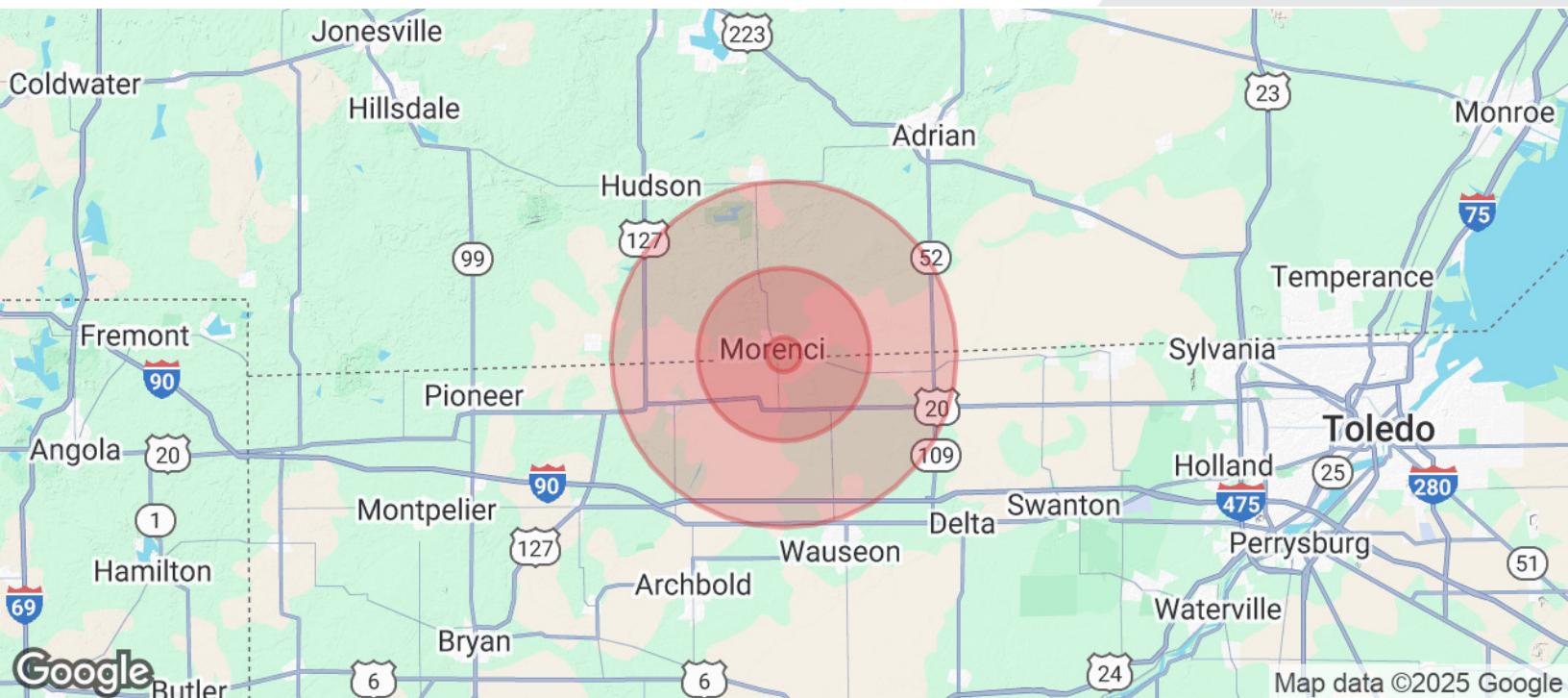
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	394	4,300	15,387
Average age	45.5	43.2	43.1
Average age (Male)	43.2	42.8	42.4
Average age (Female)	47.1	43.3	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	193	2,006	6,880
# of persons per HH	2.0	2.1	2.2
Average HH income	\$56,801	\$59,390	\$60,848
Average house value	\$87,637	\$106,669	\$119,596

* Demographic data derived from 2020 ACS - US Census

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