

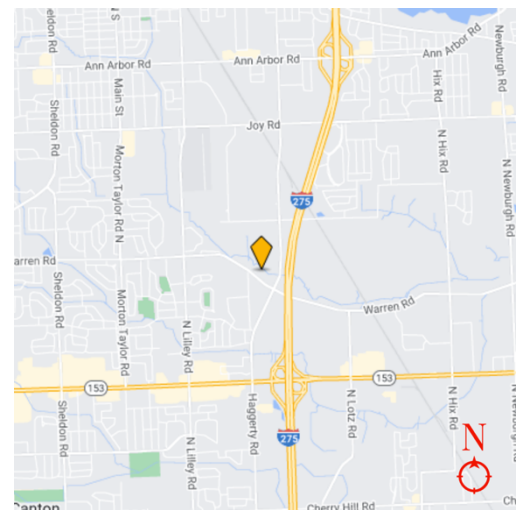


3.71 AC LOT WARREN RD, CANTON, MI 48353 FOR SALE OR LEASE (WILL BUILD-TO-SUIT)



3.71 ACRES OF LIGHT INDUSTRIAL LAND (LI)

- Build-to-suit of 22,500 SF industrial or up to 52,650 SF office
- 507' frontage on Warren Rd just west of Haggerty Rd
- Existing parking lot with 252 striped spaces (abundant parking)
- Unique opportunity to acquire commercial land with significant improvements already made
- Existing conceptual plans for office building available upon request
- Easy access to I-275 (at Ford Rd and Ann Arbor Rd interchanges)
- Minutes from M-153 (Ford Rd), US-12 (Michigan Ave), M-14, I-96, I-94, & I-275.



For pricing information, please contact:

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Description:

Rare opportunity for property with frontage on Warren Rd. This property presents a great opportunity for both industrial and office users. Owner is willing to do a build-to-suit for either a 22,000 SF industrial building or a 52,650 SF three story office building. Owner is also entertaining an outright sale of the property.

Property Information

Lot Size: 3.71 Acres (161,607 SF)

Property Type: Industrial and Office.

Zoning: Light Industrial – which permits office users (Zoning description on page 3-4)

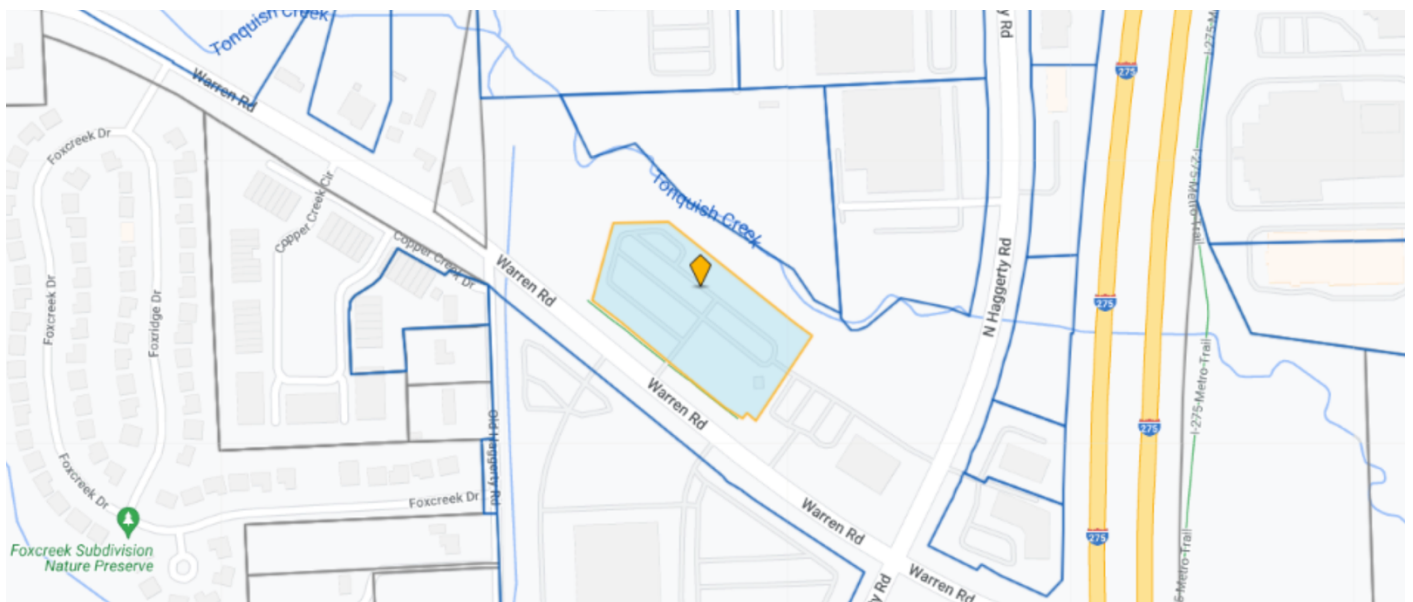
Traffic Count: 10,661 vehicles per day at Warren Rd and Haggerty Rd intersection 0.10 miles from subject property. (Source: Costar 2022 Counts)

Taxes: Available upon request.

Burroughs Businesses: LifeChurch, Yazaki North America, Lyon Manufacturing, Iron Mountain, TWB Company, Henry Ford Medical Center, Advanced Engineering, Plastipak, etc.

Legal Description: Available upon request.

APN: 71-046-99-0003-714





Zoning Description: For more information, [click here](#).

ARTICLE 22.00. - LI, LIGHT INDUSTRIAL DISTRICT

Footnotes:

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Editor's note— An ordinance of May 25, 2010 amended the Code by repealing former art. 22, §§ 22.01—22.03, and adding a new art. 22. Former art. 22 pertained to LI-2 light industrial 2 district, and derived from ordinances of September 19, 2002; September 4, 2003; and May 25, 2004; and a resolution of June 12, 2008.

22.01. - Statement of intent.

The intent of the LI, light industrial district is to provide locations for planned industrial development, including planned industrial park subdivisions. It is intended that permitted activities or operations produce no external impacts that are detrimental in any way to other uses in the district or to surrounding agricultural, residential or commercial uses.

Light industrial, manufacturing, distribution and warehousing, research, and related office uses permitted in this district should be fully contained within well-designed buildings on amply-landscaped sites, with adequate off-street parking and loading areas, and proper screening around outside storage areas. Heavy industrial uses, such as those involving the processing of raw material for shipment in bulk form to be used at another location, shall not be permitted in this district.

Planned development may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in section 27.04.

22.02. - Permitted uses and structures.

- A. *Principal uses and structures.* In all areas zoned LI, light industrial district, no building or part of a building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:
1. Light manufacturing, assembly, research, packaging, testing and repair of the following:
 - a. Life science products, including, but not limited to: bio-technology, biopharmaceutical, biomedical products, pharmaceuticals, medical instruments, appliances, and diagnostic equipment.
 - b. Material science products, including but not limited to: plastics, polymers; laser technology, and robotics.
 - c. Information technology products, including, but not limited to telecommunications, computer parts and equipment, and electronics.
 - d. Instrumentation products, including, but not limited to scientific instruments, measuring, controlling, testing, and metering equipment; and optical instruments.




Zoning Description (Continued):

- e. Automotive parts and accessories.
 - f. Food products and beverage products, but not including rendering or refining of fats and oils.
 - g. Apparel including, but not limited to, clothing, jewelry, shoes and accessories.
 - h. Miscellaneous products made from wood, paper, ceramics, metal, glass, and stone.
 - i. Electrical components and products and electrical appliances.
2. Research and design centers and testing laboratories.
 3. Film production studios, indoor sound stages, and related activities.
 4. Printing, lithography, blueprinting, and similar uses.
 5. Tool, die, gauge, metal polishing, and machine shops.
 6. Contractors establishments, such as the facilities of a building contractor, carpenter, roofing contractor, plumber, electrician, caterer, exterminator, decorator, or similar business or trade. Any outside storage is subject to the development standards in Section 22.03 below.
 7. Office buildings for any of the following occupations: administrative services, executive, professional, accounting, writing, clerical, stenographic, and drafting.
 8. Computer programming, software development and data processing and computer centers.
 9. Plastic injection molding.
 10. Warehousing and material distribution centers.
 11. Vocational training schools, such as trade schools and training centers, subject to the property fronting onto a primary County road.
 12. Secondary retail and service uses, which are accessory to the principal permitted use. Such uses shall not be permitted in a separate building. Such secondary uses shall have at least one separate customer entrance or a service window in a lobby area.
 13. Private indoor recreation uses such as bowling establishments, gymnasiums, ice skating rinks, tennis clubs, roller skating rinks, court sports facilities, and similar recreation' uses. Arcades shall be permitted only where accessory to other private indoor recreation uses.
 14. Dance, gymnastics, martial arts schools, and similar types of studios.
 15. Canine training facility and/or pet day care facility with no outdoor runs, or indoor pet boarding facility.
 16. Other uses similar to the above.
 17. Uses and structures accessory to the above, subject to the provisions in section 2.03.
 18. Essential services, subject to the provisions in section 2.16, subsection A.



Demographic Report:

Demographic Summary Report

Warren Rd, Canton, MI 48187				
Building Type: Land	Total Available: 0 SF			
Class: -	% Leased: 0%			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2027 Projection	8,693	96,587	217,502	
2022 Estimate	8,674	96,968	218,263	
2010 Census	8,610	99,295	223,048	
Growth 2022 - 2027	0.22%	-0.39%	-0.35%	
Growth 2010 - 2022	0.74%	-2.34%	-2.15%	
2022 Population by Hispanic Origin	345	3,828	8,736	
2022 Population	8,674	96,968	218,263	
White	6,154 70.95%	72,481 74.75%	173,512 79.50%	
Black	1,085 12.51%	10,098 10.41%	17,959 8.23%	
Am. Indian & Alaskan	25 0.29%	295 0.30%	787 0.36%	
Asian	1,190 13.72%	11,676 12.04%	20,991 9.62%	
Hawaiian & Pacific Island	1 0.01%	18 0.02%	33 0.02%	
Other	219 2.52%	2,401 2.48%	4,981 2.28%	
U.S. Armed Forces	0	12	46	
Households				
2027 Projection	3,712	39,672	87,520	
2022 Estimate	3,693	39,785	87,814	
2010 Census	3,608	40,487	89,598	
Growth 2022 - 2027	0.51%	-0.28%	-0.33%	
Growth 2010 - 2022	2.36%	-1.73%	-1.99%	
Owner Occupied	2,055 55.65%	25,523 64.15%	62,694 71.39%	
Renter Occupied	1,637 44.33%	14,263 35.85%	25,120 28.61%	
2022 Households by HH Income	3,692	39,786	87,814	
Income: <\$25,000	514 13.92%	5,075 12.76%	10,993 12.52%	
Income: \$25,000 - \$50,000	893 24.19%	7,813 19.64%	16,928 19.28%	
Income: \$50,000 - \$75,000	661 17.90%	7,848 19.73%	15,718 17.90%	
Income: \$75,000 - \$100,000	507 13.73%	4,963 12.47%	11,732 13.36%	
Income: \$100,000 - \$125,000	423 11.46%	4,194 10.54%	9,201 10.48%	
Income: \$125,000 - \$150,000	243 6.58%	3,135 7.88%	6,635 7.56%	
Income: \$150,000 - \$200,000	268 7.26%	3,528 8.87%	7,899 9.00%	
Income: \$200,000+	183 4.96%	3,230 8.12%	8,708 9.92%	
2022 Avg Household Income	\$83,882	\$95,693	\$100,532	
2022 Med Household Income	\$63,021	\$71,976	\$75,571	

