

# For Sale

38 Acres Industrial Vacant Land  
Delta Township

Pierson Hwy. & Sanders Rd.  
Lansing, MI 48917



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Colliers



## Property Highlights

- High demand industrial corridor
- Proximity to General Motors, The Utium Cells Battery Plant, Tier 1 & Tier 2 suppliers
- Utilities at site
- Class A roads
- Potential rail access
- I (Industrial zoning)
- Wetland report completed and available
- Collaborative Delta Township assistance
- Convenient accessibility to: I-96 (2.5 miles), I-496 (2.3 miles), I-69 (2.3 miles)

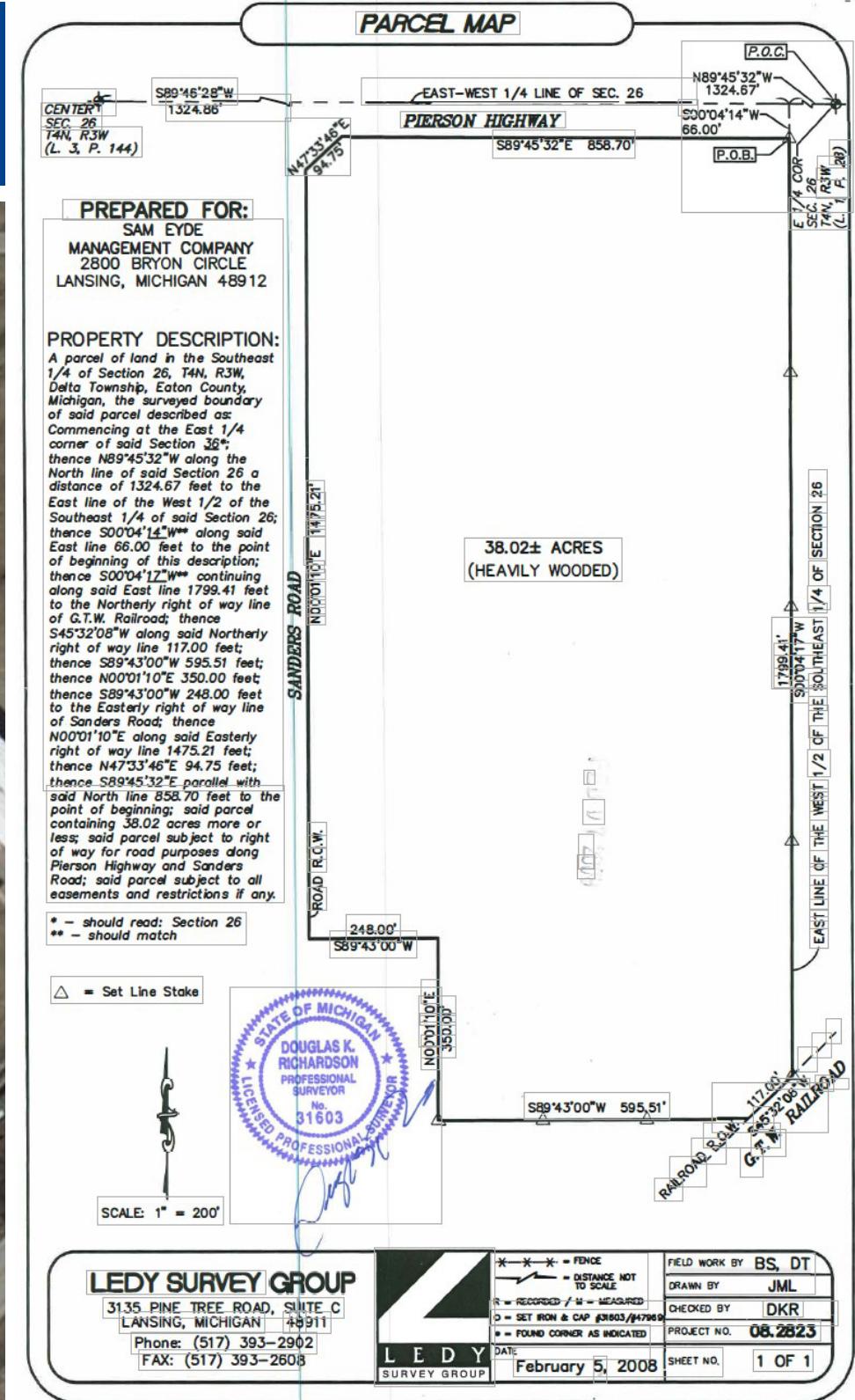
## Sale Information

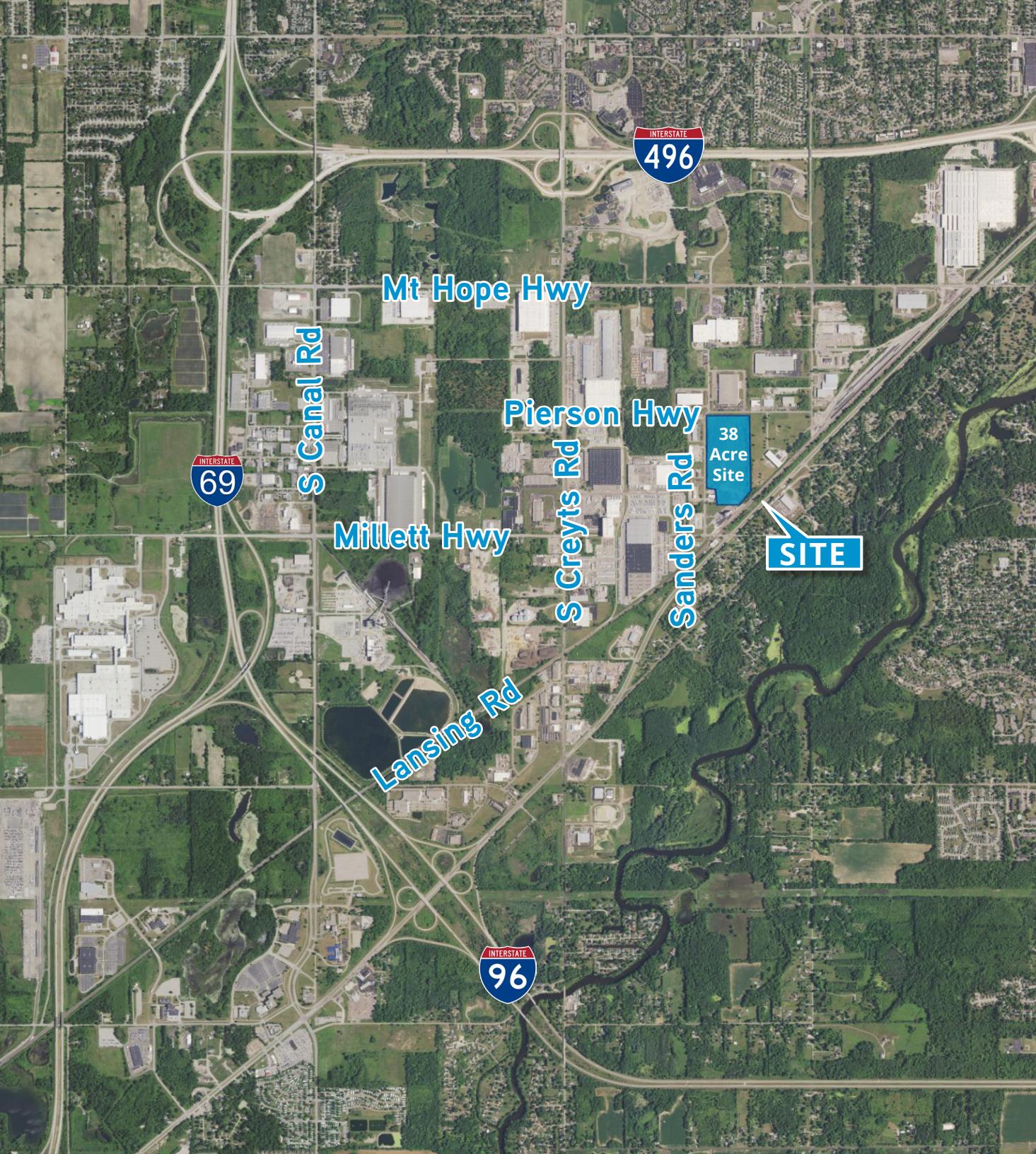
Sale Price	\$1,750,000
Sale Price/Acre	\$46,053
County	Eaton
Taxing Authority	Delta Charter Township
Parcel #	040-026-400-050-00
Assessed Value (2022)	\$508,400
Taxable Value (2022)	\$319,840
Real Estate Taxes (2022)	\$17,705

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**\$46,053/Acre**

# Proposed Site Plan & Survey





## Distance to Major Cities

- Battle Creek: 44 miles
- Flint: 61 miles
- Grand Rapids: 67 miles
- Kalamazoo: 69 miles
- Detroit: 95 miles
- Chicago: 211 miles
- Indianapolis: 248 miles

## Traffic Counts

- I-496: 38,741 VPD
- I-96/I-69: 49,347 VPD
- S. Creyts Road: 12,259 VPD
- Lansing Road: 10,864 VPD