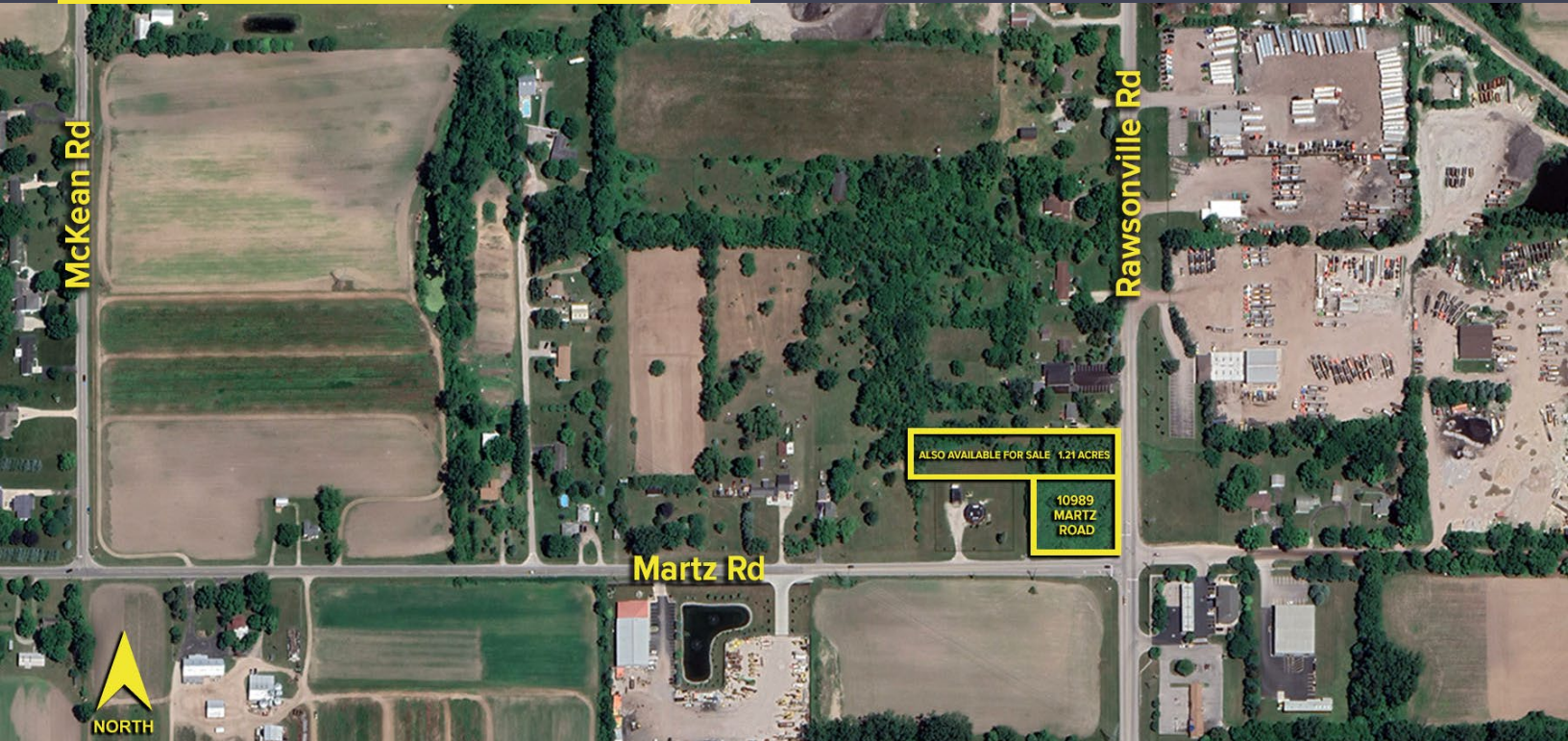


10989 MARTZ ROAD  
YPSILANTI TOWNSHIP, MICHIGAN



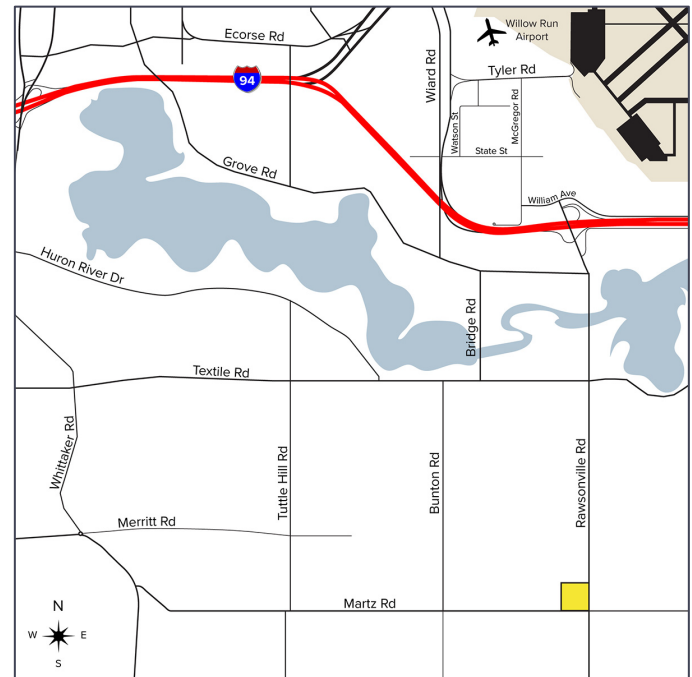
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LAND FOR SALE  
1.34 Acres Available



## PROPERTY FEATURES

- 1.34-acre corner lot available
- Light manufacturing development
- Zoned I-T (Innovation and Technology District)
- Build-to-suit for sale or lease
  - New construction, proposed contractor garage, sizes available from 1,900 sq. ft. – 10,000 sq. ft.
- Sale Price: \$139,500



For more information, please contact:

**DRAKE FILIPPIS**  
(248) 799 3161  
dfilippis@signatureassociates.com

**JAY CHAVEY**  
(248) 948 4196  
jchavey@signatureassociates.com

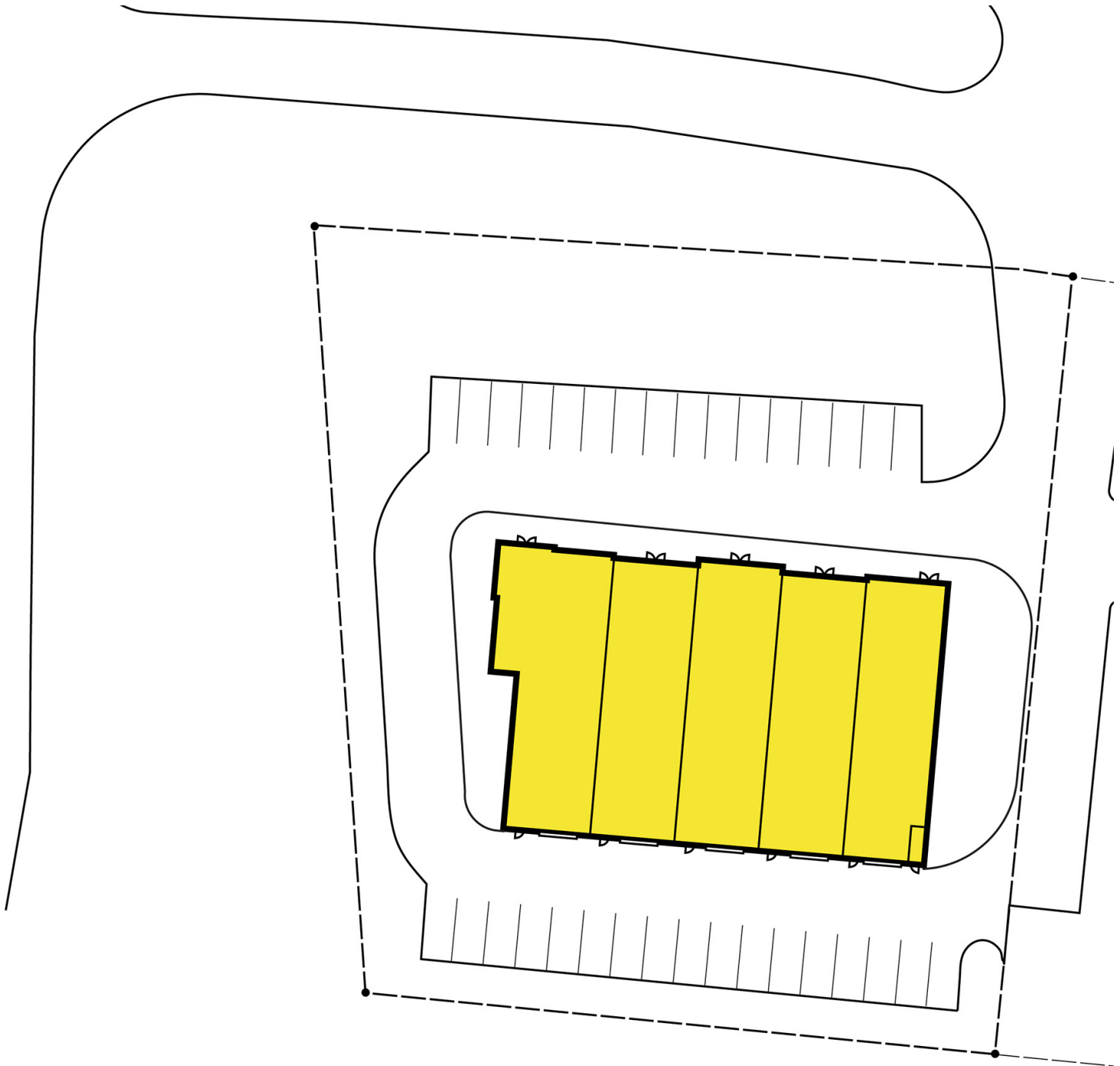
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# 10989 Martz Road – Ypsilanti Township, Michigan

## Land For Sale

1.34  
Acres  
AVAILABLE

### Proposed Site Plan



**\*PROPOSED BUILD TO SUIT - 2,000 SQ.FT. PER SPACE**

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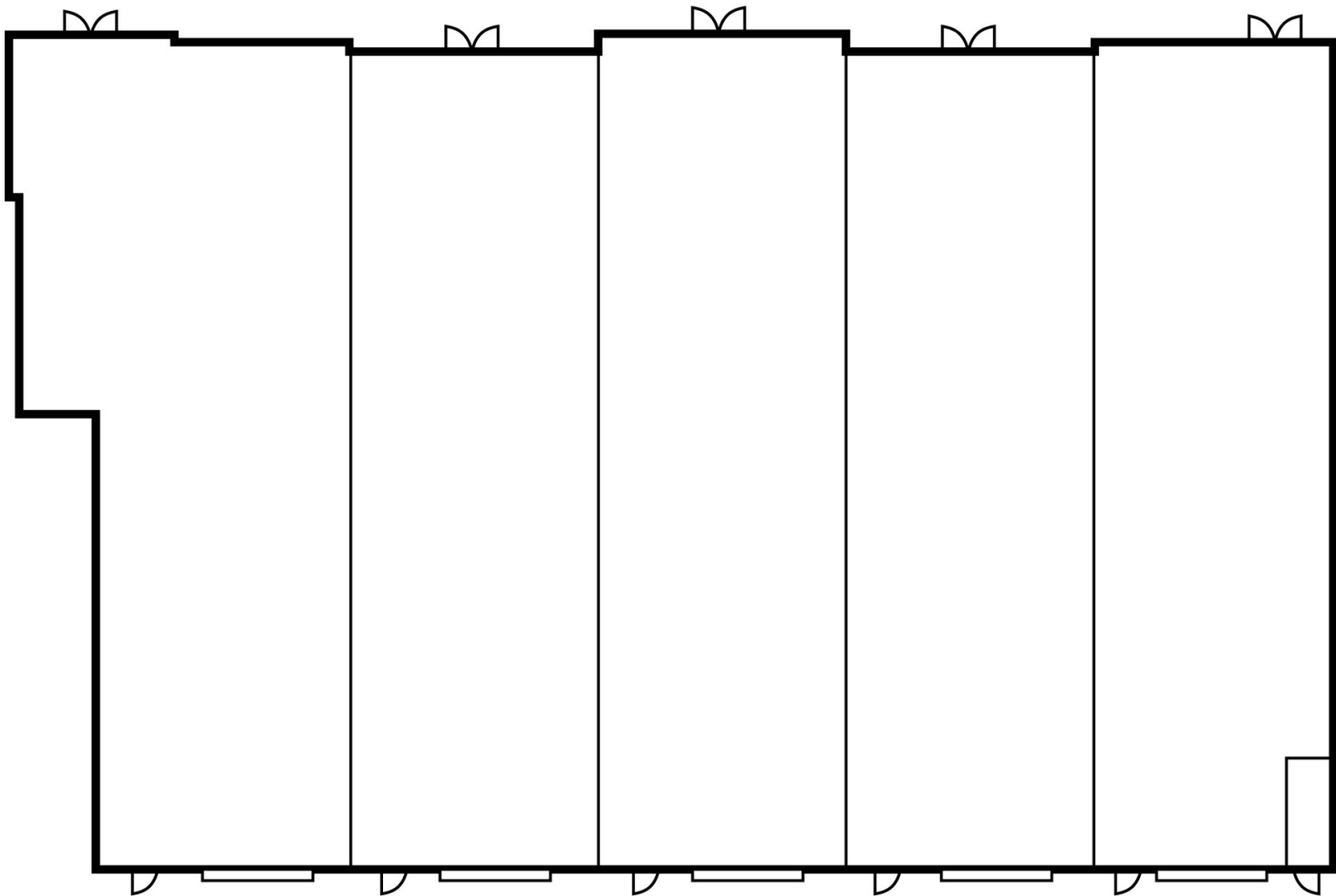
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10989 Martz Road – Ypsilanti Township, Michigan  
Land For Sale

1.34  
Acres  
AVAILABLE

Proposed Floor Plan



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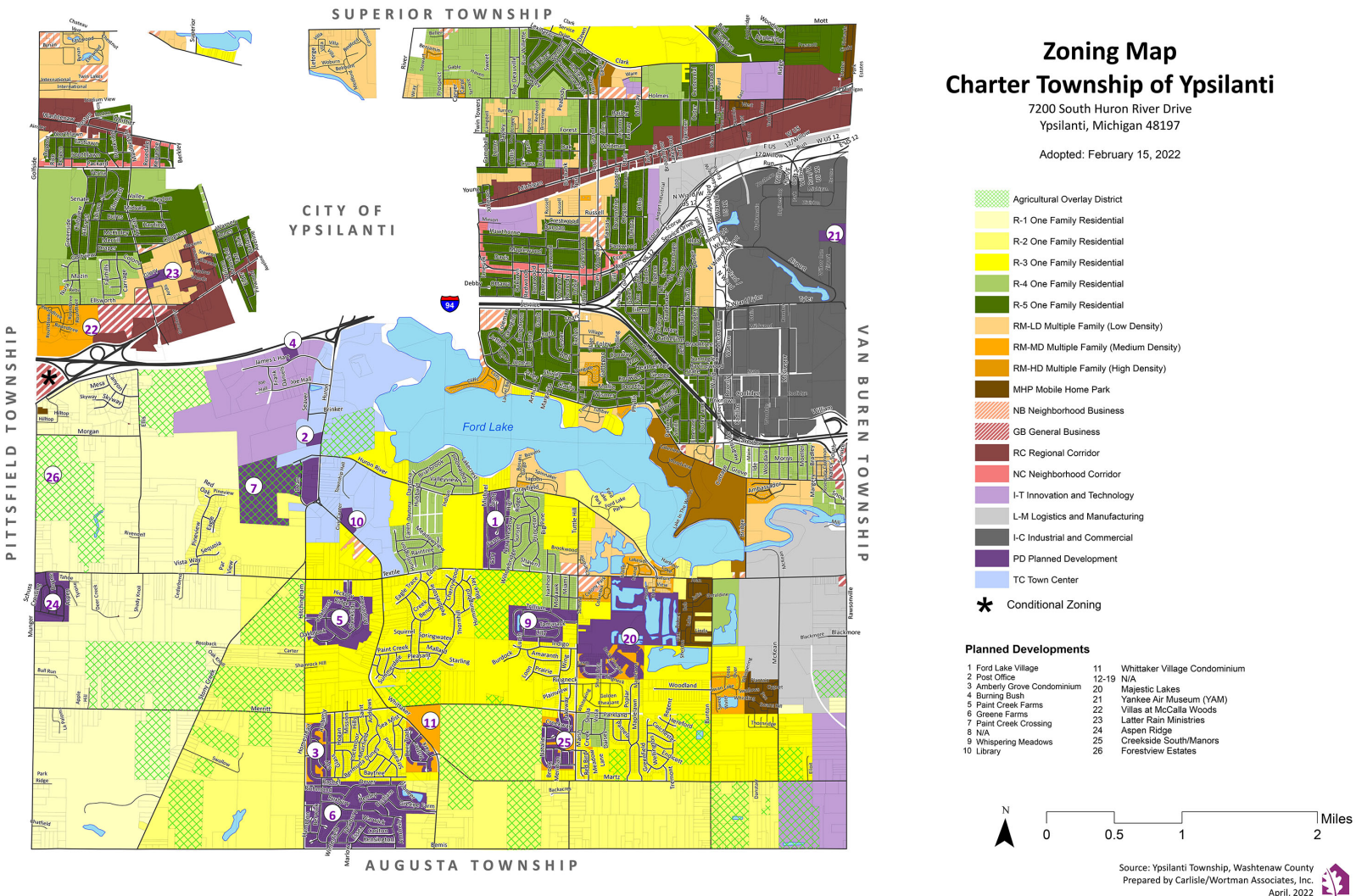
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10989 Martz Road – Ypsilanti Township, Michigan  
Land For Sale

1.34  
Acres  
AVAILABLE

Zoning Information



Sec. 414. Innovation and technology district:

- 1. *Intent:* The intent is to provide areas for technology, office, craft manufacturing, and light industrial uses.
- 2. *Use regulations:* Section 420 sets forth permitted, accessory, and special land uses within the I-T district.
- 3. *Dimensional requirements:* The following dimensional requirements shall apply to the I-T districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	40	20	20 or 50 <sup>1</sup>	40 or 70 <sup>1</sup>	20 or 50 <sup>1</sup>

<sup>1</sup> If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

- 4. *Supplemental district standards:*
    - A. In addition to those bulk regulations listed in Section 414.3, all development shall conform to supplemental bulk regulations listed in Section 419.
    - B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business, or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.
- (Ord. No. 2022-498 , 12-23-21)

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