



PROPERTY FOR SALE

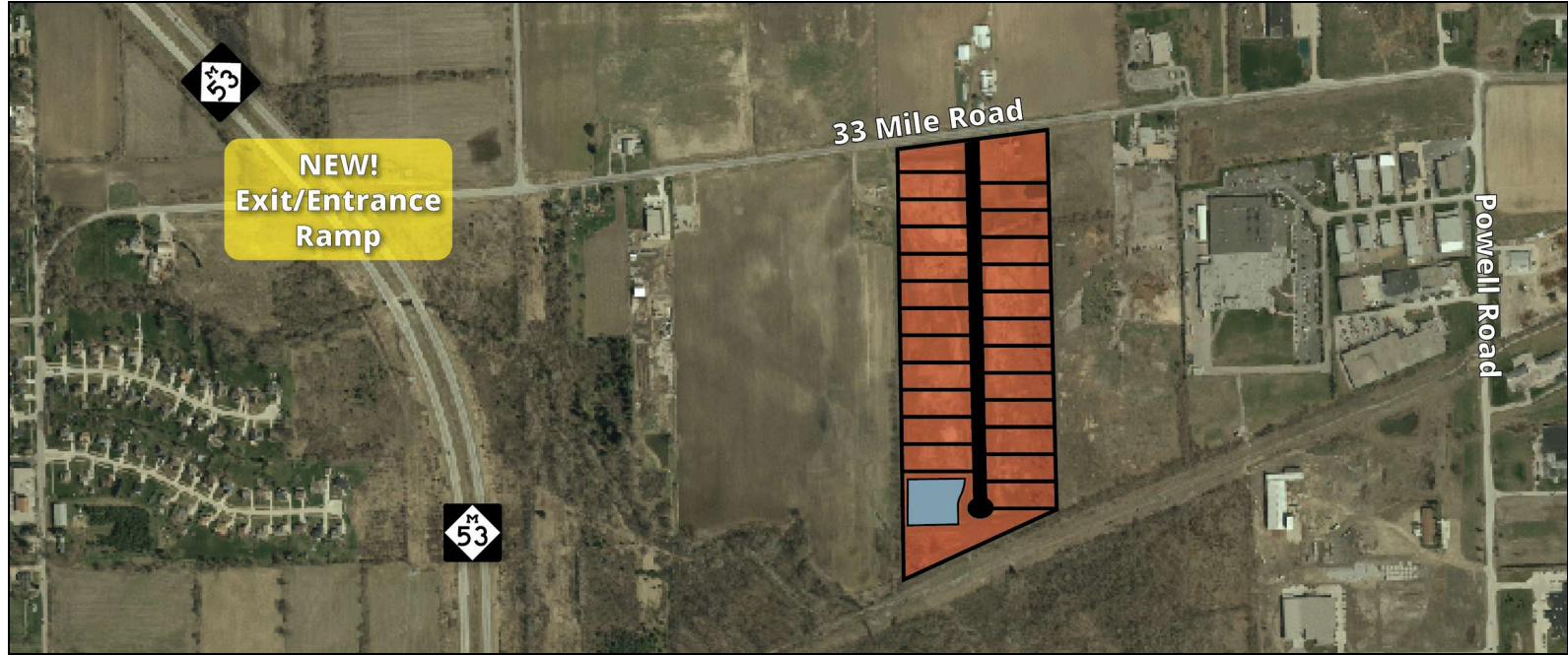
Lot 1

Beaver Creek Subdivision - Lot 1 Bruce Township, MI 48065



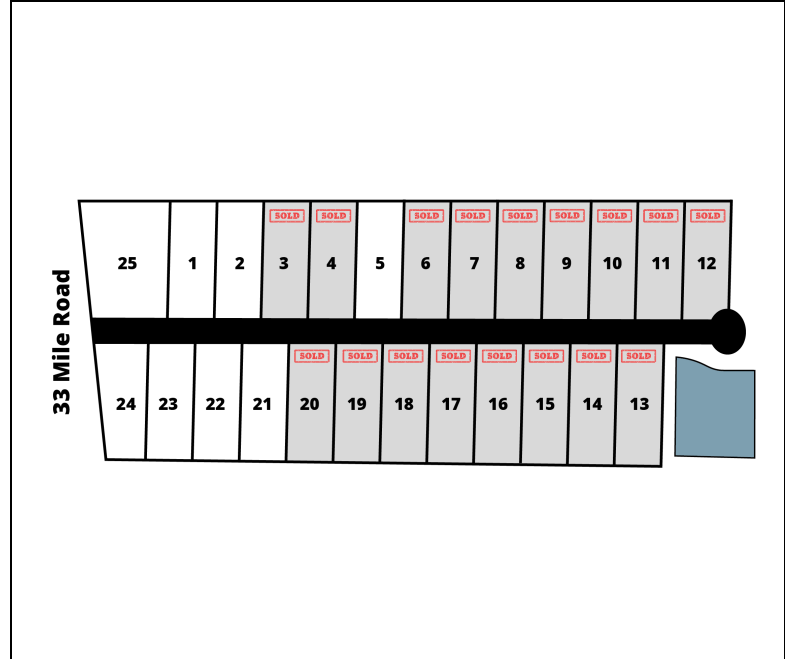
L. MASON CAPITANI  
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Brand New Industrial Development
- Lot Sizes Ranging From 1.29 to 3.21 Acres
- Lots Have Municipal Water and Sanitary Sewer Service
- Owner Will Also Build to Suit with Possible Tax Abatement
- NEW 33 Mile and M-53 Ramp



FOR MORE INFORMATION:

Joe DePonio III, SIOR  
Senior Vice President  
248.637.3513  
jdeponio@LMCap.com



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PROPERTY FOR SALE

# Lot 1

Beaver Creek Subdivision - Lot 1 Bruce Township, MI 48065



L. MASON CAPITANI  
CORFAC INTERNATIONAL

## LAND PROPERTY DETAILS

### Property Information

Property Type	Land
Zoning	M-1
Property Subtype	Industrial
Lot Size	1.294 Acres
Lot Frontage	143 ft
Lot Depth	394 ft

Additional Information  
Brand new industrial development. All lots have city water and sewer. 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	<b>\$215,000</b>
Price Per Acre	<b>\$165,963.60</b>
Price Per SF	<b>\$3.81</b>

### Location Information

Street Address	Beaver Creek Subdivision - Lot 1
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

### FOR MORE INFORMATION:

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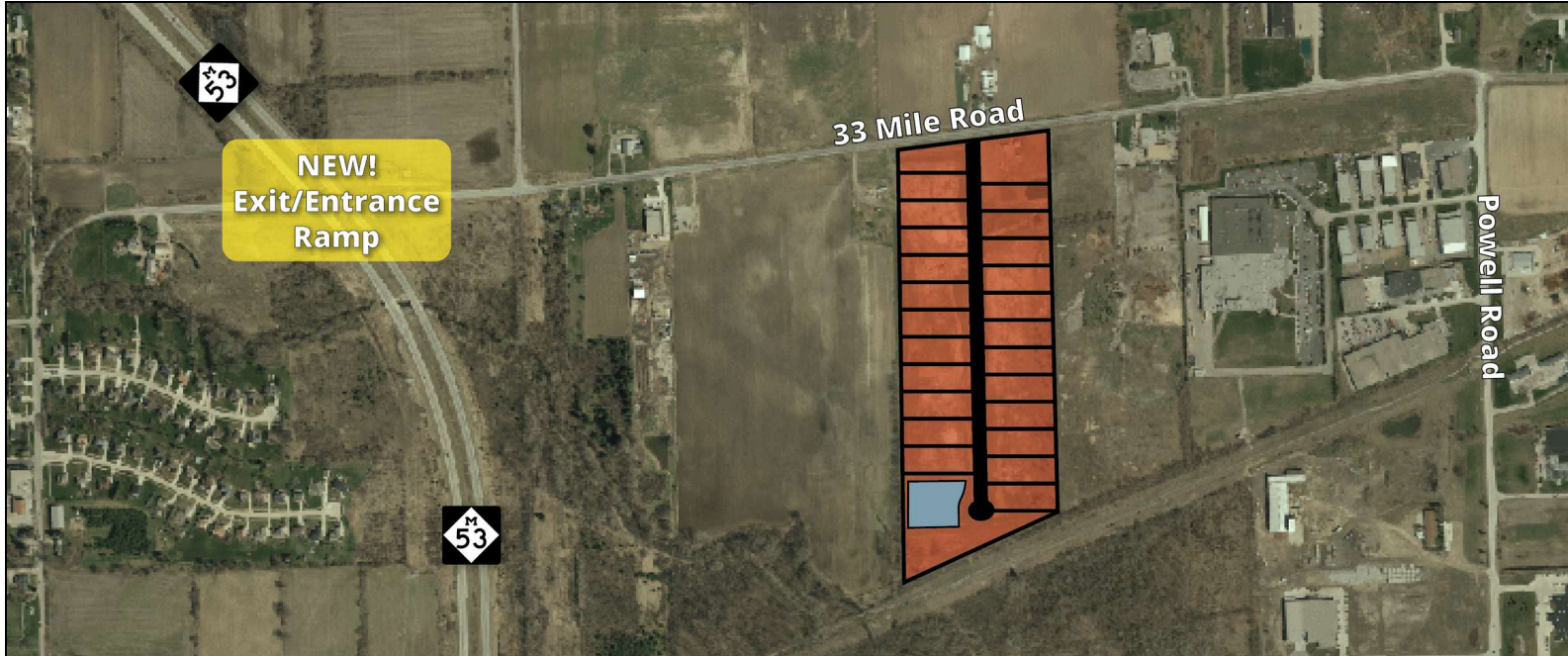
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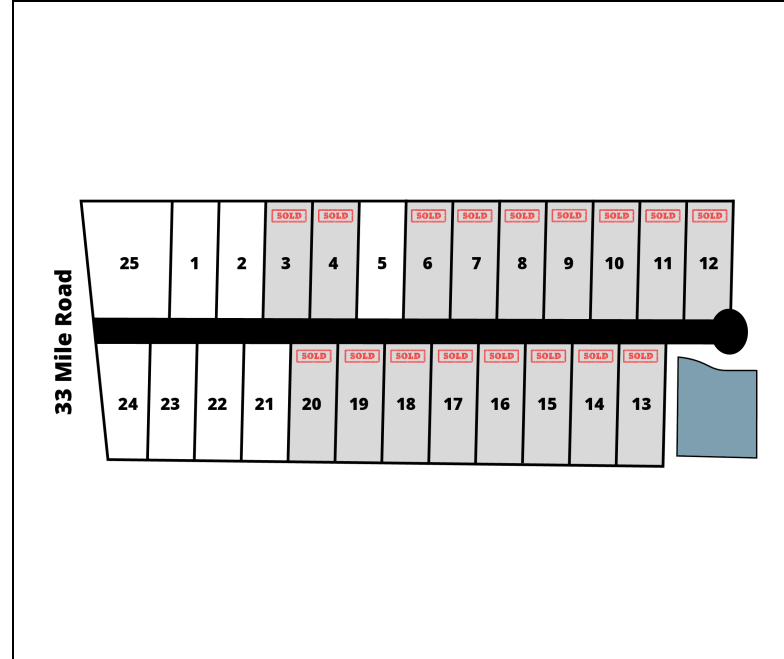


PROPERTY SUMMARY



Property Highlights

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PROPERTY FOR SALE

# Lot 2

Beaver Creek Subdivision - Lot 2 Bruce Township, MI 48065



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## LAND PROPERTY DETAILS

### Property Information

Property Type	Land
Zoning	M-1
Property Subtype	Industrial
Lot Size	1.294 Acres
Lot Frontage	143 ft
Lot Depth	394 ft

Additional Information  
Brand new industrial development. All lots have city water and sewer. 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	<b>\$215,000</b>
Price Per Acre	<b>\$165,963.60</b>
Price Per SF	<b>\$3.81</b>

### Location Information

Street Address	Beaver Creek Subdivision - Lot 2
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	No
Electric	Yes

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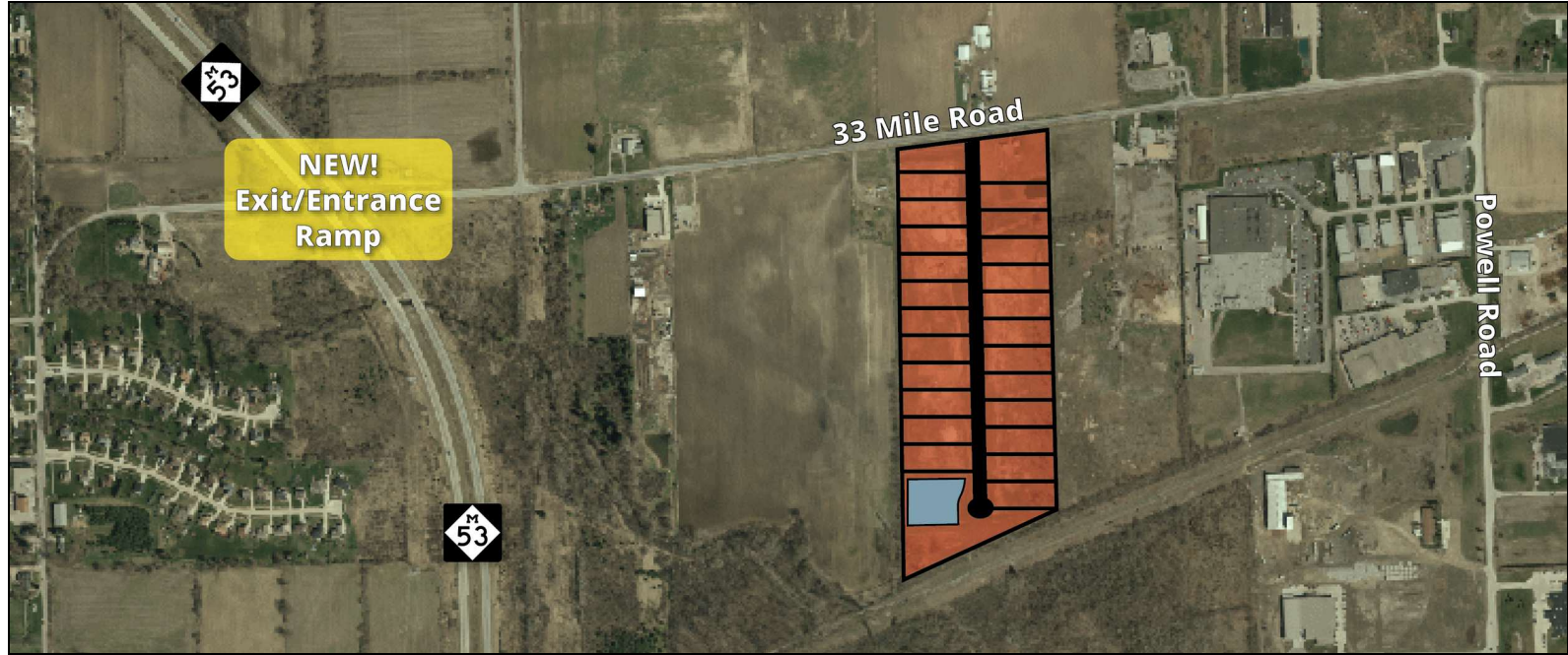
LAND FOR SALE

Lot 5

Beaver Creek Subdivision - Lot 5 Bruce Township, MI 48065

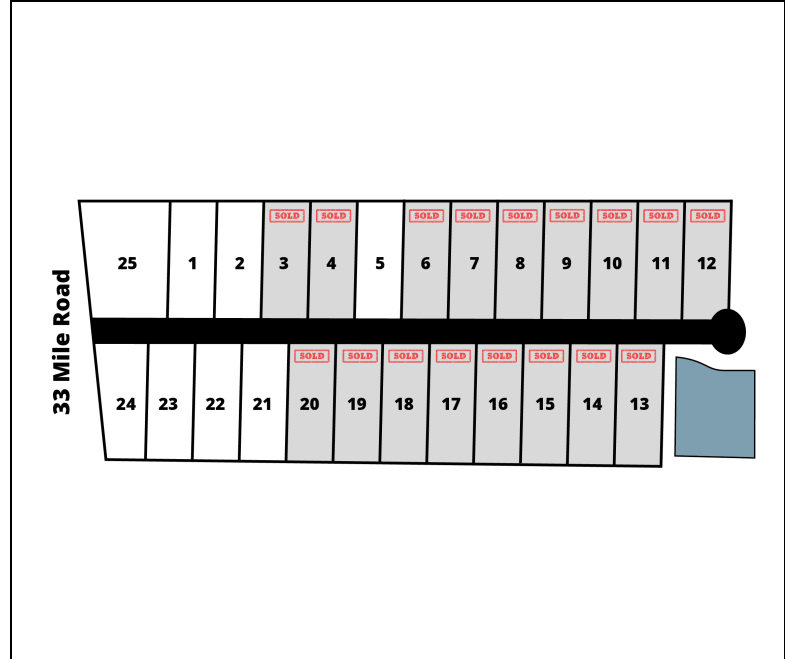


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- Owner Will Also Build to Suit with Possible Tax Abatement
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PROPERTY FOR SALE

# Lot 5

Beaver Creek Subdivision - Lot 5 Bruce Township, MI 48065



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## Property Information

Property Type	Land
Zoning	M-1
Property Subtype	Industrial
Lot Size	1.294 Acres
Lot Frontage	143 ft
Lot Depth	394 ft

Additional Information  
Brand new industrial development. All lots have city water and sewer. 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	<b>\$215,000</b>
Price Per Acre	<b>\$165,963.60</b>
Price Per SF	<b>\$3.81</b>

## Location Information

Street Address	Beaver Creek Subdivision - Lot 5
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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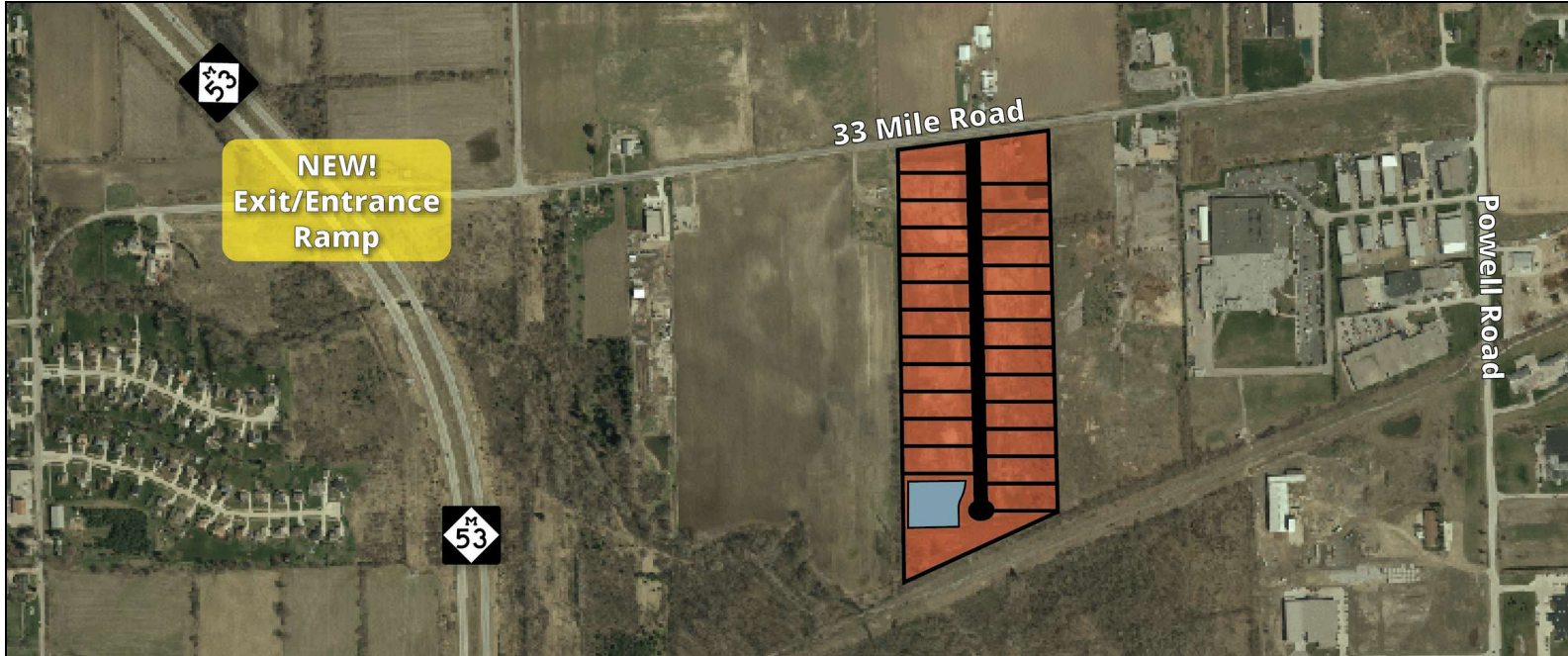
**LAND FOR SALE**

**Lot 21**

**Beaver Creek Subdivision Bruce Township, MI 48065**

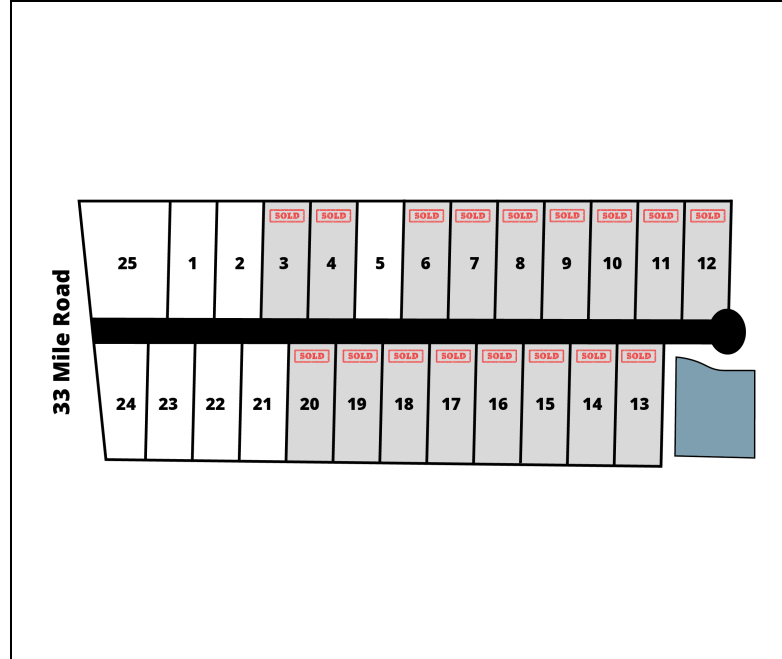


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**Property Highlights**

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PROPERTY FOR SALE

# Lot 21

Beaver Creek Subdivision - Lot 21 Bruce Township, MI 48065



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## Property Information

Property Type	Land
Zoning	M-1
Property Subtype	Industrial
Lot Size	1.305 Acres
Lot Frontage	143 ft
Lot Depth	398 ft

Additional Information  
Brand new industrial development. All lots have city water and sewer. 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	<b>\$215,000</b>
Price Per Acre	<b>\$165,963.60</b>
Price Per SF	<b>\$3.78</b>

## Location Information

Street Address	Beaver Creek Subdivision - Lot 21
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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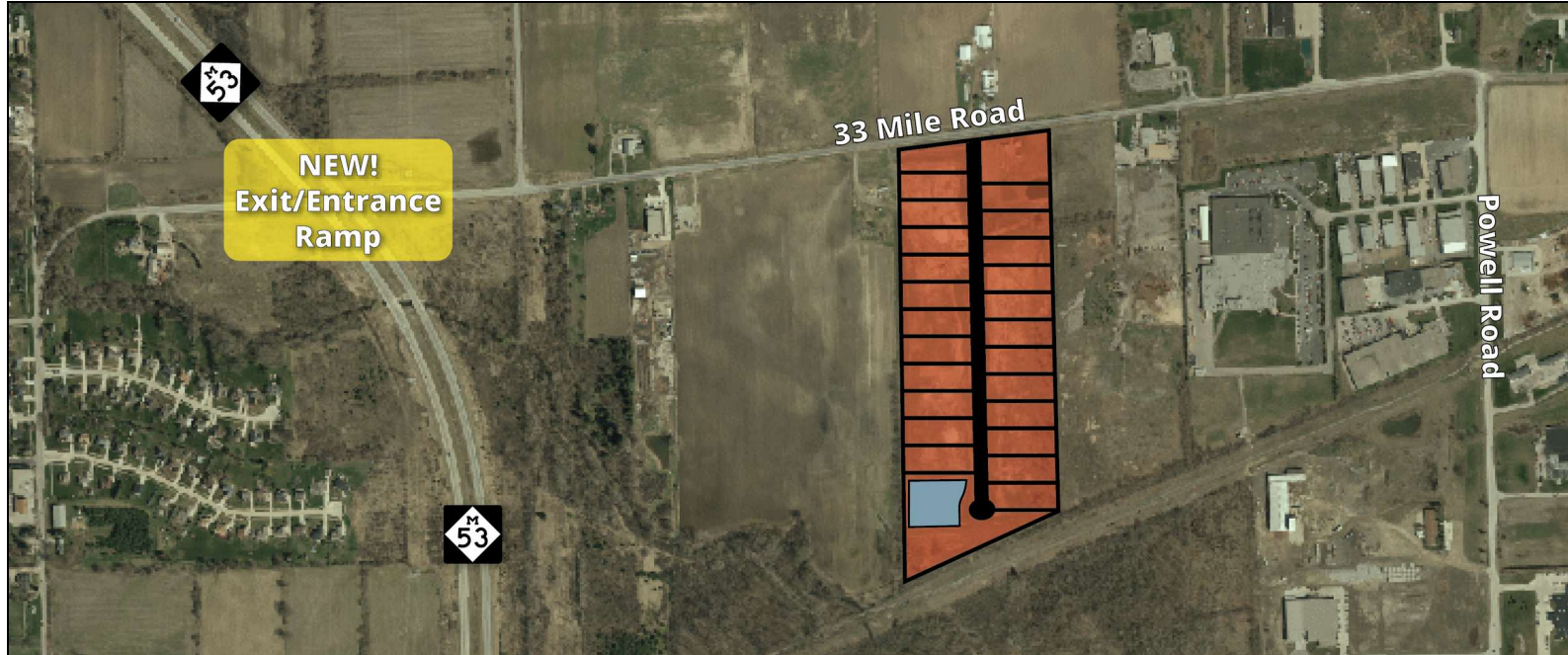
# Lot 22

Beaver Creek Subdivision - Lot 22 Bruce Township, MI 48065



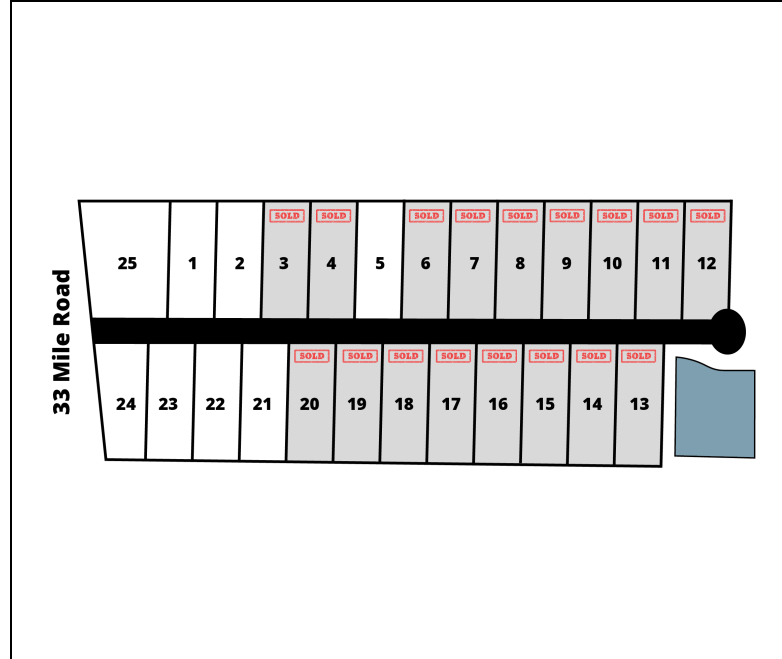
L. MASON CAPITANI  
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## PROPERTY SUMMARY



### Property Highlights

- Brand New Industrial Development
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- Lots Have Municipal Water and Sanitary Sewer Service
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PROPERTY FOR SALE

# Lot 22

Beaver Creek Subdivision - Lot 22 Bruce Township, MI 48065



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## LAND PROPERTY DETAILS

### Property Information

Property Type	Land
Zoning	M-1
Property Subtype	Industrial
Lot Size	1.305 Acres
Lot Frontage	143 ft
Lot Depth	397 ft

Additional Information  
Brand new industrial development. All lots have city water and sewer. 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	<b>\$215,000</b>
Price Per Acre	<b>\$164,656.88</b>
Price Per SF	<b>\$3.78</b>

### Location Information

Street Address	Beaver Creek Subdivision - Lot 22
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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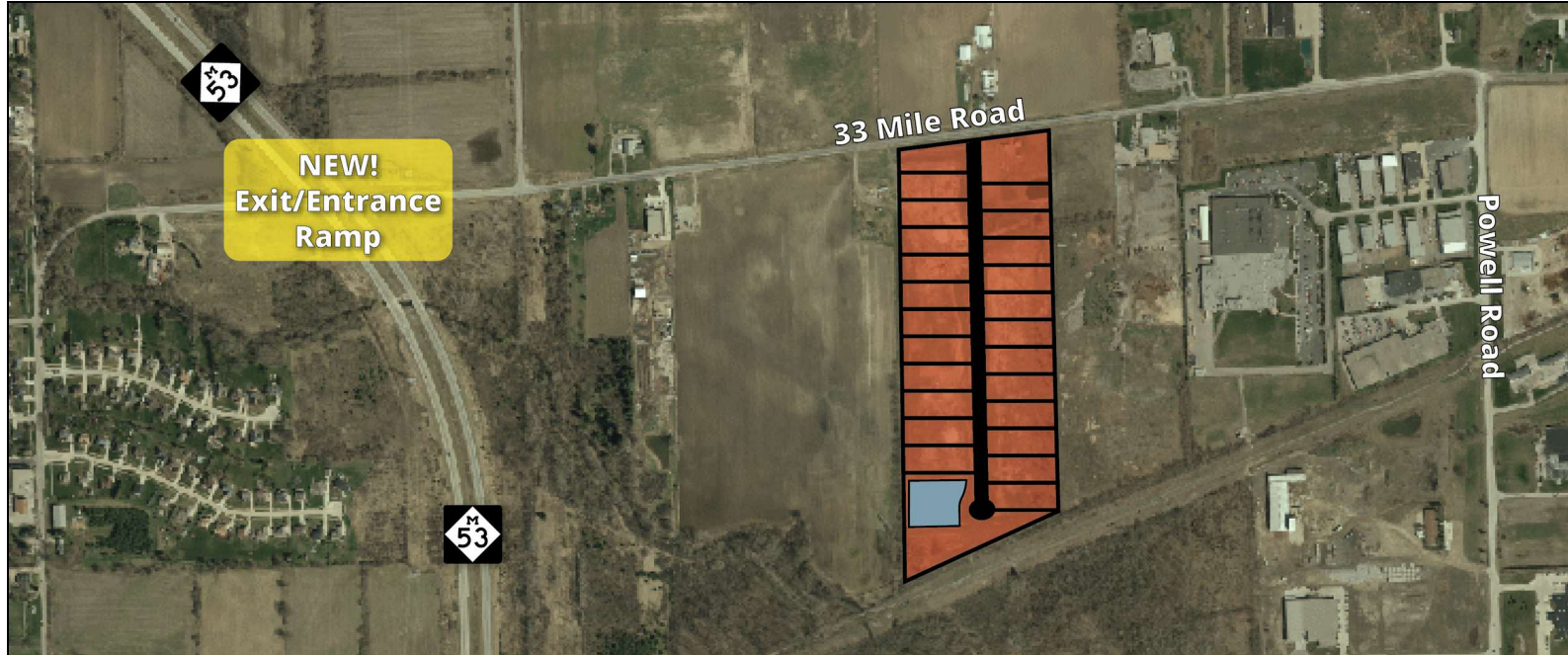
# Lot 23

Beaver Creek Subdivision - Lot 23 Bruce Township, MI 48065



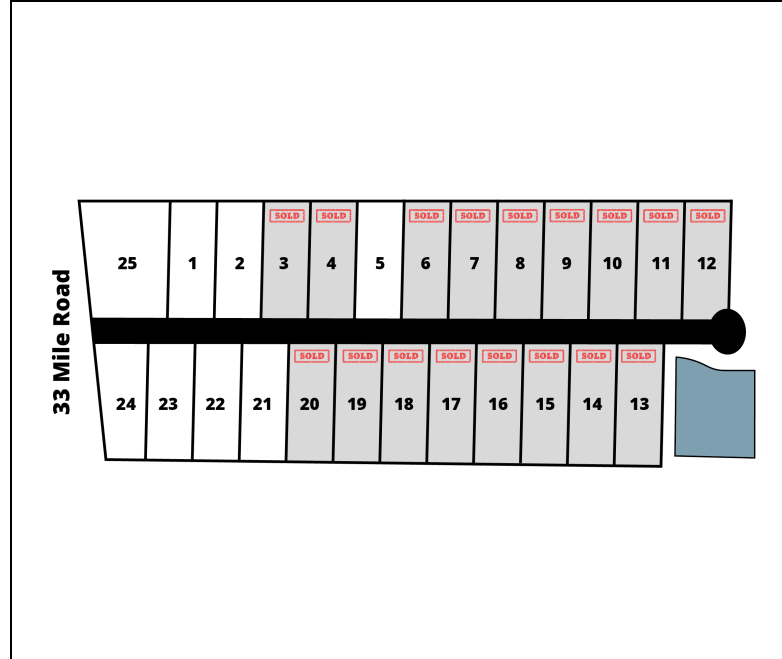
L. MASON CAPITANI  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### Property Highlights

- Brand New Industrial Development
- Site Designed 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



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PROPERTY FOR SALE

# Lot 23

Beaver Creek Subdivision - Lot 23 Bruce Township, MI 48065



L. MASON CAPITANI  
CORFAC INTERNATIONAL

## LAND PROPERTY DETAILS

### Property Information

Property Type	Land
Zoning	M-1
Property Subtype	Industrial
Lot Size	1.305 Acres
Lot Frontage	-
Lot Depth	-

Additional Information

Brand new industrial development. Site planned for 36,900 SF industrial building in conjunction with Lot 24. 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	<b>\$370,000</b>
Price Per Acre	<b>\$285,000</b>
Price Per SF	<b>\$5.00</b>

### Location Information

Street Address	Beaver Creek Subdivision - Lot 23
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

### FOR MORE INFORMATION:

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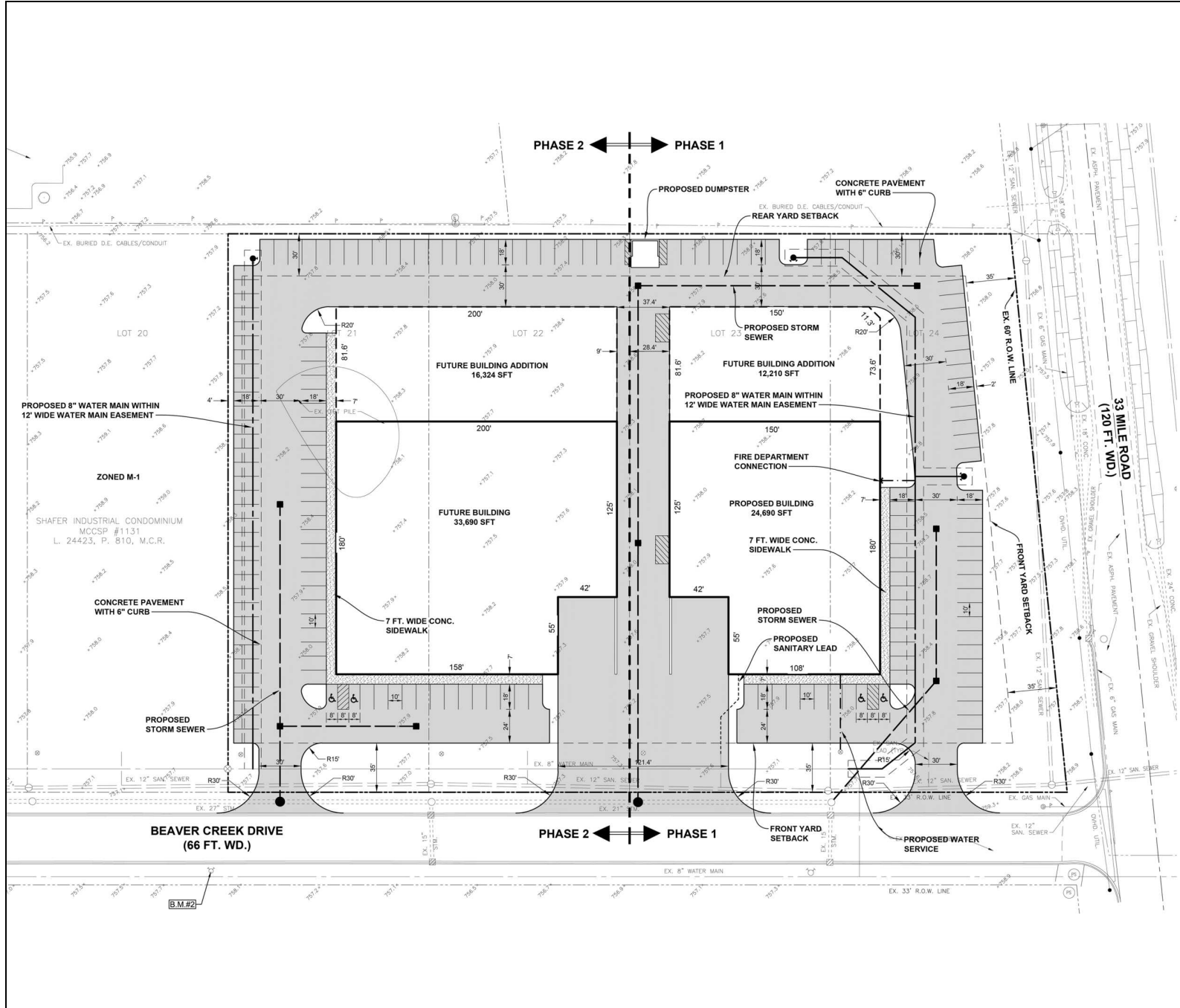
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SITE PLAN



FOR MORE INFORMATION:

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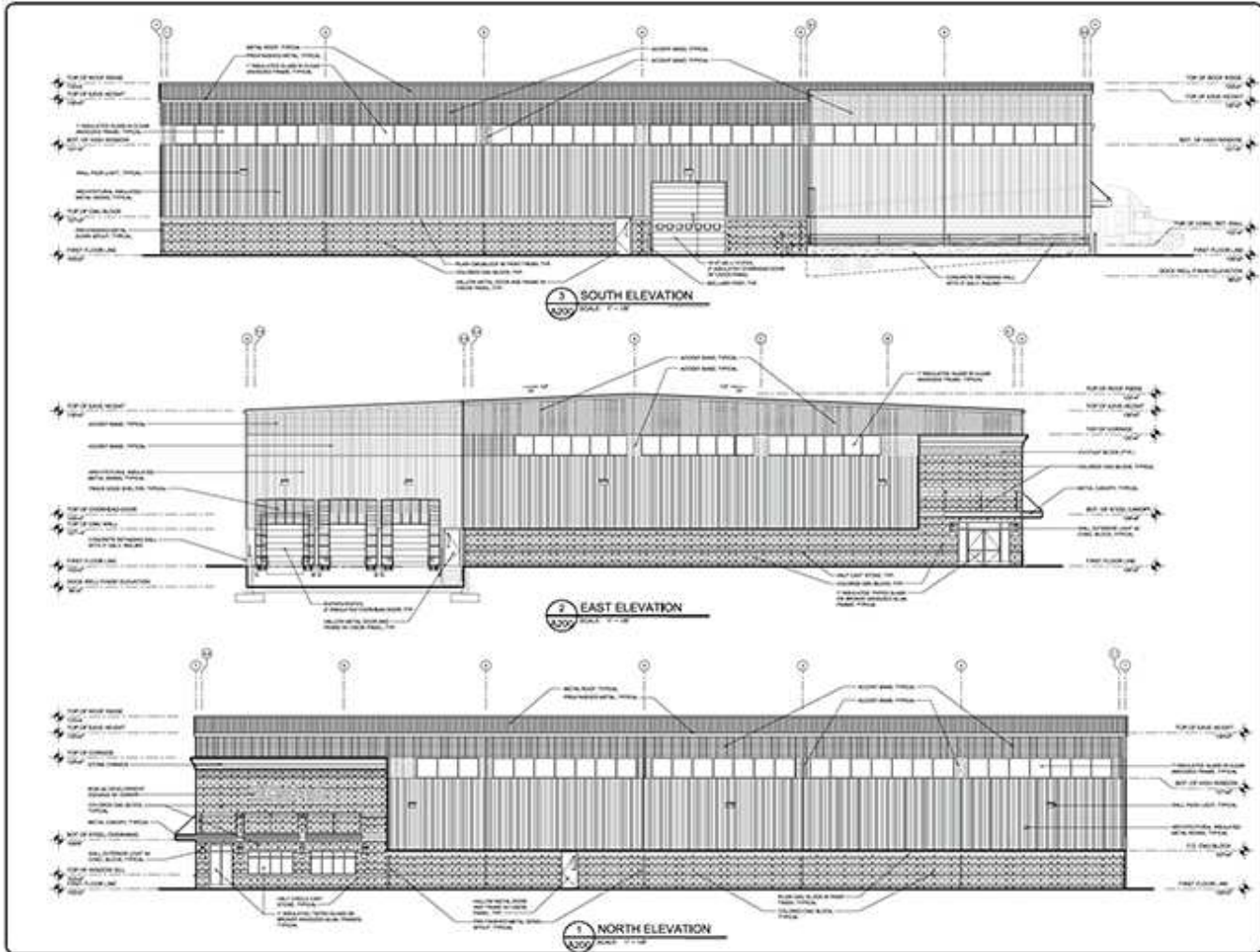
Lot 23

Beaver Creek Subdivision - Lot 23 Bruce Township, MI 48065



L. MASON CAPITANI  
CORFAC INTERNATIONAL

ELEVATION SURVEY



**ANDERSON, ECKSTEIN AND WESTRICK, INC.**  
 CIVIL ENGINEERS, SURVEYORS, ARCHITECTS  
 10000 W. 100th St., Suite 100  
 Overland Park, KS 66210  
 Phone: 913.241.1000  
 Fax: 913.241.1001  
 www.aewi.com

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MISSOURI  
 JACK ANDERSON  
 No. 3347  
 EXPIRES 12/31/2018

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EXTERIOR ELEVATIONS

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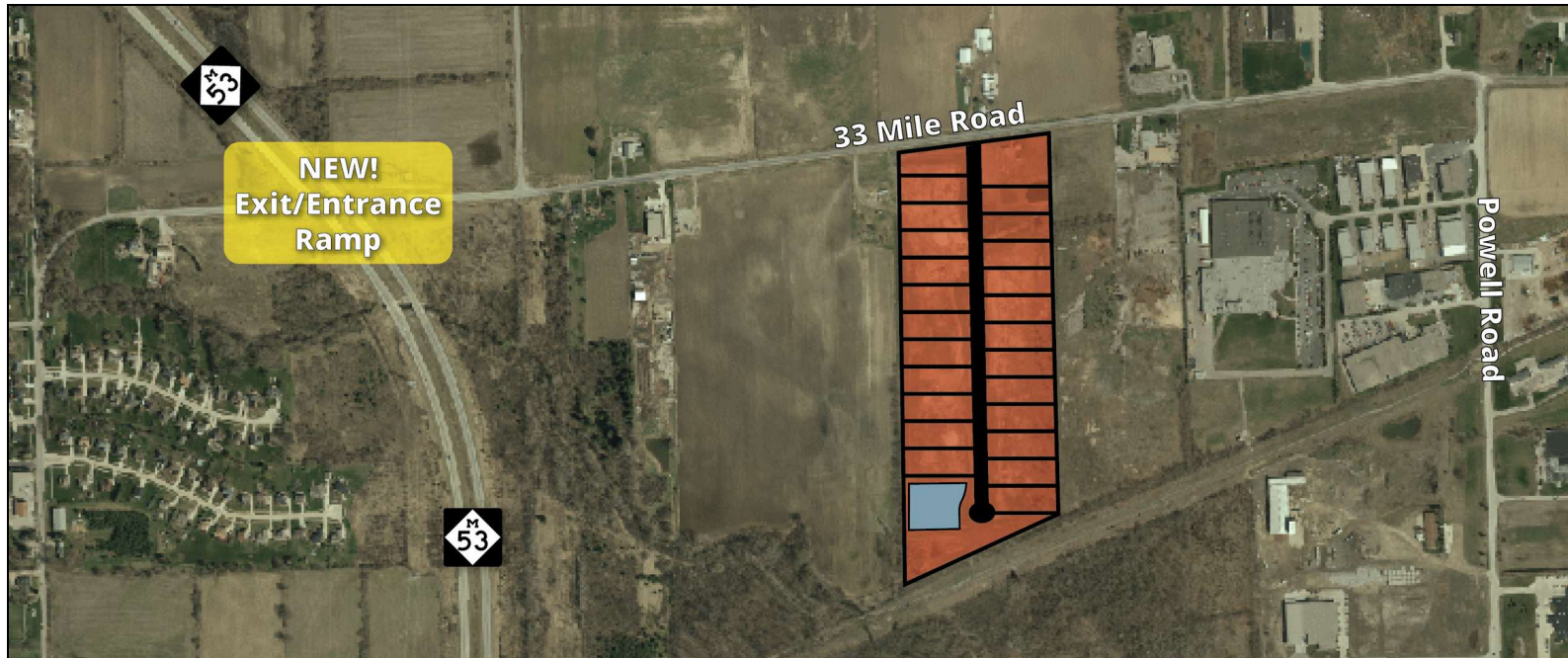
# Lot 24

Beaver Creek Subdivision - Lot 24 Bruce Township, MI 48065



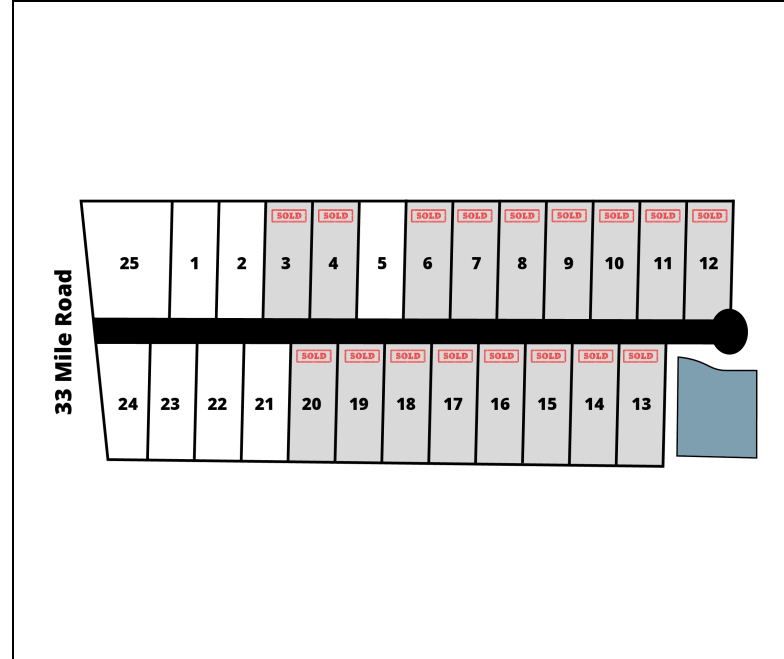
L. MASON CAPITANI  
CORFAC INTERNATIONAL

## 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:

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PROPERTY FOR SALE

# Lot 24

Beaver Creek Subdivision - Lot 24 Bruce Township, MI 48065



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## 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	<b>\$295,000</b>
Price Per Acre	<b>\$217,552</b>
Price Per SF	<b>\$5.00</b>

### 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

### FOR MORE INFORMATION:

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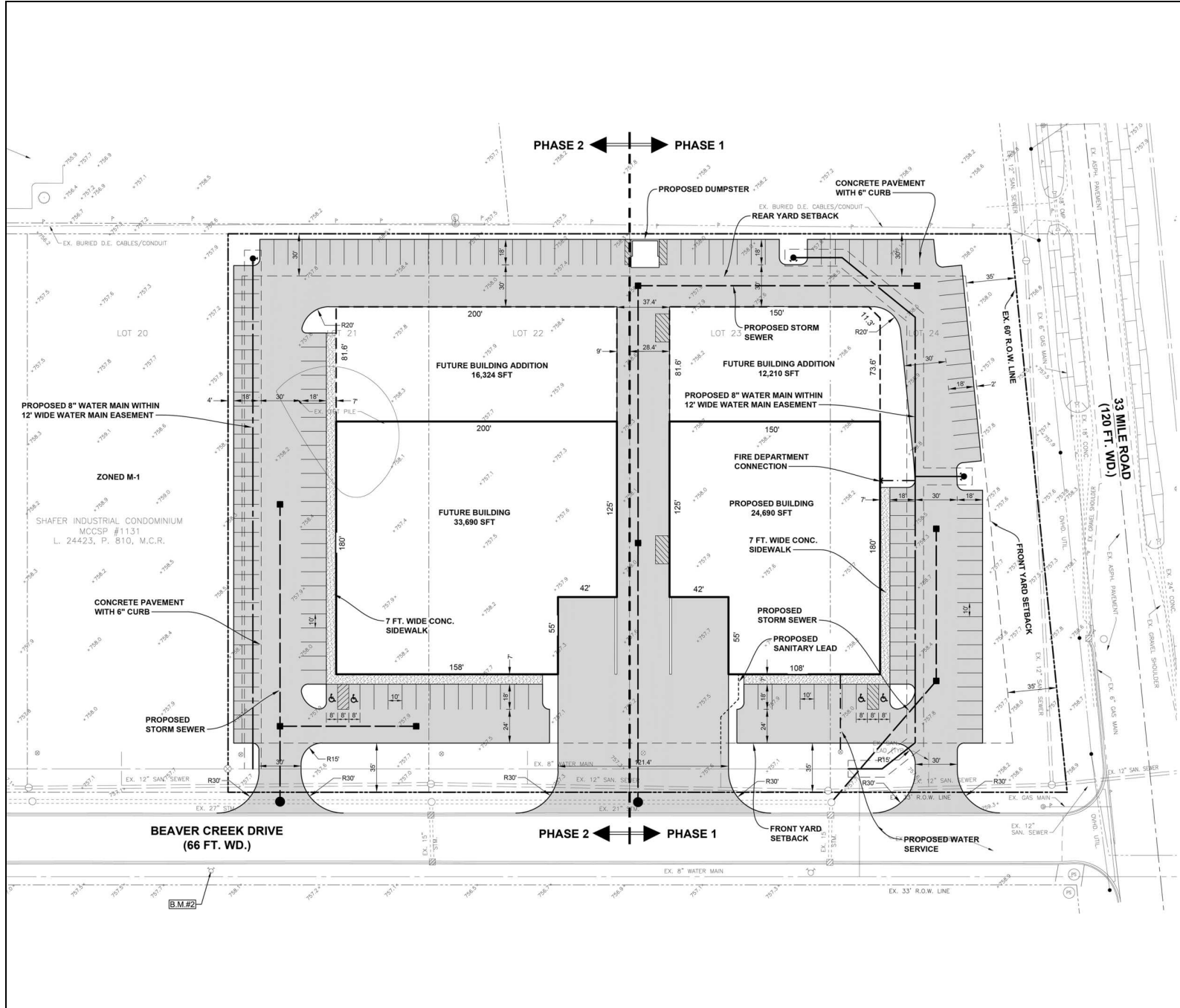


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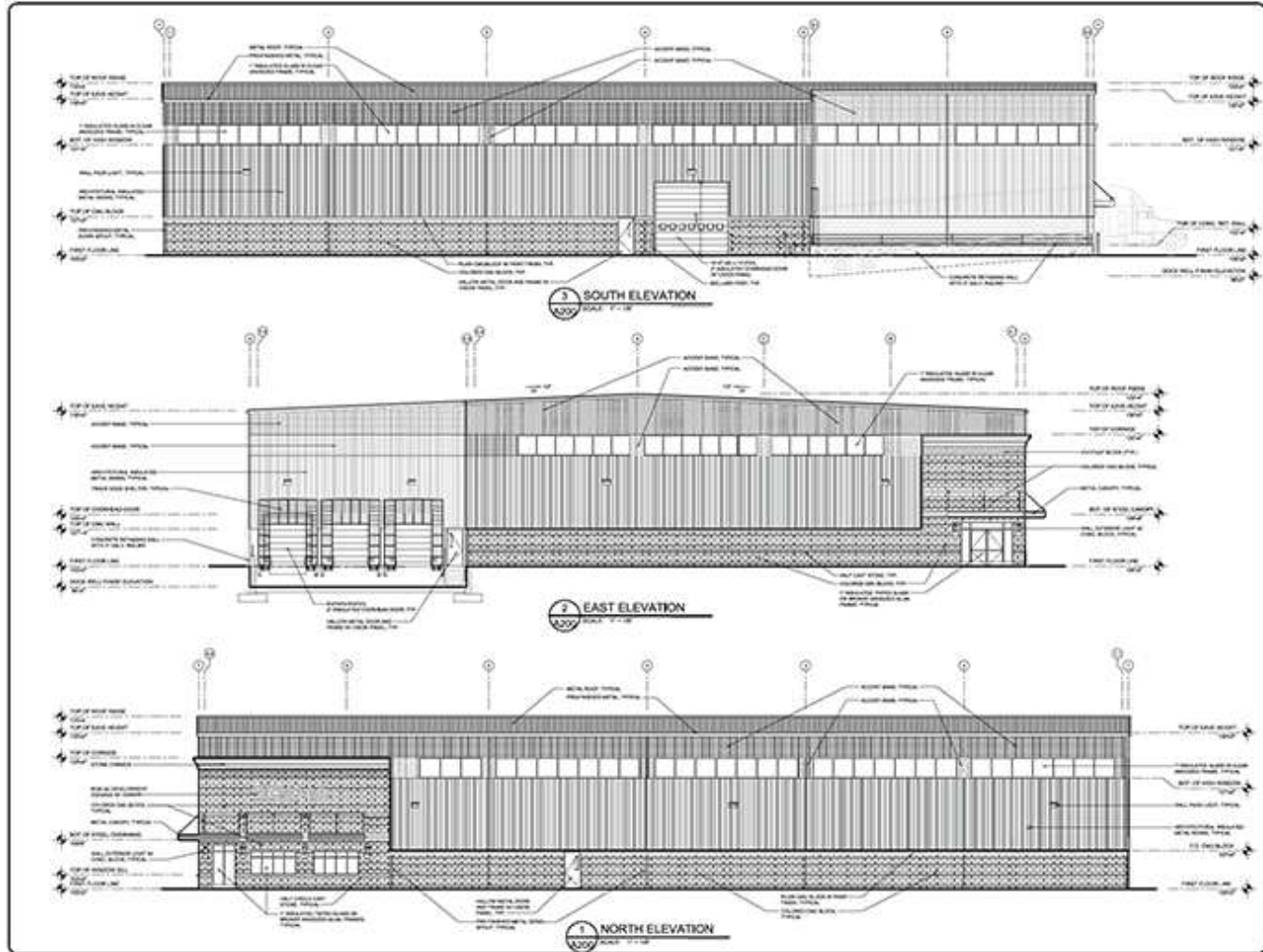
Lot 24

Beaver Creek Subdivision - Lot 24 Bruce Township, MI 48065



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ELEVATION SURVEY



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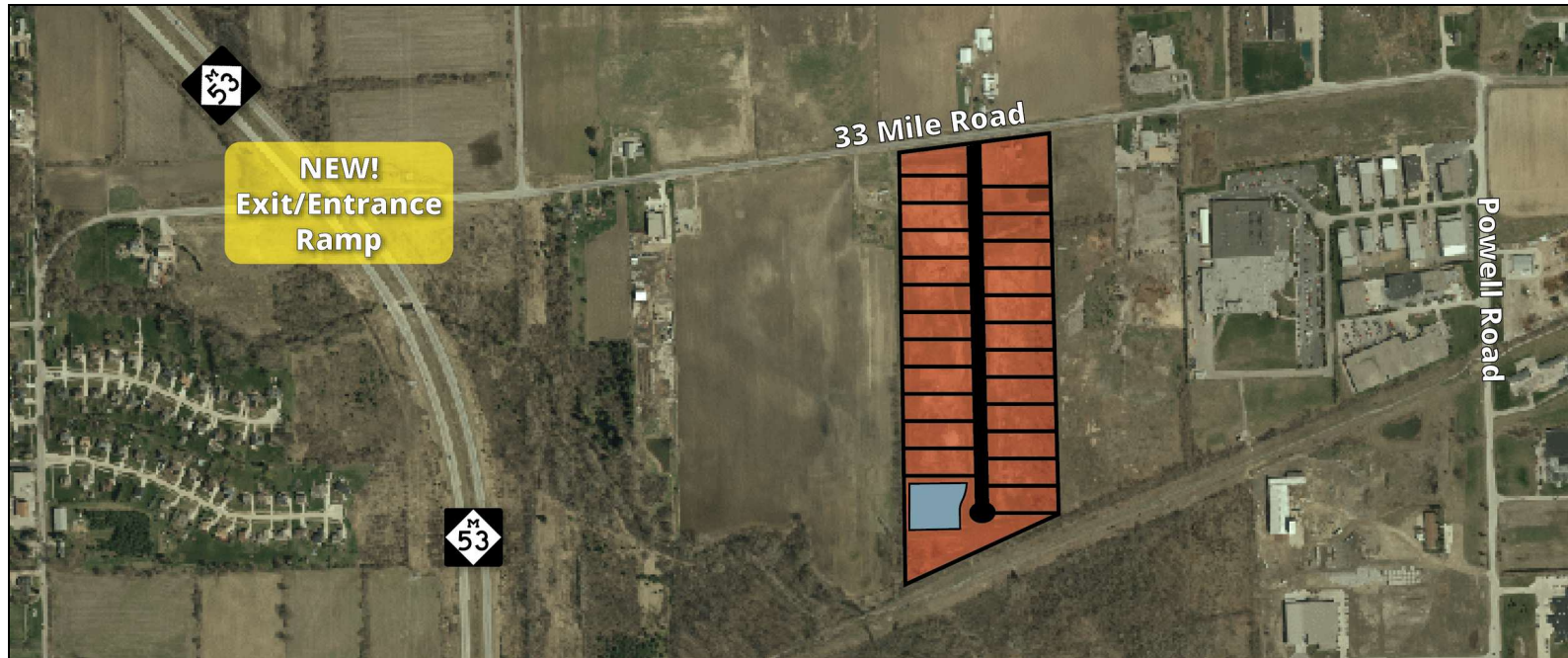
LAND FOR SALE

# Lot 25

Beaver Creek Subdivision - Lot 25 Bruce Township, MI 48065

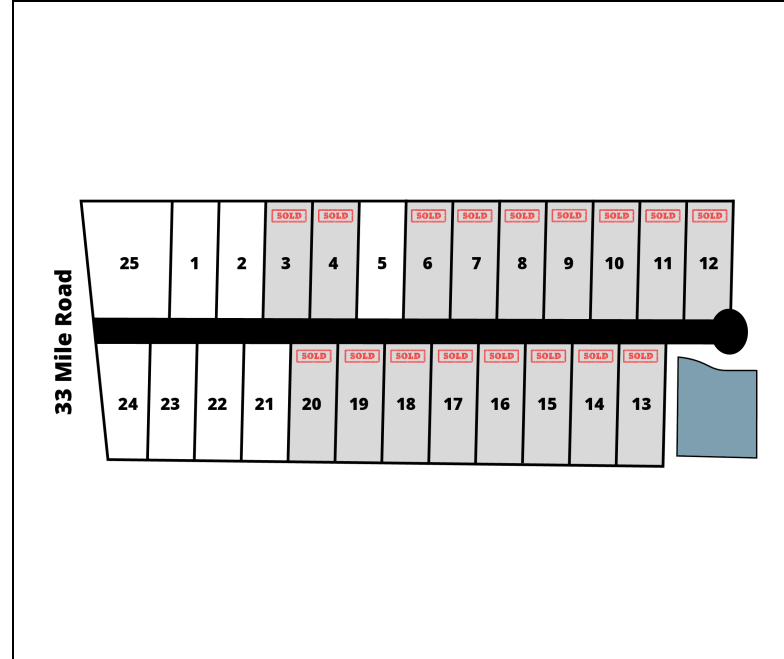


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CORFAC INTERNATIONAL



## Property Highlights

- Brand New Industrial Development
- Lot Sizes Ranging From 1.29 to 3.21 Acres
- Lots Have Municipal Water and Sanitary Sewer Service
- Owner Will Also Build to Suit with Possible Tax Abatement
- NEW 33 Mile and M-53 Ramp



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PROPERTY FOR SALE

# Lot 25

Beaver Creek Subdivision - Lot 25 Bruce Township, MI 48065



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## LAND PROPERTY DETAILS

### Property Information

Property Type	Land
Zoning	M-1
Property Subtype	Industrial
Lot Size	3.21 Acres
Lot Frontage	355 ft
Lot Depth	394 ft

Additional Information  
Brand new industrial development. All lots have city water and sewer. Owner will build to suit. Outside storage possible. Tax abatement possible.

### Storage / Rail / Additional Information

Outside Storage	Yes
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Sale Price	<b>\$699,000</b>
Price Per Acre	<b>\$217,800</b>
Price Per SF	<b>\$5.00</b>

### Location Information

Street Address	Beaver Creek Subdivision - Lot 25
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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