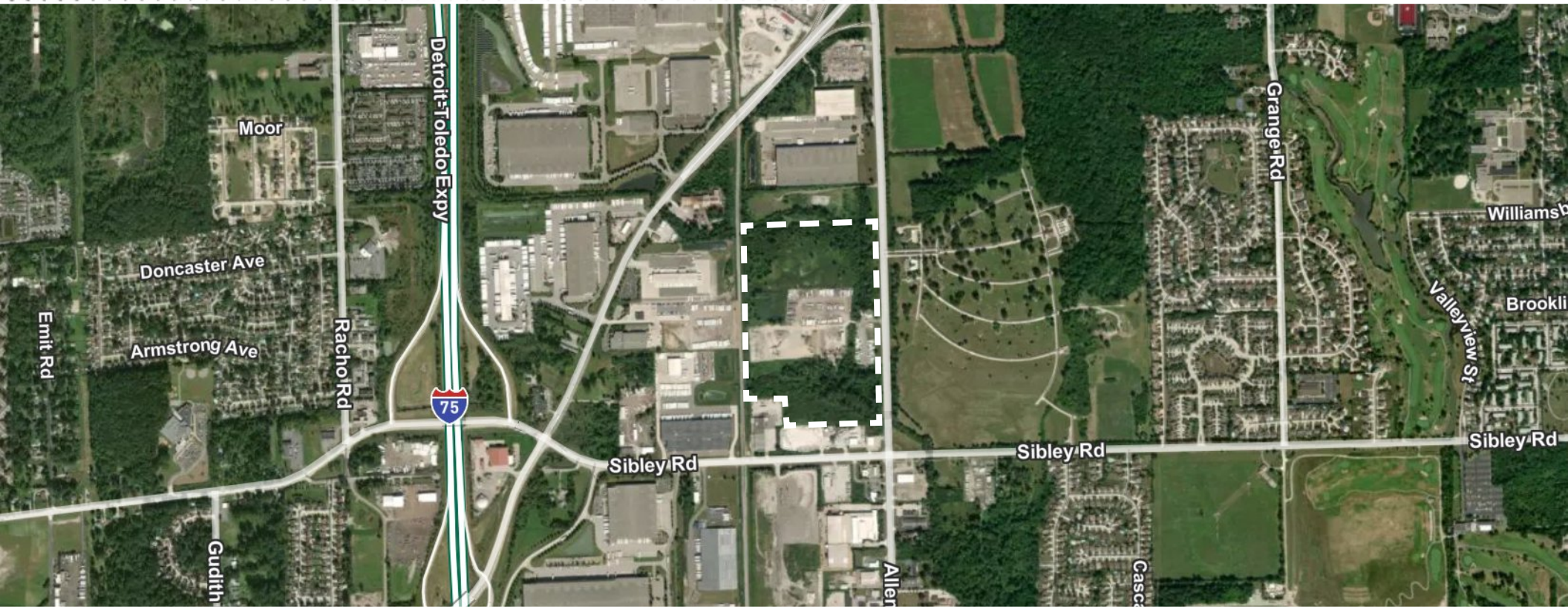


18550 ALLEN RD

BROWNSTOWN, MICHIGAN

INDUSTRIAL LAND FOR SALE | 59.16 ACRES AVAILABLE



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CBRE

PROPERTY OVERVIEW

SALE PRICE:
\$8,300,000

- PREMIER LOGISTICS SITE LOCATED OFF NW CORNER OF SIBLEY AND ALLEN RD., BROWNSTOWN, MI
- PROPOSED 3PL, TRUCK TERMINAL, CROSS DOCK, WAREHOUSE FACILITIES
- ONLY REMAINING SITE IN SUBMARKET AVAILABLE FOR EXCLUSIVE TRUCK, TRAILER, CAR PARKING
- ZONED: I-2 GENERAL INDUSTRIAL DISTRICT
- MULTIPLE SHORT TERM TRAILER PARKING LEASES AVAILABLE - INQUIRE LISTING AGENTS FOR ADDITIONAL INFORMATION PERTAINING TO INVESTMENT OPPORTUNITIES
- LABOR ANALYTICS AVAILABLE UPON REQUEST

PROPERTY FEATURES

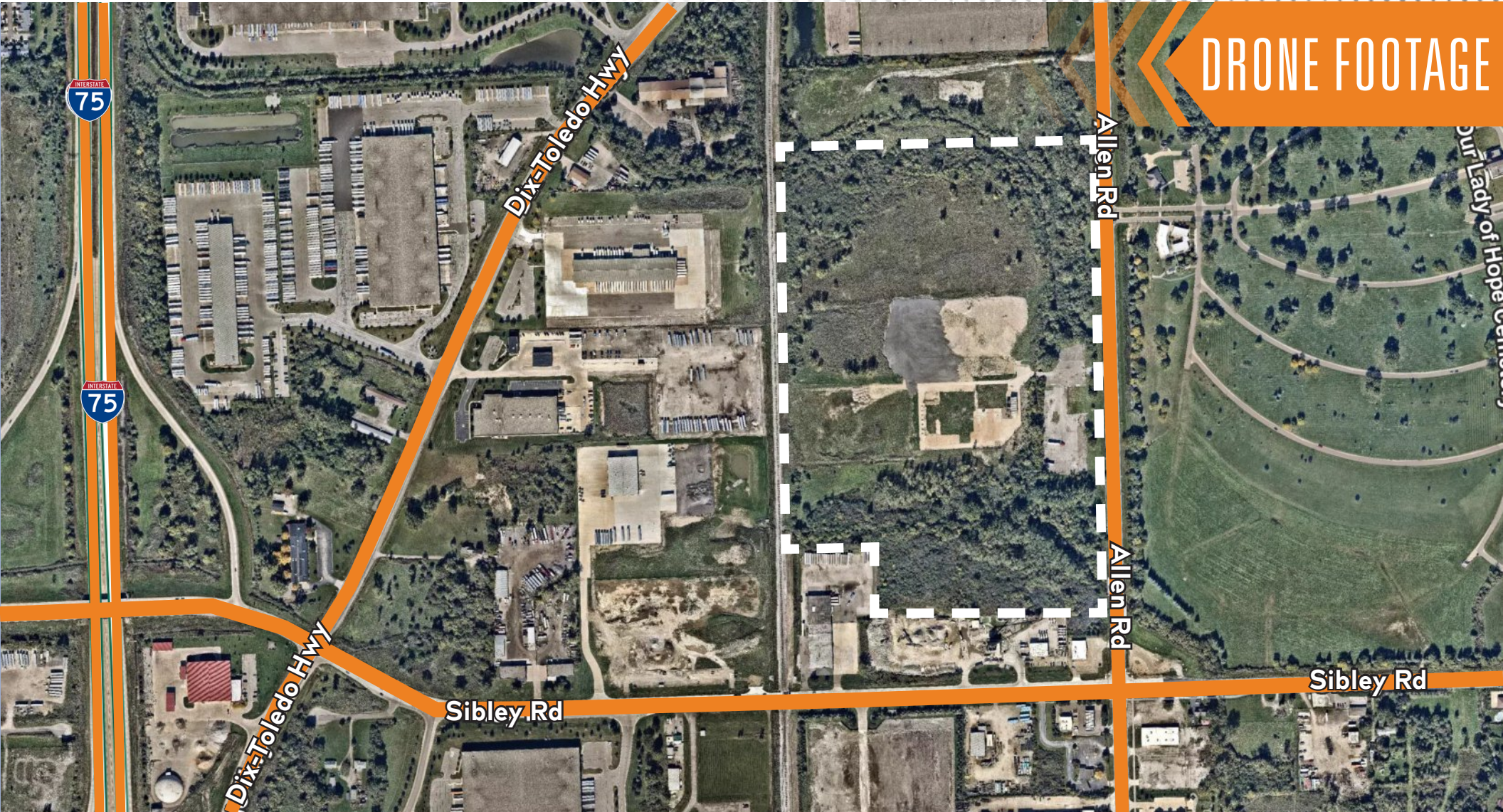
Lot Size:	59.16 Acres	Utilities:	On Site (Sewer on Allen Rd.)
Zoning:	I-2 General Industrial District	Lighting:	70 Lights Illuminating Property
Streets:	Allen Rd. and Sibley Rd.	Frontage:	2,054' on Allen Rd.
Rail:	Spur Possible	Divisible:	No
Truck/Trailer Parking:	Ample	Topography:	Level

DEMOGRAPHICS

	2 Mile	5 Mile	10 Miles
2022 Employees:	10,130	67,125	176,803
2022 Population:	24,250	194,149	458,842
2022 Households:	9,933	81,602	186,168
2022 Daytime Population:	23,635	182,911	449,206
2022 Education 25 and Over	18,224	141,444	328,167

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AERIAL MAP



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