



RH COMMERCIAL
REALTY

2.24 ACRES BECK RD, WIXOM, MI 48393

FOR SALE OR BUILD-TO-SUIT



2.24 ACRES OF LIGHT INDUSTRIAL LAND (LI)

- High visibility on Beck Road just north of West Road
- Over 240' of frontage on Beck Road
- Minutes from I-96, I-275, I-696, M-5, & US-23

BUILD-TO SUIT SPECIFICATIONS:

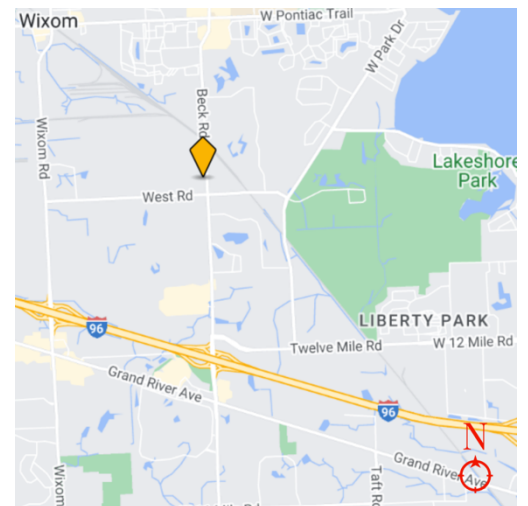
- Max/min square footage: 29,500 SF/6,000 SF
- Power: 3p, 240v
- Ceiling height: 18'-24'
- Grade level overhead doors (12'x14') and truckwells available
- Parking to suit

For pricing information, please contact:

ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
nate@rhcommercial.net





Description:

Vacant land for development located off Beck Road near the West Road intersection in Wixom, MI. New construction/build-to-suit opportunity. Property is zone light industrial and has a gross building area of 29,500 SF. Potential multi-tenant building with minimum 6,000 SF space.

Property Information

Lot Size: 2.24 Acres (97,574.40 SF)

Property Type: Commercial/Industrial – Vacant Land

Zoning: M-1 (Light Industrial) & R-3 (One-Family Residential).

Traffic Count: 29,466 vehicles per day at Beck Road and West Road intersection 0.05 miles South of subject property heading North. (Source: Costar 2020 Counts)

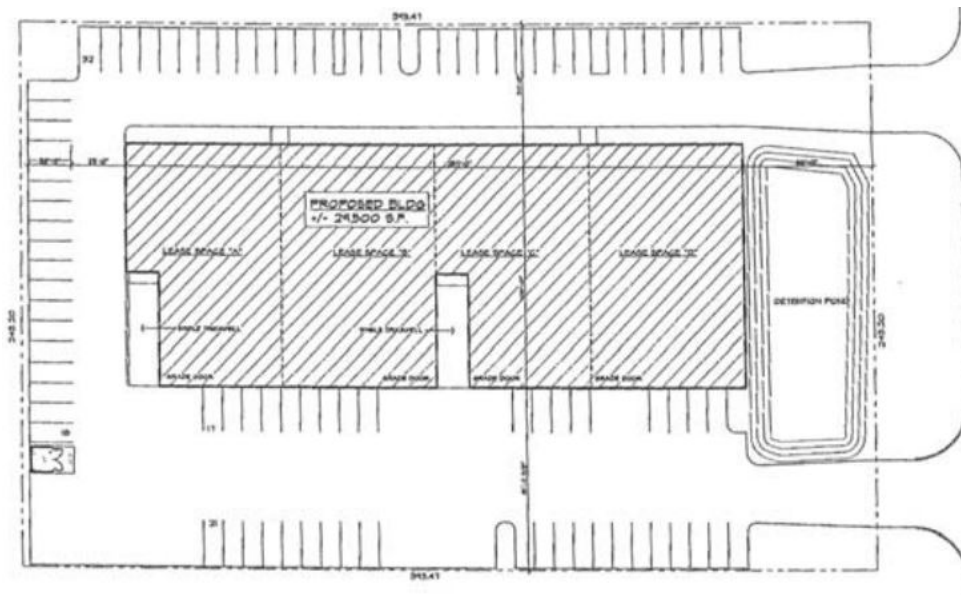
Taxes: Available upon request

Surrounding Businesses: Tribar Technologies Inc, Sturdi Mount, TREMEC, Phoenix Refrigeration, HEXAGON, Armaco Americas, Great Lakes Ammunition, American Interiors, and many other notable businesses.

Legal Description: Available upon request

APN: 22-05-476-039

Conceptual Build-To-Suit Sketch:





Zoning Description:

For more zoning information, please visit:

https://library.municode.com/mi/wixom/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.09INDI

12/8/21, 10:24 AM

Wixom, MI Code of Ordinances

18.09.010 - Intent.


- A. The general intent of the industrial districts is to provide for a range of industrial and office development divided into two districts that are appropriately located in the city for the following specific purposes:
1. To provide sufficient space, in appropriate locations, to meet the needs of the municipality's expected future economy for certain types of research, office, industrial, warehouse, manufacturing and related uses;
 2. To protect abutting residential districts by separating them from manufacturing, warehousing and related activities, and by prohibiting the use of such industrial areas for new residential development;
 3. To promote research, office and light industrial development that is free from danger of fire, explosions, toxic and noxious matter, radiation and other hazards and from offensive noise, vibration, smoke, odor and other objectionable influences;
 4. To protect the most desirable use of land in accordance with the city of Wixom master plan while protecting the character and established pattern of adjacent development, and in each area conserving the value of land and buildings and other structures to protect the municipality's tax revenue base.
- B. M-1 Light Industrial District. The M-1 light industrial district is designed primarily to accommodate research and development, corporate office and light industrial uses, including wholesale activities, warehouses and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The M-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material or shipment in bulk form, to be used in an industrial operation at another location, not be permitted.
- C. M-2 General Industrial District. The M-2 general industrial district is designed primarily for manufacturing, assembling and fabrication activities including large-scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding districts. The M-2 district is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials as well as from previously prepared material.

(Ord. 08-05 § 1 (part), 2008)





Demographic Summary Report

Beck Road & West Road			
Beck Rd & West Rd, Wixom, MI 48393			
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	4,789	44,674	113,193
2022 Estimate	4,684	44,483	112,480
2010 Census	3,863	41,067	102,611
Growth 2022 - 2027	2.24%	0.43%	0.63%
Growth 2010 - 2022	21.25%	8.32%	9.62%
2022 Population by Hispanic Origin	508	2,653	5,000
2022 Population	4,684	44,483	112,480
White	2,689 57.41%	31,992 71.92%	84,912 75.49%
Black	1,387 29.61%	4,599 10.34%	8,902 7.91%
Am. Indian & Alaskan	24 0.51%	146 0.33%	307 0.27%
Asian	450 9.61%	6,664 14.98%	15,898 14.13%
Hawaiian & Pacific Island	1 0.02%	2 0.00%	23 0.02%
Other	133 2.84%	1,080 2.43%	2,438 2.17%
U.S. Armed Forces	0	0	16
Households			
2027 Projection	2,559	18,831	45,827
2022 Estimate	2,514	18,779	45,551
2010 Census	2,137	17,503	41,657
Growth 2022 - 2027	1.79%	0.28%	0.61%
Growth 2010 - 2022	17.64%	7.29%	9.35%
Owner Occupied	166 6.60%	10,703 56.99%	30,755 67.52%
Renter Occupied	2,347 93.36%	8,076 43.01%	14,797 32.48%
2022 Households by HH Income	2,513	18,778	45,552
Income: <\$25,000	726 28.89%	2,873 15.30%	5,199 11.41%
Income: \$25,000 - \$50,000	866 34.46%	3,922 20.89%	8,285 18.19%
Income: \$50,000 - \$75,000	497 19.78%	2,969 15.81%	6,779 14.88%
Income: \$75,000 - \$100,000	222 8.83%	2,215 11.80%	6,046 13.27%
Income: \$100,000 - \$125,000	40 1.59%	1,773 9.44%	4,719 10.36%
Income: \$125,000 - \$150,000	58 2.31%	1,297 6.91%	3,495 7.67%
Income: \$150,000 - \$200,000	15 0.60%	1,815 9.67%	4,949 10.86%
Income: \$200,000+	89 3.54%	1,914 10.19%	6,080 13.35%
2022 Avg Household Income	\$54,851	\$98,974	\$112,009
2022 Med Household Income	\$41,487	\$71,602	\$85,391