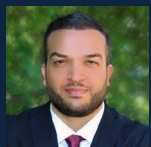




AVAILABLE FOR SALE, GROUND LEASE OR BUILD TO SUIT

23927 ECORSE ROAD | TAYLOR, MI

2.49-ACRE PARCEL AT INTERSECTON OF TELEGRAPH AND ECORSE RD | 0.5 MILES SOUTH OF I-94



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INVESTMENT HIGHLIGHTS



ASKING PRICE/RATE
BEST OFFER



ZONING
I-1 (LIGHT INDUSTRIAL)



FRONTAGE
800' ECORSE RD
260' TELEGRAPH RD



HIGHWAY ACCESS
0.5 MILES - I-94



LOT SIZE
2.49 ACRES



BUILDING SIZE
3,000 +/- SF

PROPERTY HIGHLIGHTS

Prime frontage along Ecorse Road offering excellent visibility and direct access for logistics, service, and industrial traffic.

Immediate connectivity to Telegraph Road and I-94, placing the site within minutes of Detroit Metro Airport, major freight corridors, and regional distribution hubs.

Located within the Detroit Region Aerotropolis footprint, aligning the property with one of the Midwest's most active logistics and advanced-manufacturing development zones.

Surrounded by a strong industrial labor force drawn from Taylor and the broader Downriver communities, known for manufacturing, warehousing, and transportation talent.

Proximity to major employers including logistics operators, automotive suppliers, engineering firms, and distribution centers that anchor the region's industrial economy.

Flexible site configuration suitable for light manufacturing, warehousing, fleet operations, or service-industrial uses.

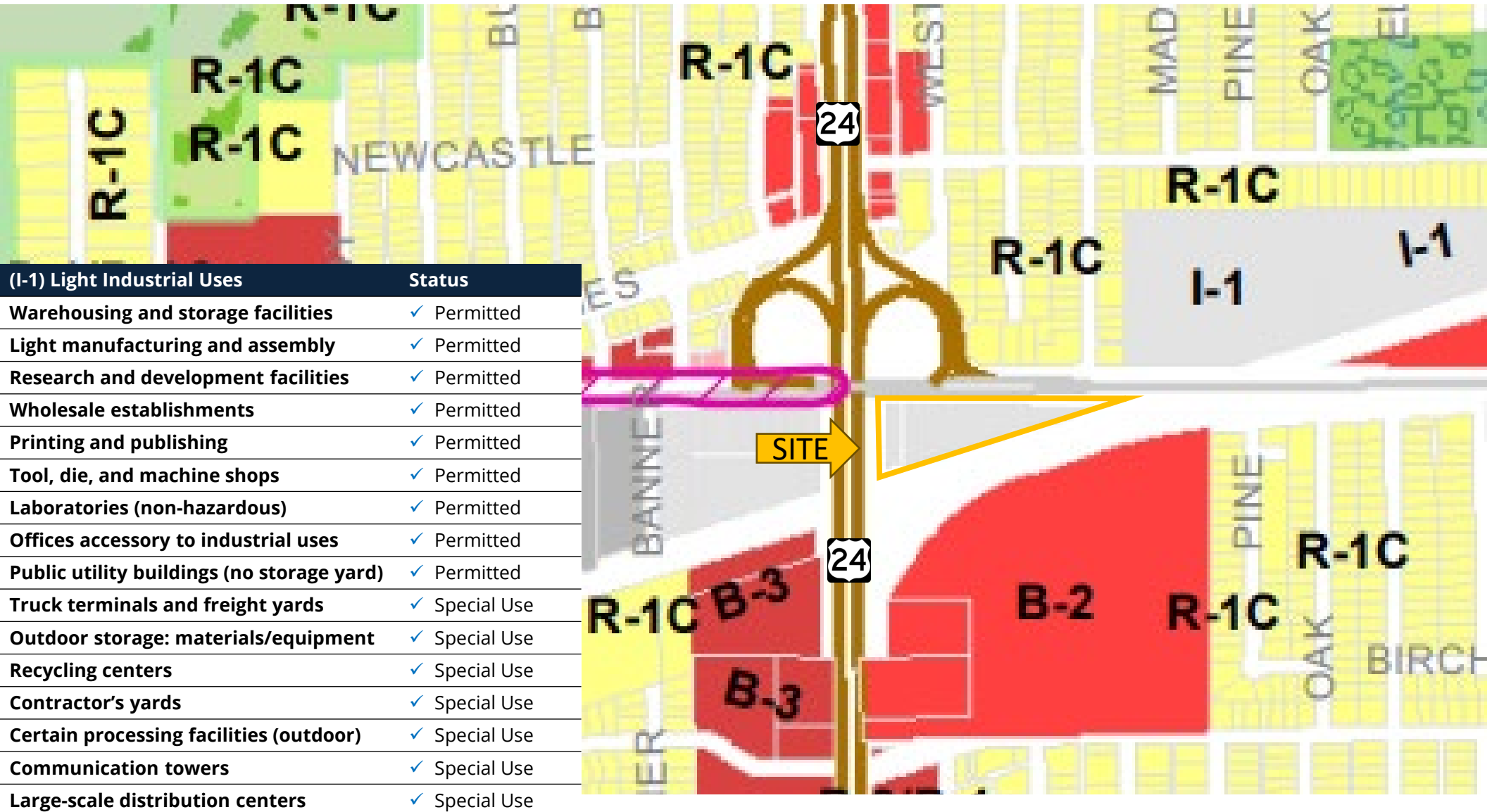
Established utilities and infrastructure supporting immediate development or redevelopment with minimal lead time.



PROPERTY OUTLINE



ZONING EXHIBIT



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



OFFERING MEMORANDUM
ECORSE-TELEGRAPH LAND | TAYLOR, MI

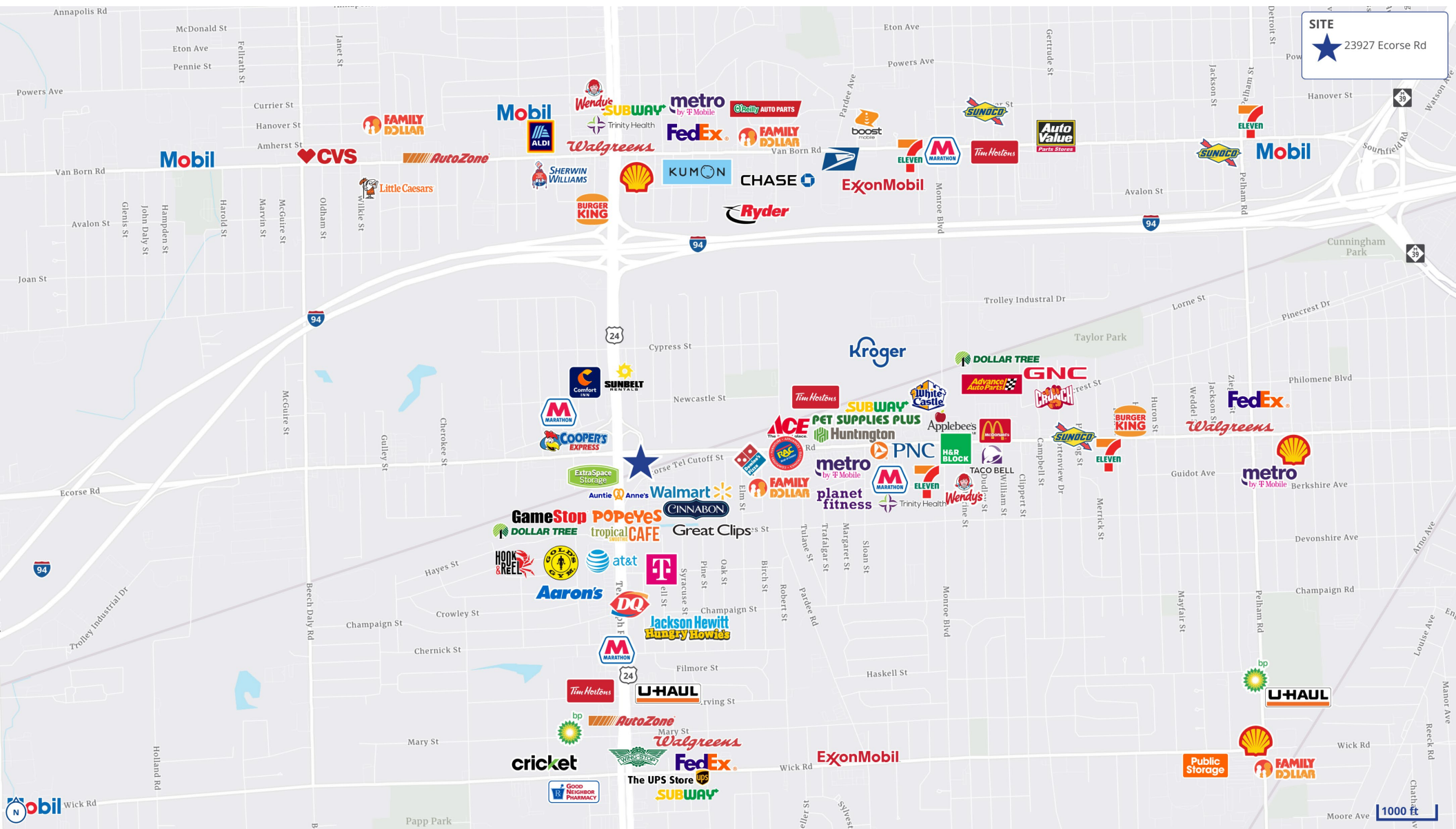
LOCATION OVERVIEW



Taylor, Michigan offers a strategic, business-forward environment that consistently attracts light industrial investment thanks to its position at the heart of the Detroit Region Aerotropolis and its proximity to the region's most important transportation corridors. As part of the Aerotropolis development zone, Taylor benefits from a regional initiative designed to drive corporate expansion around Detroit Metropolitan Airport and Willow Run Airport—an interconnected logistics and mobility hub supported by world-class transportation infrastructure and thousands of acres of development-ready land. This positions Taylor as a natural fit for companies that depend on efficient supply-chain movement, multimodal access, and rapid connectivity to national and global markets.

The city's economic base is anchored by major employers spanning logistics, manufacturing, engineering, retail distribution, and healthcare. Key companies include Load One, a major trucking and logistics operator; Atlas Oil Company; Watson Engineering; Windsor Machine Group; Worthington Industries; and Wallside Windows, alongside large retail distribution and service centers for Meijer, Target, Home Depot, and Walmart. This concentration of industrial and commercial employers reflects the region's broader strengths in advanced manufacturing and mobility, supported by Southeast Michigan's position as the nation's leading automotive and EV production hub.

LOCAL OVERVIEW



LOCATION DEMOGRAPHICS

Current Year Summary	1 mile radius	3 mile radius	5 mile radius
Total Population	10,523	101,948	250,624
Total Households	4,326	42,141	101,540
Total Family Households	2,752	25,809	62,572
Average Household Size	2.43	2.40	2.45
Median Age	40.6	40.0	38.7
Population Age 25+	7,624	73,070	175,090
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.12%	0.14%	0.37%

Current Year Income & Household Summary	1 mile radius	3 mile radius	5 mile radius
Median Household Income	\$70,211	\$66,457	\$65,597
Average Household Income	\$82,060	\$82,502	\$84,297
Per Capita Income	\$33,921	\$34,177	\$34,178

Current Year Summary Business Data	1 mile radius	3 mile radius	5 mile radius
Total Businesses	280	2,470	7,062
Total Daytime Population	8,823	89,073	247,603
Daytime Population: Workers	3,615	34,311	111,748
Daytime Population: Residents	5,208	54,762	135,855

IN 5-MILE RADIUS



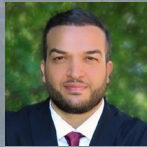
POPULATION
250K+



TOTAL
HOUSEHOLDS
101K+



AVERAGE
INCOME
\$84K+



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DISCLAIMER: This Offering Memorandum contains select information pertaining to the business and affairs of ECORSE-TELEGRAPH LAND and has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, Colliers International or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.