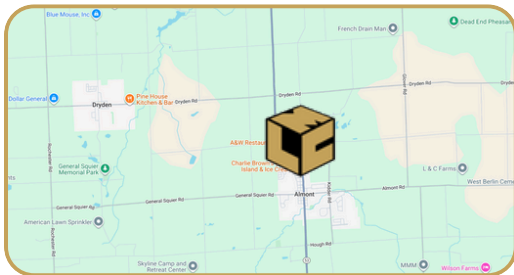


# Almont Research Industrial Park - Lot 10

Almont, MI

- 2.803 Acres For Sale
- Owner will Build-to-Suit
- All Utilities On-Site and Ready for Construction
- Directly off M-53
- Close Proximity to I-69

## 2.803 ACRES FOR SALE



### FOR MORE INFORMATION:

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

Jason Capitani, SIOR, CCIM  
Managing Partner  
248.637.7684  
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248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

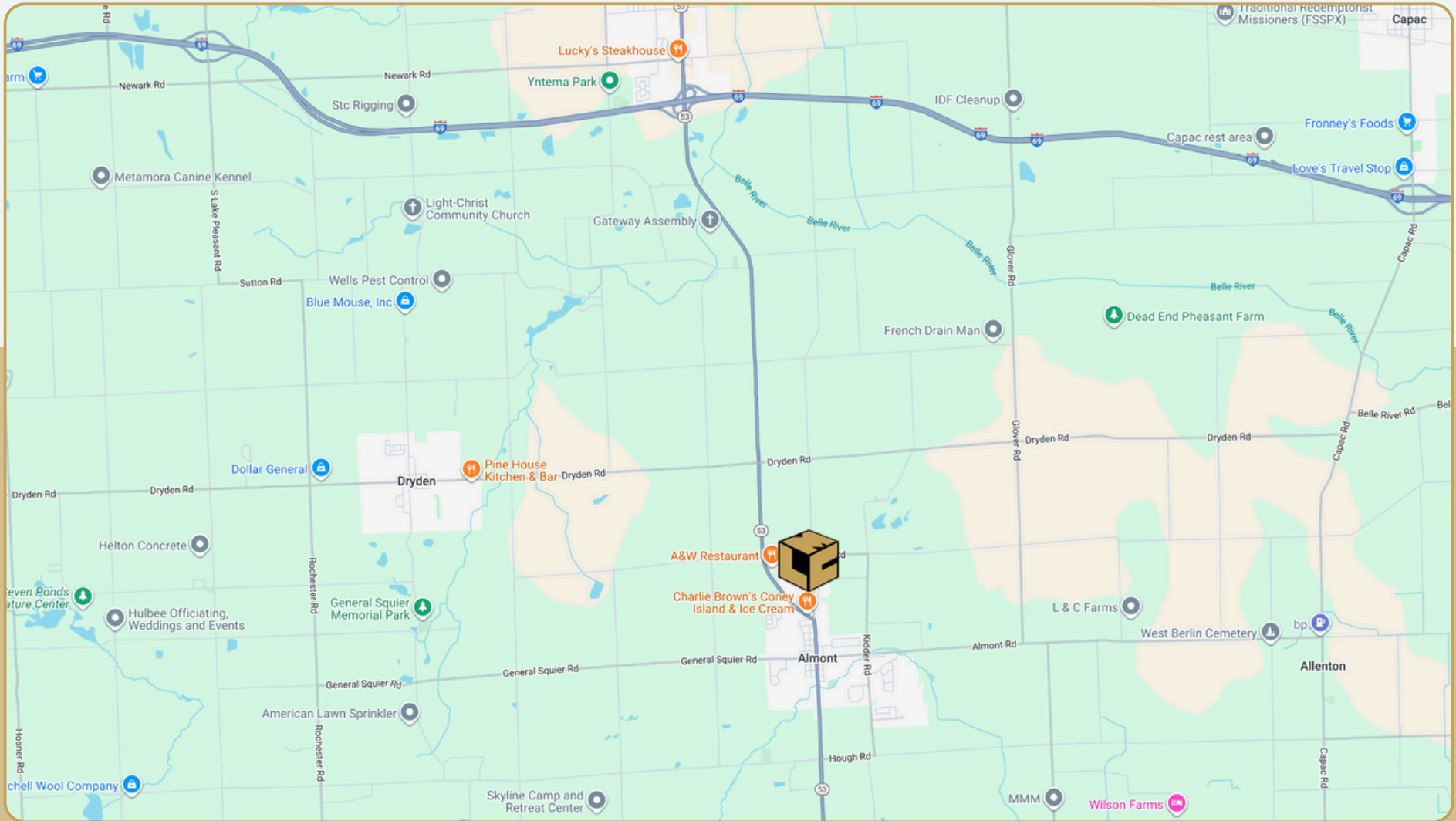


# Almont Research Industrial Park - Lot 10

Almont, MI



## Location Map:



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# Almont Research Industrial Park - Lot 10

Almont, MI



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## Land Property Details:

### Details:

**Intersection:** Howland Rd & Research Dr  
**Parcel ID:** -  
**Zoning:** Industrial  
**Type:** Industrial  
**Dimensions:** 285x488  
**Water:** Municipal  
**Utilities:** All  
**Sanitary:** Yes  
**Storm:** Yes  
**Acres:** 3.196  
**Total SF:** 139,217 SF  
**Available SF:** 139,217 SF  
**Frontage:** 250'  
**Depth:** 488'  
**Topography:** Flat  
**Easements:** -  
**Restrictions:** -  
**Front Yard Setback:** -  
**Side Yard Setback:** -

### Economic

**Sale Price:** \$249,000  
**Price/SF:** \$2.04  
**Price/Acre:** \$88,833  
**Taxes:** -  
**Master Planned Use:** -

**Additional Information:** Improved industrial lot located in the Almont Research & Industrial Park. All utilities are on-site.

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# Almont Research Industrial Park - Lot 10

Almont, MI



## Topographic Survey:



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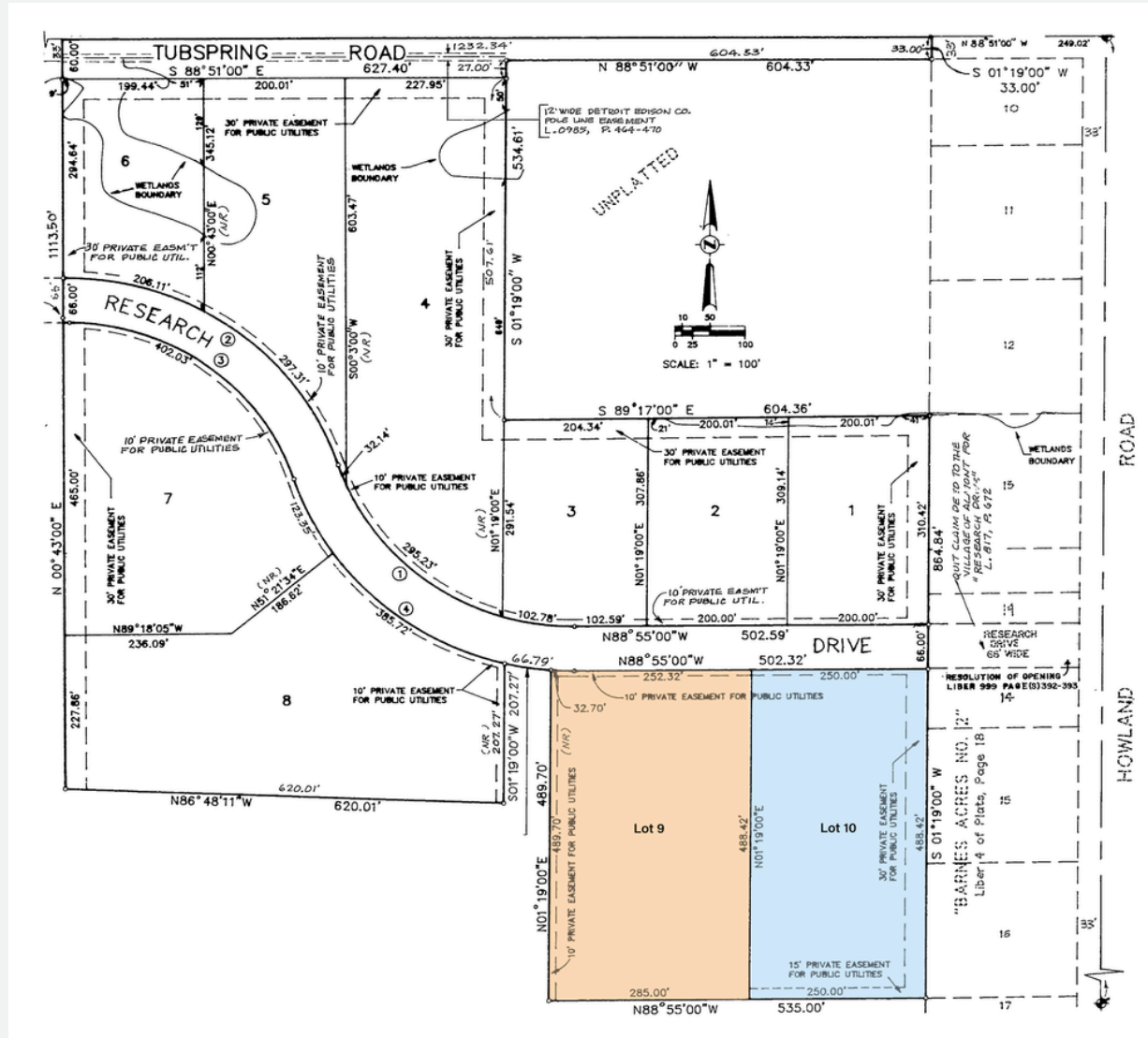
# Almont Research Industrial Park - Lot 10

Almont, MI



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## Site Plan:



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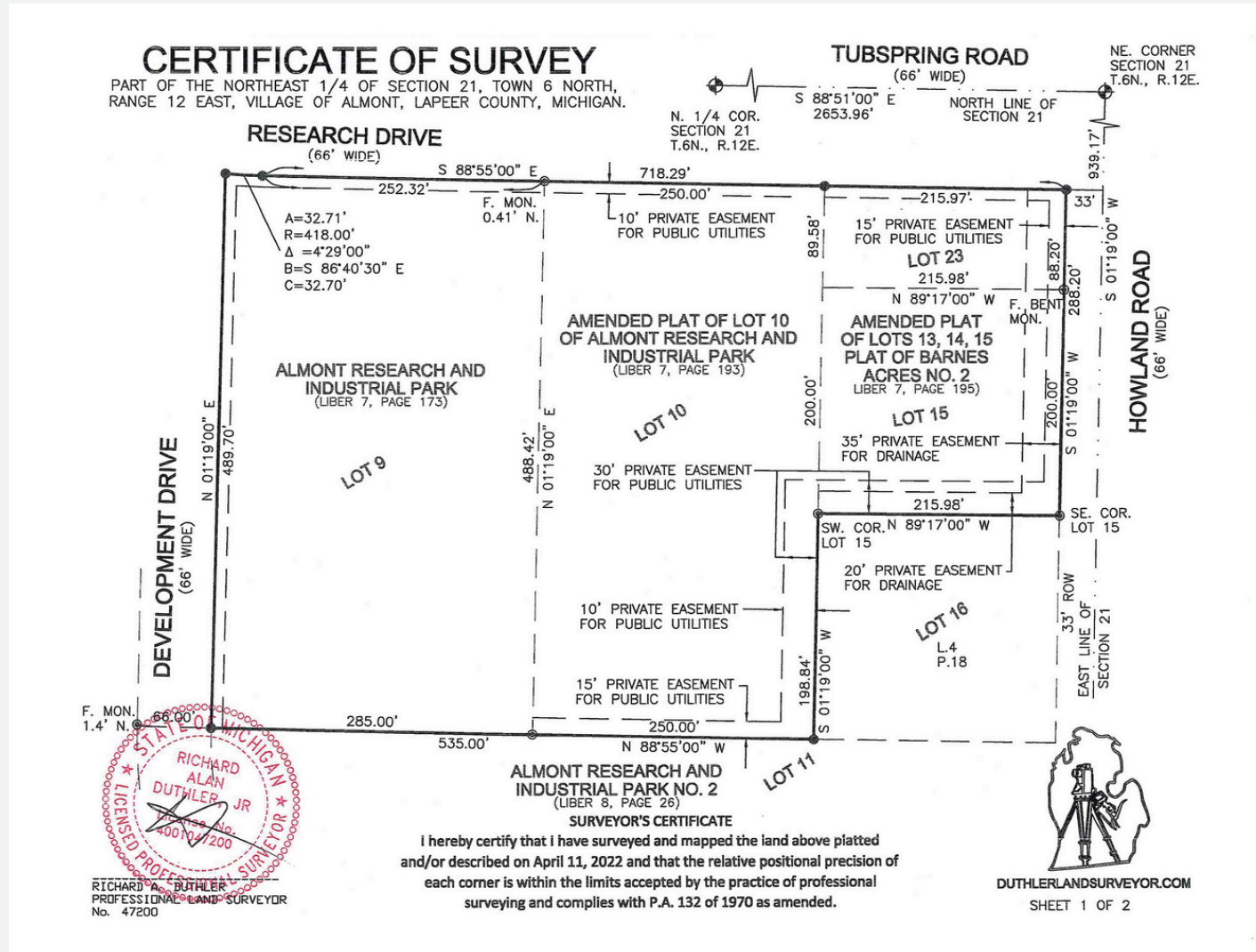
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*Almont, MI*



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## Survey:



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