

# 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



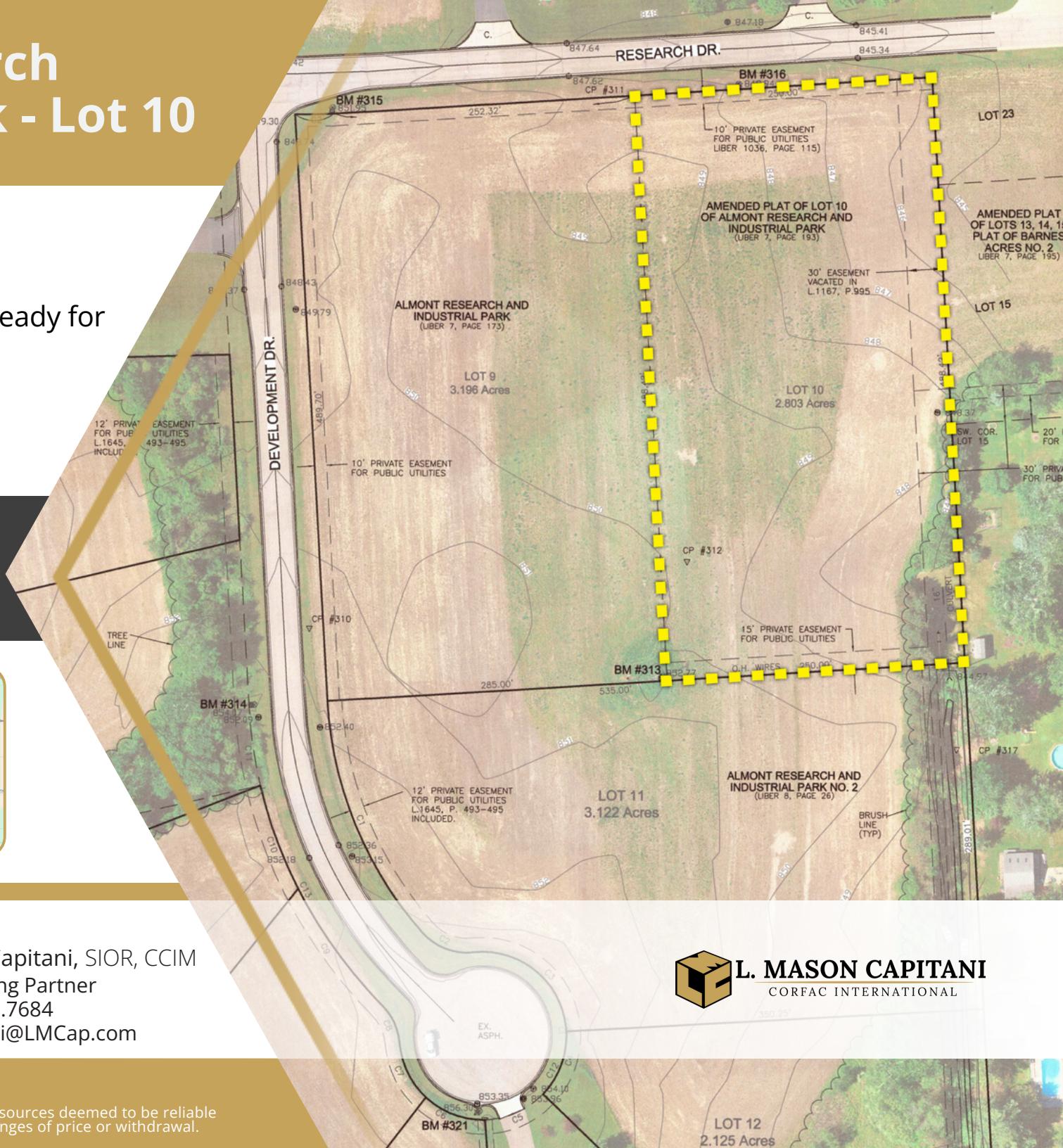
### FOR MORE INFORMATION:

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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.



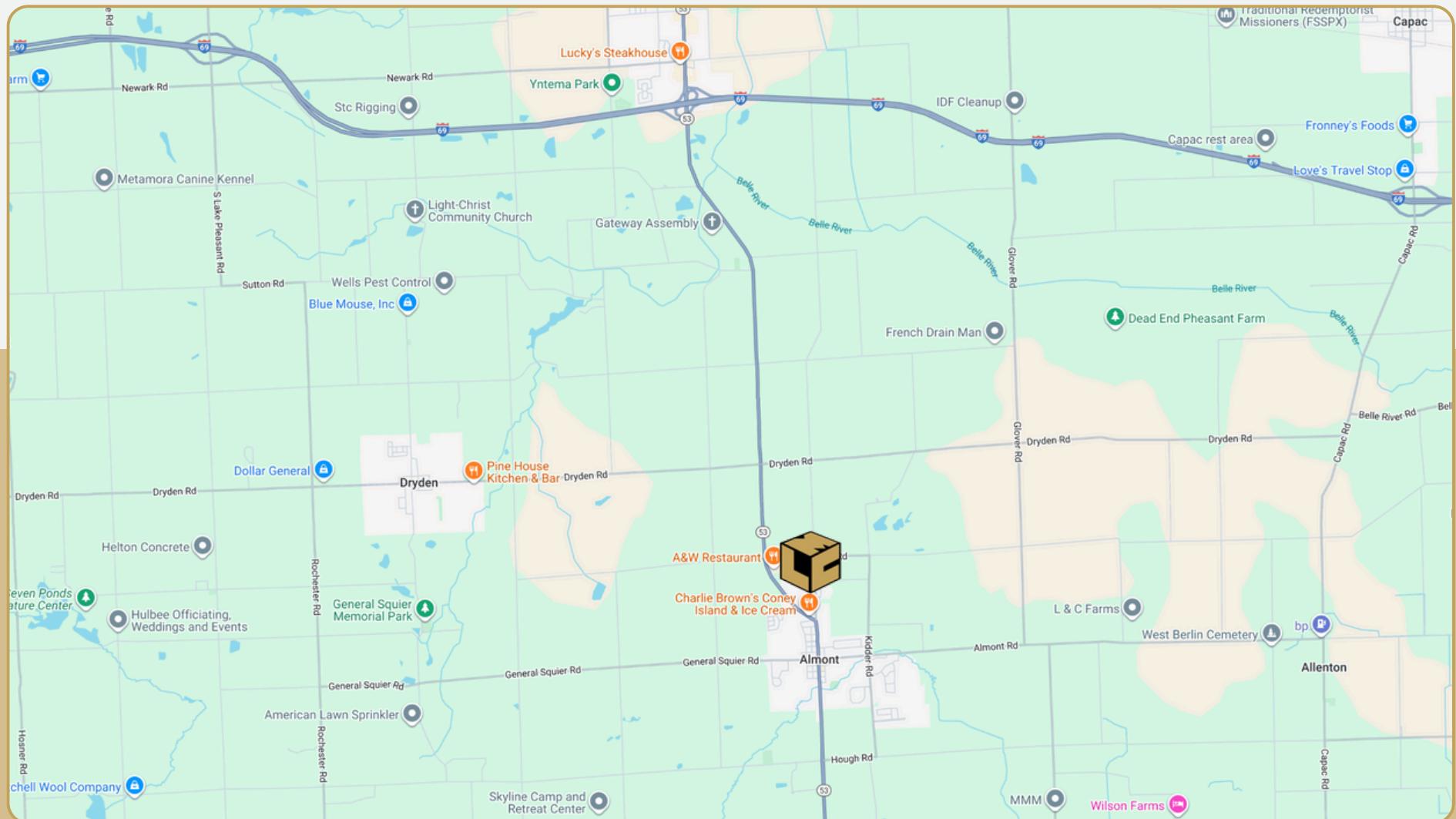
 **L. MASON CAPITANI**  
CORFAC INTERNATIONAL

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## Location Map:



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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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# Topographic Survey:



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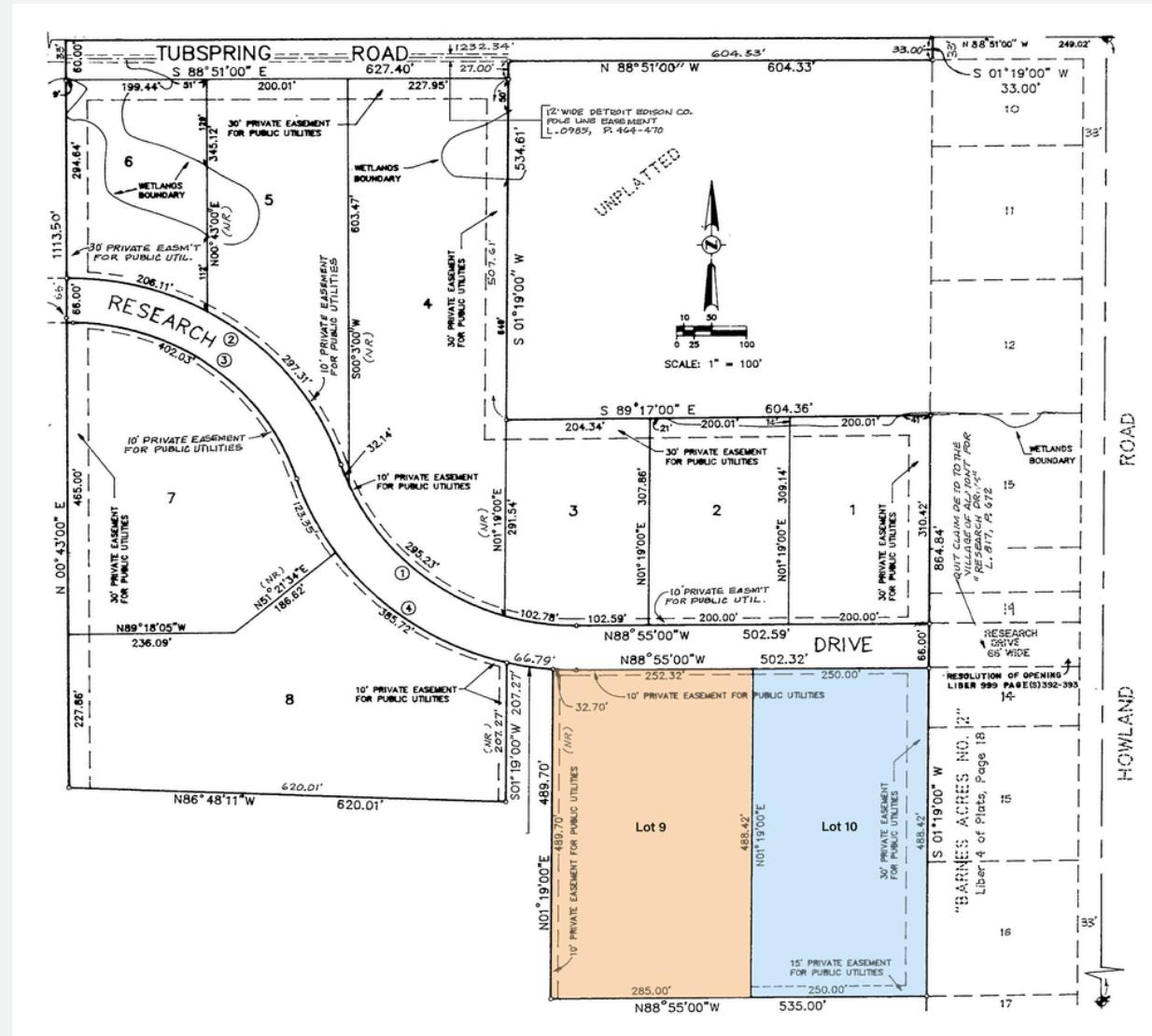
Almont, MI



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## Site Plan:



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Almont, MI

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**Survey:**

## CERTIFICATE OF SURVEY

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 6 NORTH,  
RANGE 12 EAST, VILLAGE OF ALMONT, LAPEER COUNTY, MICHIGAN.

### RESEARCH DRIVE (66' WIDE)

S 88°55'00" E  
252.32'  
A=32.71'  
R=418.00'  
Δ =4°29'00"  
B=S 86°40'30" E  
C=32.70'

ALMONT RESEARCH AND  
INDUSTRIAL PARK  
(LIBER 7, PAGE 173)

### DEVELOPMENT DRIVE (66' WIDE)

N 01°19'00" E  
489.70'  
F. MON.  
1.4' N  
66.00'  
RICHARD  
ALAN  
DUTHLER, JR  
State of Michigan  
LICENSED PROFESSIONAL LAND SURVEYOR  
No. 400104200  
RICHARD A. DUTHLER  
PROFESSIONAL LAND SURVEYOR  
No. 47200

S 88°55'00" E  
718.29'  
F. MON.  
0.41' N

AMENDED PLAT OF LOT 10  
OF ALMONT RESEARCH AND  
INDUSTRIAL PARK  
(LIBER 7, PAGE 193)

LOT 10  
N 01°19'00" E  
488.42'  
30' PRIVATE EASEMENT  
FOR PUBLIC UTILITIES

10' PRIVATE EASEMENT  
FOR PUBLIC UTILITIES  
15' PRIVATE EASEMENT  
FOR PUBLIC UTILITIES  
ALMONT RESEARCH AND  
INDUSTRIAL PARK NO. 2  
(LIBER 8, PAGE 26)

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted  
and/or described on April 11, 2022 and that the relative positional precision of  
each corner is within the limits accepted by the practice of professional  
surveying and complies with P.A. 132 of 1970 as amended.

### TUBSPRING ROAD (66' WIDE)

N. 1/4 COR.  
SECTION 21  
T.6N., R.12E.

### NORTH LINE OF SECTION 21

S 88°51'00" E  
2653.96'

NE. CORNER  
SECTION 21  
T.6N., R.12E.

### LOT 23 (66' WIDE)

215.98'  
N 89°17'00" W  
F. BENT  
MON.

AMENDED PLAT  
OF LOTS 13, 14, 15  
PLAT OF BARNES  
ACRES NO. 2  
(LIBER 7, PAGE 195)

LOT 15  
200.00'  
35' PRIVATE EASEMENT  
FOR DRAINAGE

215.98'  
SW. COR. N 89°17'00" W  
LOT 15

20' PRIVATE EASEMENT  
FOR DRAINAGE

200.00'  
S 01°19'00" W  
LOT 16  
L.4  
P.18

### HOWLAND ROAD (66' WIDE)

S 01°19'00" W  
288.20'  
S 01°19'00" W  
939.17'

SE. COR.  
LOT 15

35' ROW  
EAST LINE OF  
SECTION 21



DUTHLERLANDSURVEYOR.COM  
SHEET 1 OF 2

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