



NEIGHBORHOOD

HIGHLAND PARK

LOCATION

NE CORNER OF HAMILTON AND MANCHESTER

SPACE TYPE

LAND

14441 3rd St., Highland Park offers approximately 20 acres of industrial land, ideal for a range of industrial or commercial uses. The property is ideally located with easy access to all major freeways, providing excellent connectivity for transportation, logistics, or distribution needs. The site's substantial size makes it suitable for various development opportunities, from manufacturing facilities to storage and warehousing operations.

ASKING PRICE

\$8,000,000 (\$400,000 Per Acre)

ACCESS

M10 - 0.4 Miles
I-75 - 1.4 Miles
I-96 - 3 Miles
I-94 - 12 Miles
Airport 21 Miles

SIZE

20 +/- Acres

ONSITE PARKING

300+ Spaces

CEILING HEIGHTS

14'

ZONING

IRD

BUILDING AMENITIES

The IRD, Industrial, Research & Development District is design to allow for medium to large-scale production, warehouse, manufacturing, research laboratory, project developer or other similar uses that require significant volumes of truck or rail freight traffic, generate considerable noise or are otherwise uses that are best segregated from commercial and residential uses.

14441 3RD

Property Details

ELECTRIC PROVIDER

DTE

ELECTRIC CAPACITY

Heavy industrial power (New transformer on site)

ELECTRIC CONNECTION

New pole on site with high tension power

NATURAL GAS PROVIDER

DTE

GAS LINE SIZE

12" Main / 4" connection to buildings

WATER LINE SIZE

12" Main / 4" connection to buildings

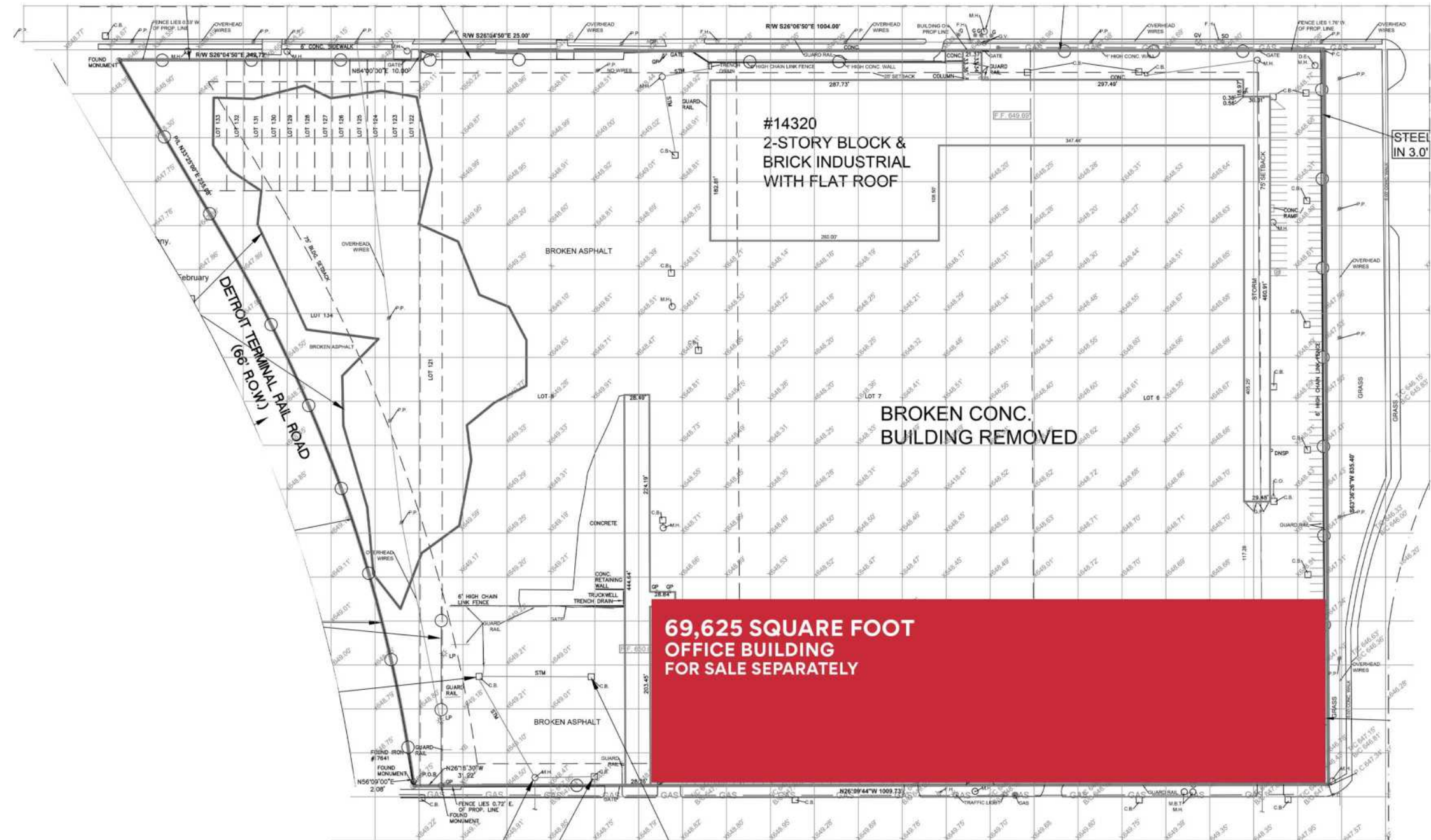
SEWER LINE SIZE

36" at road with 12" to 24" tap

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14441 3RD STREET Site Survey





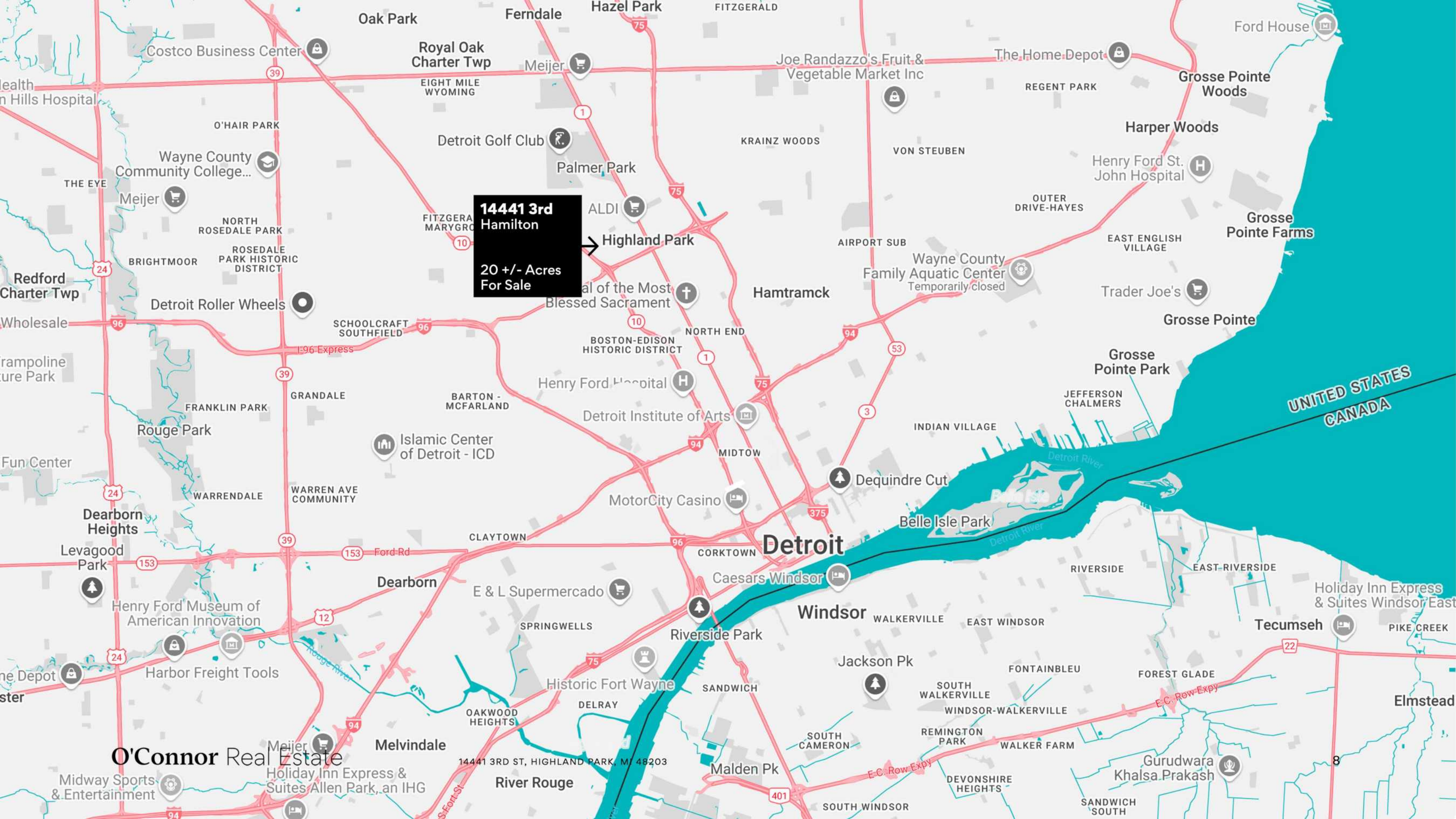


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14441 3RD ST, HIGHLAND PARK, MI 48203

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**14441 3rd
Hamilton**
→
**20 +/- Acres
For Sale**

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Holiday Inn Express & Suites Allen Park, an IHG

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MEMBER OF THE COMMUNITY,
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For more information about 14441 3rd St,
please contact O'Connor Real Estate

Vincent Mazzola
+ 313 704 2678
vincent@oconnordetroit.com

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