

Active Rail Spur & Heavy Power

For Sale:

**±190,000 SF
Manufacturing Facility**

951 County St

Milan, MI

Price:

Subject to Offer

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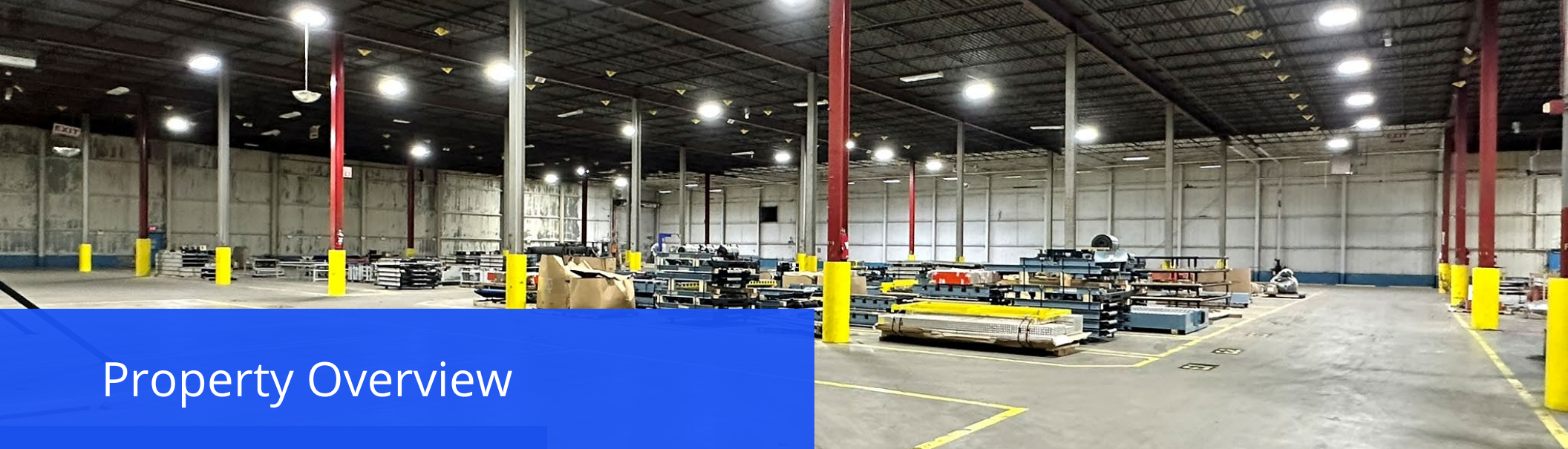
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Property Overview



Square Feet:
±190,000 SF



Site Zone:
29.04 Acres



Zoning:
Light Industrial
District



Power:
Heavy Power

951 County Street | Milan, MI

Strategically located industrial property with rail access and heavy manufacturing infrastructure

Property Overview:

- **Address:** 951 County St, Milan, Michigan.
- **Building Size:** ±190,000 SF industrial manufacturing facility.
- **Zoning:** Light Industrial (which allows for outdoor storage and truck parking as conditional uses).
- **Excess Land:** Opportunity for outdoor storage, truck parking, or future expansion.
- **Logistics Ready:** Norfolk Southern Rail Spur, Trailer Parking, and US-23 access.
- **Infrastructure:** 13.2 kVA heavy electrical power with bus duct.
- **Proximity to Ann Arbor:** 15 miles south of Ann Arbor with immediate access to US-23.
- **Workforce Availability:** Adjacent to Milan Ford facility (scheduled for decommissioning).
- **Market Advantage:** Prime manufacturing location near DTW, offering interstate access, rail, and versatile industrial space to meet diverse business needs.

Property Specifications

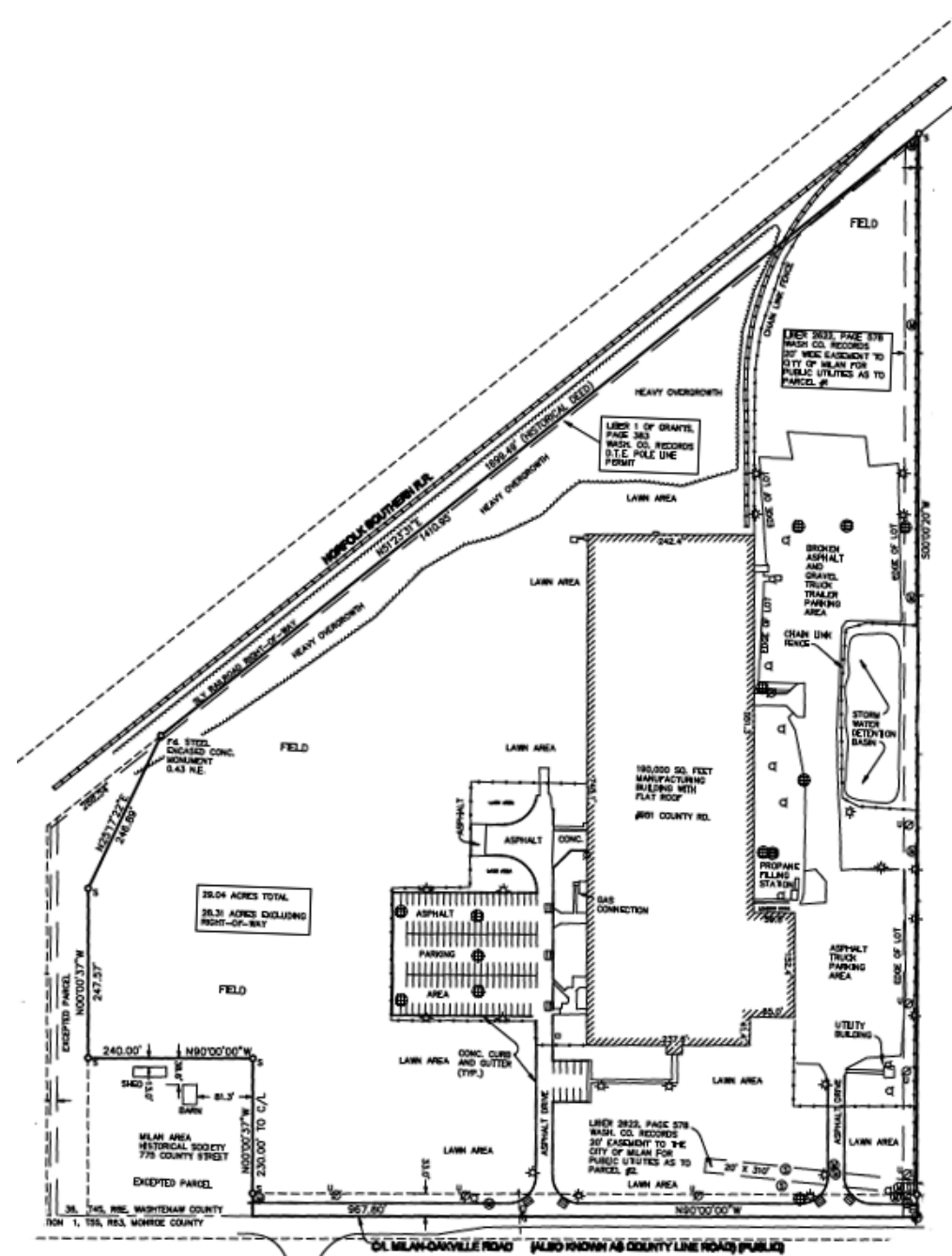
Buildings Features

Building Specifications

Building Size:	±190,000 SF
Land Size:	29.04 Acres (with land for expansion)
Zoning:	Light Industrial (supports outdoor storage and truck parking)
Office:	±10,000 SF
Rail Warehouse:	±50,000 SF
Warehouse	±130,000 SF
Clear Height:	Rail Warehouse: 28' Warehouse: 18'
Loading Docks:	10 Covered Loading Docks
Electrical Power:	2 x 13.2 kVA electrical service
Bus Duct:	480V 3-Phase Bus Bar System
Rail Access:	Active Norfolk Southern rail spur
Freeway Access:	Immediate access to US-23
Roof:	Less than 4 years old
Fire Suppression:	Ordinary Hazard Fire Suppression (No ESFR)

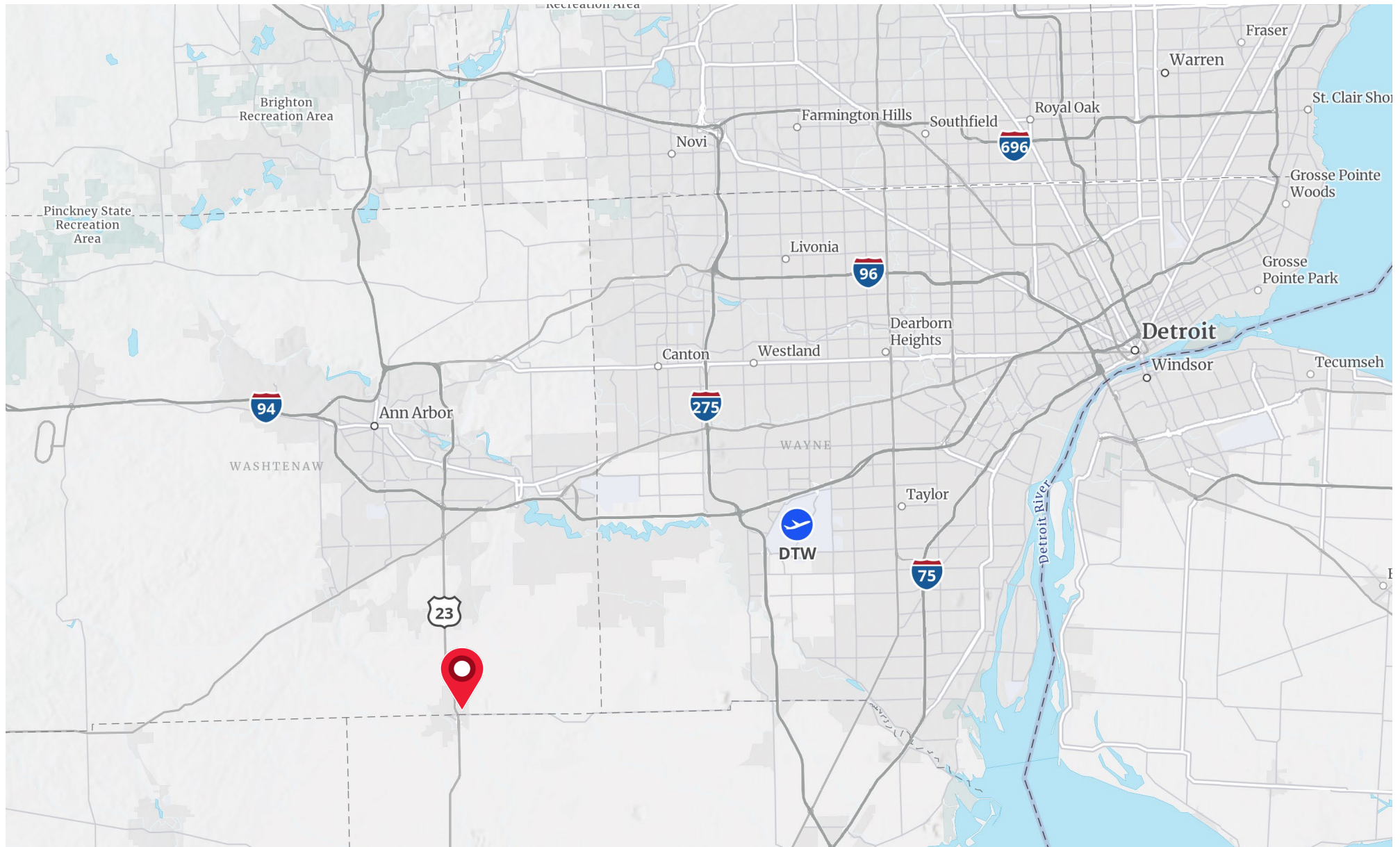


Site Plan



An aerial satellite view of a property in North Carolina. The property is highlighted with a red outline and is situated near Highway 23, Country Street, and Sanford Road. The surrounding area includes residential neighborhoods, agricultural fields, and a large industrial building. The map is sourced from Google Earth.

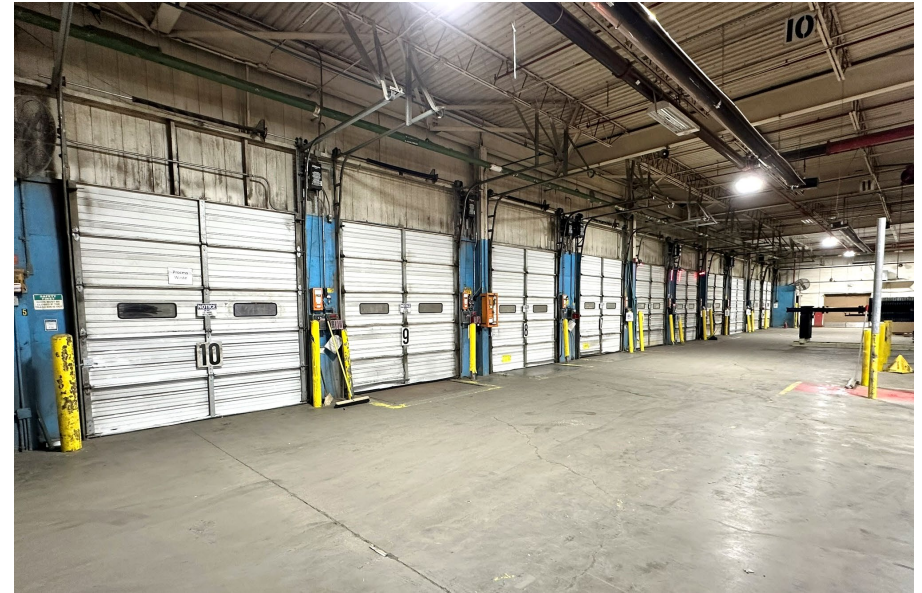
Location Overview



Photos



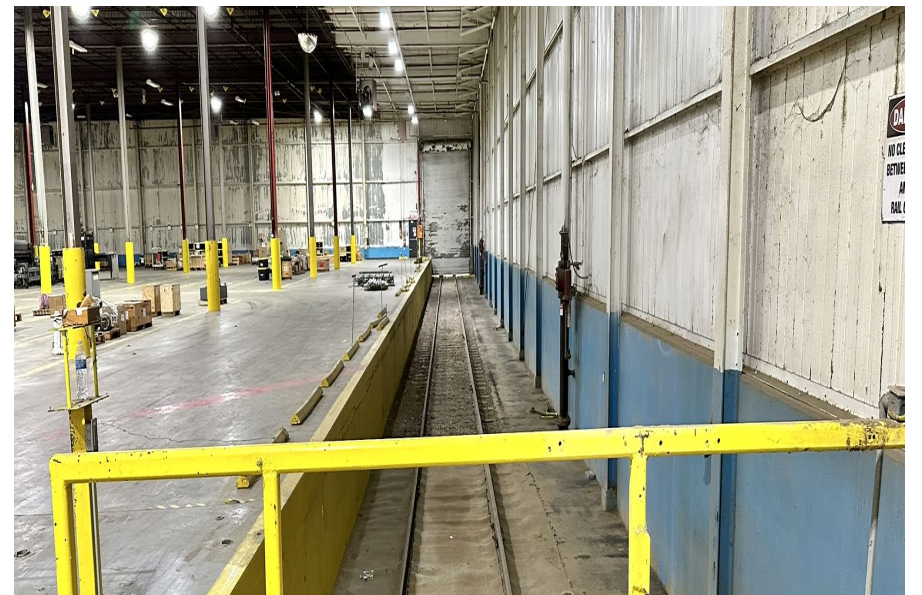
Covered Loading Docks



Interior Loading Area

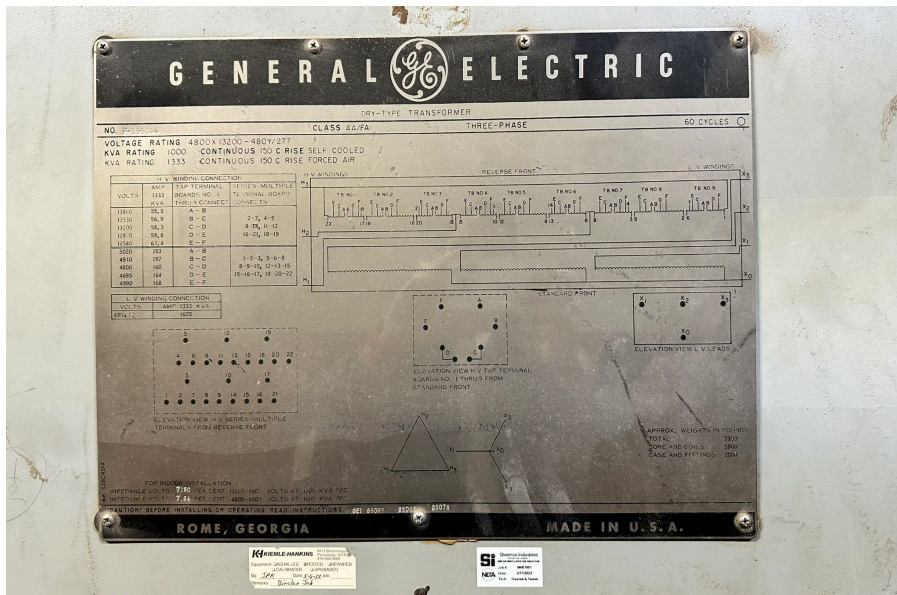


Active Rail Spur

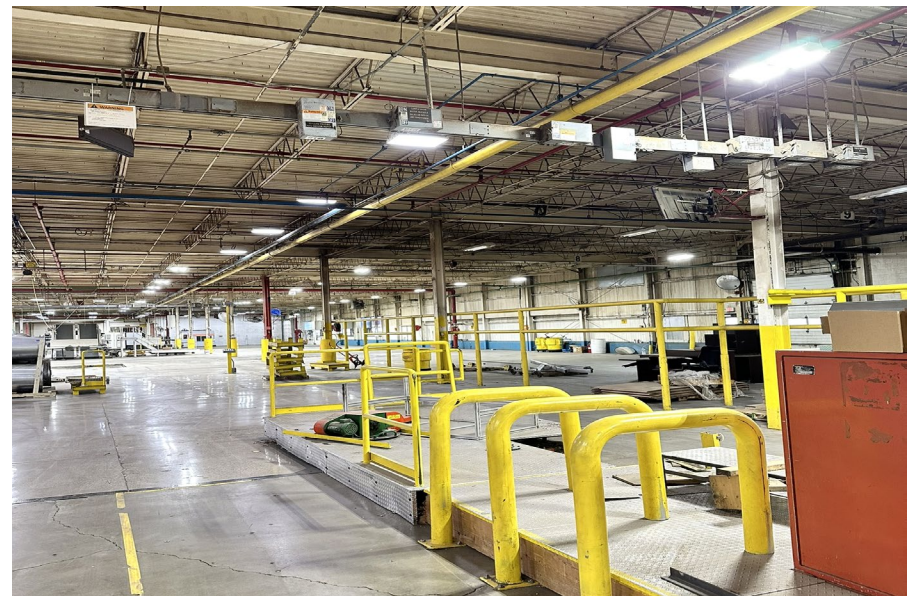


Interior Rail Loading Area

Photos



13.2 kVA Heavy Power



Bus Duct System



Interior Warehouse



Interior Breakroom

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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