

PREMIER INDUSTRIAL PARK SITE

Manufacturing · Warehousing · Logistics · E-Commerce Fulfillment

223

1610 & 1900 W. Beecher Rd.

Adrian, Michigan 49221

Parcel IDs: XA0-104-3155-01 / XA0-104-3900-01

155
ACRES
Contiguous

I-1
ZONING
Industrial

9 MW
POWER
Scalable

SITE AERIAL

W. Beecher Rd. & Sand Creek Hwy · Adrian, MI



155-Acre contiguous parcel outlined · Bordered by W. Beecher Rd., Sand Creek Hwy, and Route 223

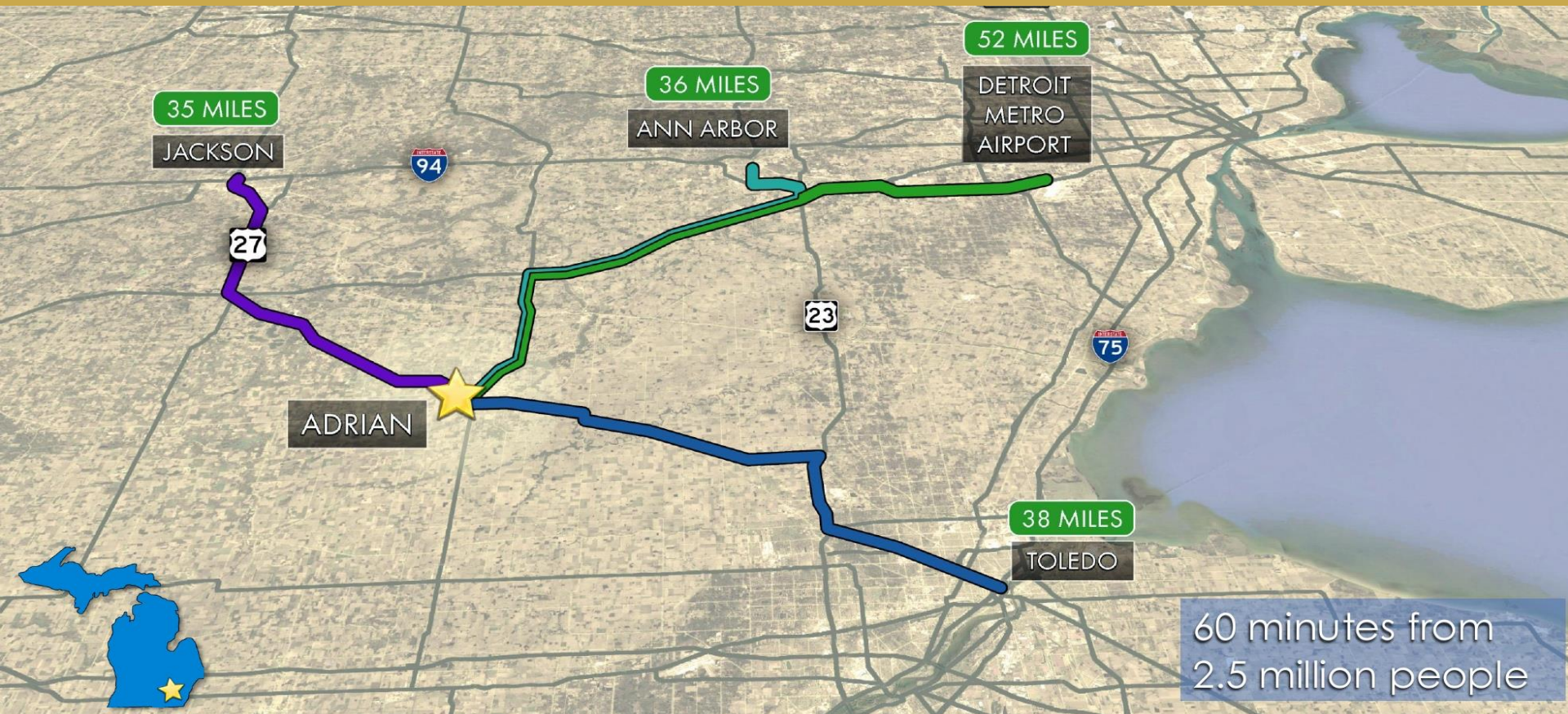
SITE AERIAL

Surrounded by established industrial & residential development



Lenawee County · Existing industrial neighbors, excellent freeway proximity, fully served by utilities

PREMIER SITE LOCATION



60 minutes from 2.5 million people · Jackson 35mi · Ann Arbor 36mi · Toledo 38mi · Detroit Metro Airport 52mi

KEY SITE FEATURES

Power 9 MW (scalable) · 138kV substation directly adjacent

Water / Sewer 12" water main · 10" sewer

Natural Gas 4" 60 PSIG main · up to 200M BTU/hr

Fiber Carrier-class fiber, redundant paths · 10ms Detroit / 20ms Chicago

Zoning I-1 Industrial · Fast-track permitting

Risk Profile FEMA Zone X · Low seismic · No wetlands

Surveys Phase I Clean · 17 soil samples · ALTA/TOPO certified

INDUSTRIAL ZONING – SHOVEL-READY LAND

ADVANCED MANUFACTURING

- ALL I-1 INDUSTRIAL USES PERMITTED
- ALL MAJOR UTILITIES AT THE STREET (WATER, SEWER, NATURAL GAS)

LOGISTICS & WAREHOUSING

- QUICK INTERSTATE ACCESS
- PROXIMITY TO FREIGHT GATEWAYS
- COMPETITIVE LABOR

ELECTRICITY SUBSTATION

DIRECT ADJACENCY TO HIGH -- CAPACITY ELECTRICAL SUBSTATION

E-COMMERCE FULFILLMENT

- PROXIMITY TO MAJOR PARCEL HUBS -- WITHIN 1 HOUR OF FEDEX AND UPS DISTRIBUTION CENTERS IN TOLEDO/ANN ARBOR, ENABLING LATE CUTOFF TIMES FOR OUTBOUND SHIPMENTS
- 1-DAY GROUND SHIPPING TO OVER 50% OF US AND CANADIAN CONSUMERS

LOGISTICS & SHIPPING ADVANTAGE

1 DAY

ground shipping to 50%+ of US & Canadian consumers

< 1 HR

to FedEx & UPS distribution centers in Toledo & Ann Arbor

2.5M

person workforce pool within 60-minute drive

- Quick interstate access via I-75, US-223 — minutes from major freight gateways
- Direct adjacency to high-capacity electrical substation (138kV feed available)
- Competitive regional labor market with experienced industrial workforce
- Late outbound shipping cutoffs enabled by proximity to major parcel hubs

READY TO BUILD. READY FOR YOU.

1610 & 1900 W. Beecher Rd.
Adrian, Michigan 49221

155 Acres · I-1 Zoning · 9 MW Power · Shovel Ready

CONTACT

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