



13.65 AC Truck Parking / Development Site

DRIVE TIMES:
14 MINUTES TO DTW AIRPORT
30 MINUTES TO DOWNTOWN DETROIT
30 MINUTES TO DOWNTOWN TOLEDO

500 TRUCKS DAILY

12,000 TRUCKS DAILY



6,000 TRUCKS DAILY



10125 Telegraph Rd

CARLETON, MI 48117

PRESENTED BY:

MATTHIAS RHEIN

C: 248.396.6506

matthias.rhein@svn.com

PROPERTY HIGHLIGHTS

- Exceptional highway access to I-275 /I-75
- High visibility with over 550' of frontage on Telegraph Rd. (US-24)
- Strategic proximity to DTW Airport (14 minutes), Detroit (30 minutes), and Toledo (30 minutes)
- Low cost of land relative to comps in a 15 mile radius of DTW Airport
- Located in a rapidly developing logistics corridor
- Highly flexible zoning, with potential for Gas Stations, Contractor Yards, Truck Yards and Repair, Vehicle Wash, Auto Repair, Restaurants, etc. (see Zoning & Land Use page below for full list of permitted and special land uses)



**Exceptional Access
to I-275 and I-75**



Flexible Zoning



**Proximity to DTW
Airport / Low Basis**

PROPERTY SUMMARY

10125 TELEGRAPH RD

CARLETON, MI 48117

OFFERING SUMMARY

SALE PRICE: \$1,495,000

BUILDING SF: 5,162

LOT SIZE: 13.65 Acres

PRICE / ACRE: \$109,524

PROPERTY SUMMARY

APN: 01 027 027 01

ZONING: C-2 (General Commercial)
See Zoning & Land Use*

UTILITIES: Well and Septic
(City Water Nearby)

OVERHEAD DOORS: 1, 12'x12'

BUILDING HEIGHT: 16'

YEAR BUILT: 1968



PROPERTY SUMMARY

SVN | Stewart Commercial Group is proud to present 10125 Telegraph Rd, Carleton, MI 48117, a 13.65 acre parcel, zoned heavy commercial, with exceptional highway access and proximity to DTW Airport. The property is well positioned for either trucking/logistics users or redevelopment into a gas station, auto wash, or quick service restaurant.

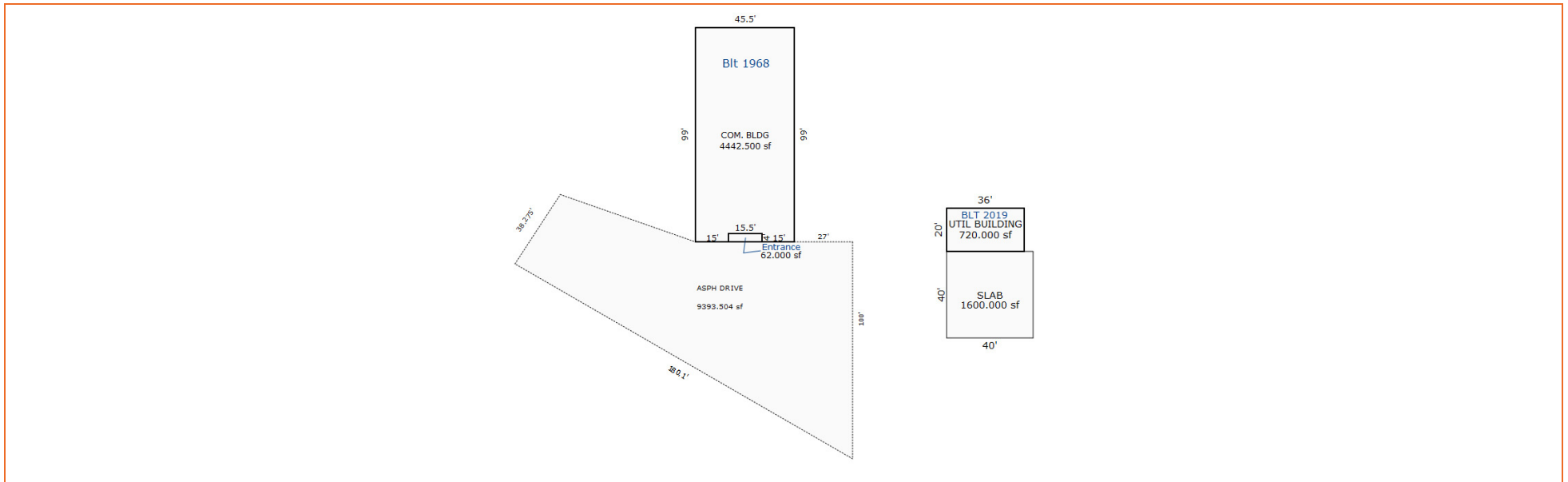
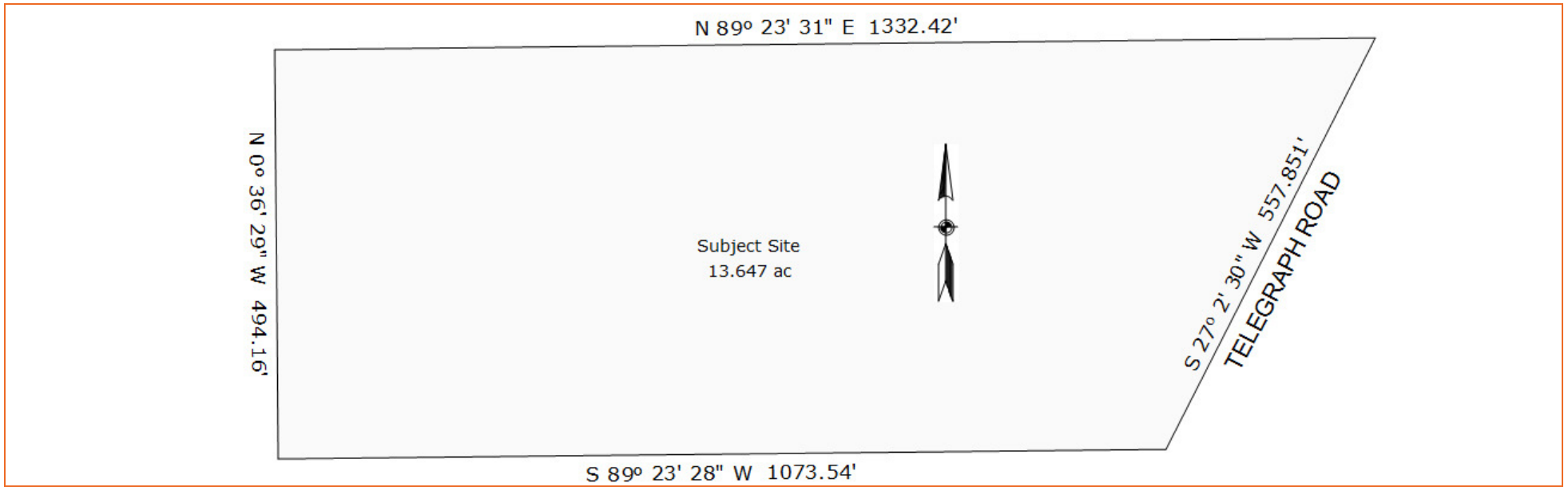
ADDITIONAL PHOTOS



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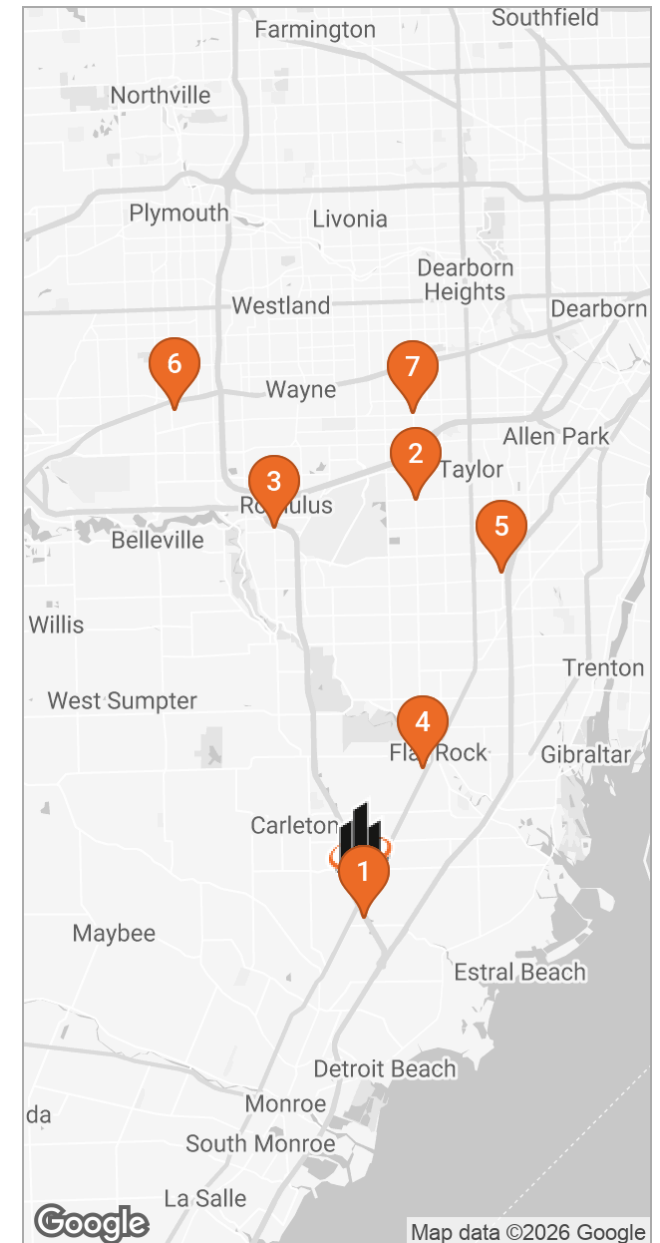


PROPERTY SKETCHES



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/ACRE
★	10125 Telegraph Rd Carleton, MI	\$1,495,000	3,918 SF	13.65 Acres	\$109,524
1	1911 Newport Rd Newport, MI	\$900,000	5,000 SF	27.00 Acres	\$33,333.33
2	Inkster Rd Romulus, MI	\$3,450,000	-	9.45 Acres	\$365,079.37
3	12750 S Huron River Dr, Romulus, MI	\$739,900	2,761 SF	1.47 Acres	\$503,333.33
4	14291 Telegraph Rd Flat Rock, MI	\$6,000,000	-	20.00 Acres	\$300,000.00
5	16550 Racho Rd Taylor, MI	\$1,600,000	10,825 SF	5.00 Acres	\$320,000.00
6	4891 S. Sheldon Rd. Wayne, MI	\$1,500,000	-	5.72 Acres	\$262,237.76
7	9445 S Inkster Rd Taylor, MI	\$5,000,000	5,670 SF	5.77 Acres	\$866,551.13
AVERAGES		\$2,741,414	6,064 SF	10.63 ACRES	\$378,647.85





ZONING SUMMARY

The property is zoned C-2 (General Commercial) with a variety of retail and commercial uses by right. The site has been masterplanned by Ash Township to be rezoned as C-3 (Heavy Commercial), which would allow for truck parking, contractor yards, and adjacent industrial uses. Please contact broker for more information.

LAND USES

C-2

By Right: Retail, Office, Shopping Centers, Car Washes, etc.

Special Land Use: QSR, Auto Repair, Vehicle Sales Lots, Gas Stations, Self Storage, Liquor Stores, Truck Repair, etc.

C-3 (Rezoning Required, See Notes Above)

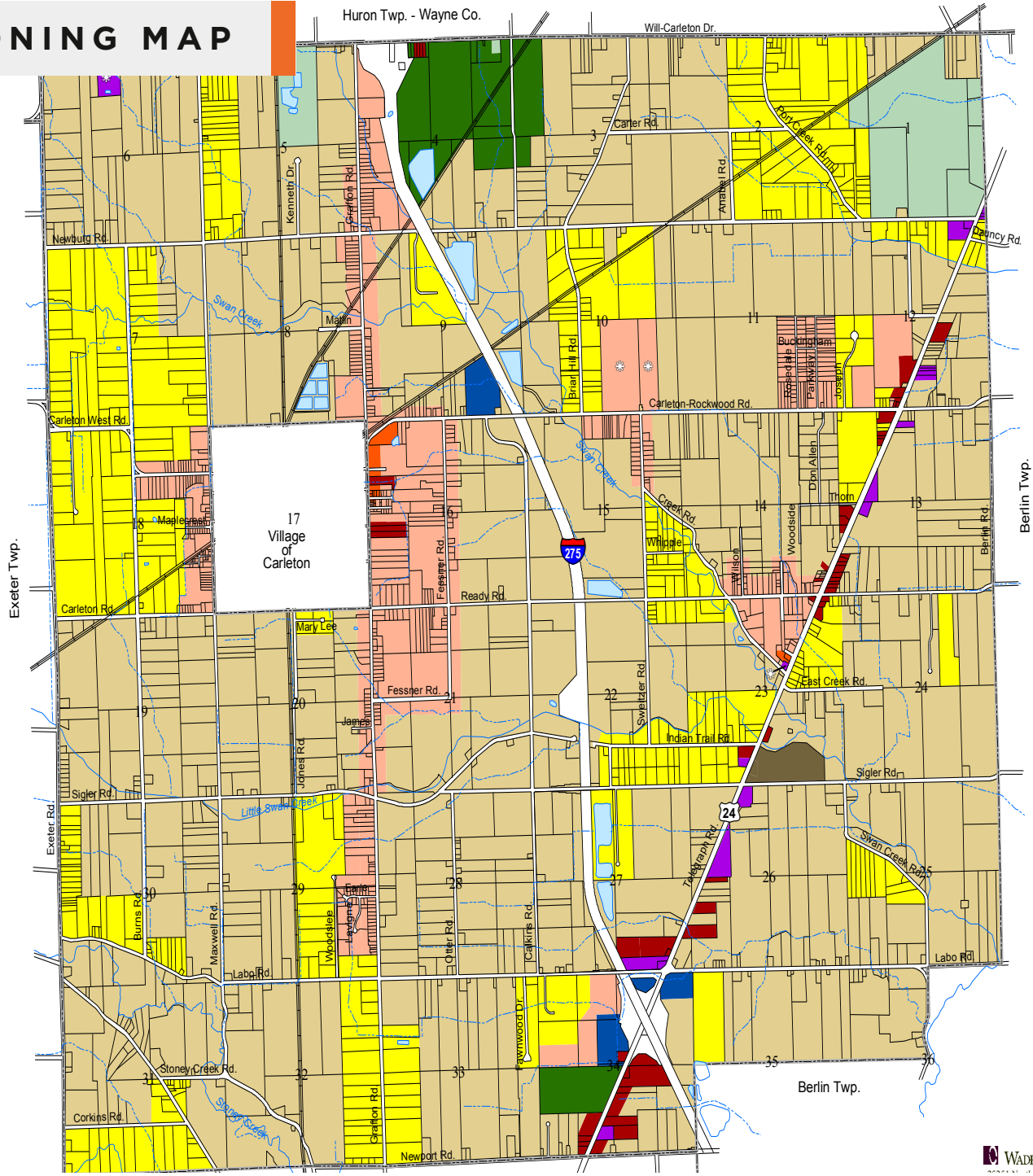
By Right: Auto Repair, Truck Repair, etc.

Special Land Use: Building Material Sales Yards, Contractor Yards, Machine Shops, Semi Truck Parking, Trucking Facilities, Warehouse and Distribution, etc.

Outdoor Storage Development Controls: 75' Setback from Road, Internal Graded/Surfaced Road, Opaque Fence or Vegetative Screen.

ZONING MAP

Huron Twp. - Wayne Co.



Zoning Map

Districts

- AG, Agricultural District
- RE, Rural Estates District
- R, Residential Single-Family District
- MHP, Manufactured Home Park District
- C-1, Local Commercial District
- C-2, General Commercial District
- C-3, Heavy Commercial District
- FS, Freeway Service District
- I-1, Light Industrial District
- I-2, General Industrial District
- Water Bodies



Indicates that the property has been rezoned with a Statement of Conditions.

REVISIONS			
3-9-99	3-17-05	4-27-09	
6-26-00	3-15-06	4-17-12	
7-24-01	5-22-07		
1-19-04	1-31-08		



0 0.5 1 Miles

Ash Township















FUTURE LAND USE MAP



MAP 13 FUTURE LAND USE

DRAFT 9-21-20








Future Land Use:

-  Agricultural (AG)
-  Rural Estates (RE)
-  Single-Family Residential (R)
-  Multi-Family Residential (RM)
-  Manufactured Home Park (MHP)
-  Public/Semi-Public/Recreation
-  Local Commercial (C-1)
-  General Commercial (C-2)
-  Heavy Commercial (C-3)
-  Freeway Service (FS)
-  Light Industrial (I-1)
-  General Industrial (I-2)

Other Recommendations:

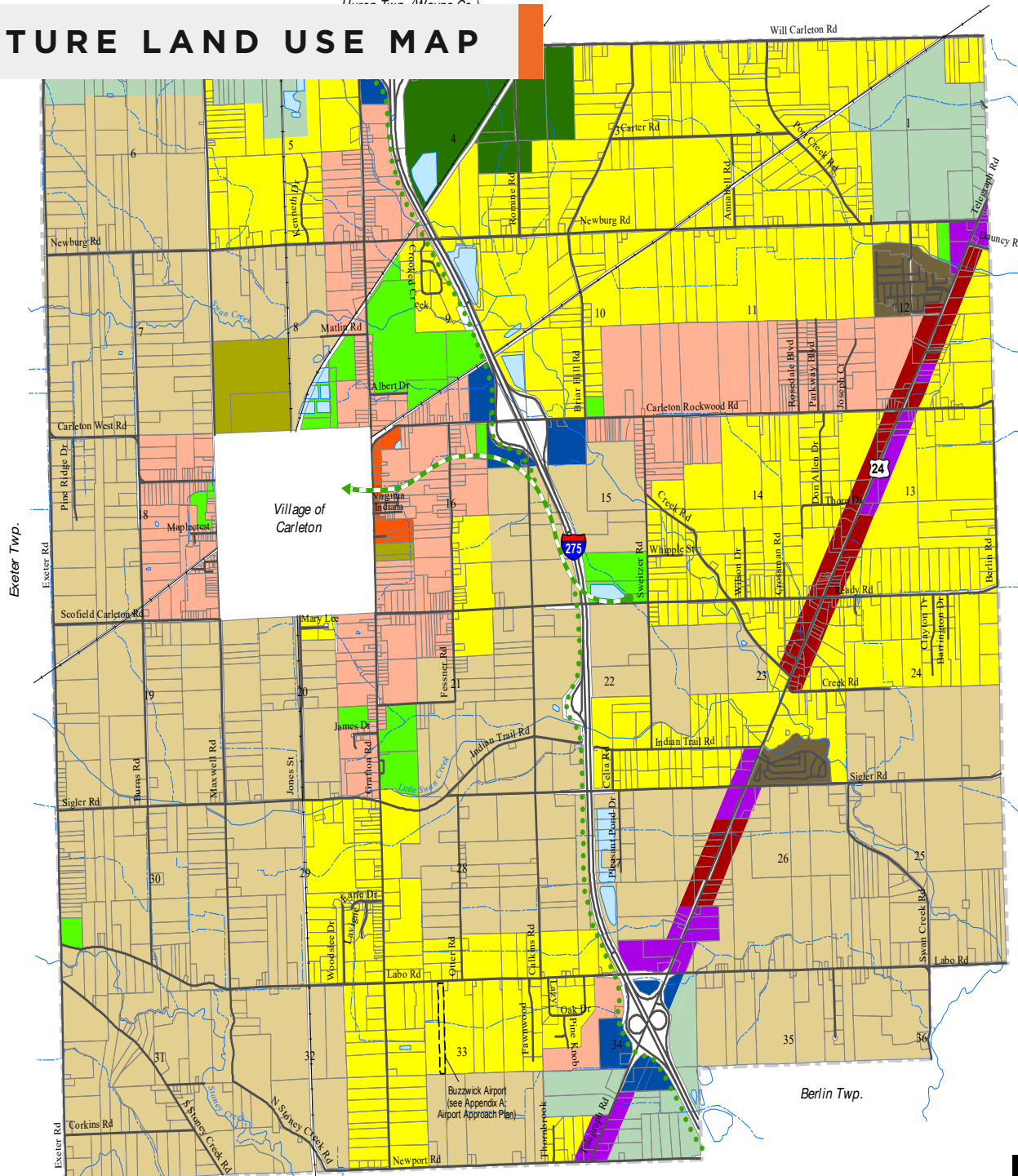
-  Proposed Village to Township Park Trail
-  Improvements to Existing I-275 Bicycle Path

Base Features:

-  Roads
-  Railroads
-  Parcel Lines
-  Rivers and Streams
-  Creeks and Drains
-  Water Bodies
-  Township Boundary

Source: Wade Trim, October 2019

0 0.5 1 Miles



ASH TOWNSHIP



REGIONAL MAP





Collective Strength, Accelerated Growth

1310 S. MAIN STREET, SUITE
12
ANN ARBOR, MI 48104



[HTTP:SVN.COM](http://SVN.COM)