

15565 IDA WEST RD.
PETERSBURG, MICHIGAN 49270
(SUMMERFIELD TOWNSHIP)

VACANT LAND FOR SALE
20.4 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$510,000 (\$25,000/Acre)
Acreage:	20.4 acres
Lot Dimensions:	Irregular
Closest Cross Street:	US-23
County:	Monroe
Zoning:	I-1 Industrial
Easements:	Of record
Curb Cuts:	Available
Topography:	Flat
Survey Available:	Yes
Environmental Report:	Yes
Drainage:	Good



For more information, please contact:

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

JASON SHEPPARD
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7150 Granite Circle, Suite 200
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ADDITIONAL INFORMATION

Improvements:	Public utilities (gas, electric, water)
Restrictions:	No cannabis sales
Sign on Property:	Yes

ADJACENT LAND

North:	Truck storage yard
South:	Lume Cannabis
East:	US-23
West:	Advanta Industries

2026 TRAFFIC COUNTS - VPD

37,044	US-23
3,250	Ida West Road

REAL ESTATE TAXES

Parcel Number:	57-425-208-68
2026 Taxes:	
Summer:	\$4,161.41
Winter:	\$4,782.26
Total Annual Taxes:	\$8,943.67

UTILITIES

Electric:	DTE Energy
Gas:	Michigan Gas Utilities
Water:	City of Petersburg
Sanitary Sewer:	City of Petersburg
Storm Sewer:	Ditch

Comments:

- The site abuts the expressway (US-23) along its easterly property line and has 700' +/- of frontage.
- Approximately 15 minutes north of Toledo and 13 miles north of the Ohio state line.
- Site accommodates industrial outdoor storage, contractor yards, or fleet operations, with neighboring truck storage and industrial activity.
- Excellent candidate for flex industrial or warehouse development, serving regional distribution needs between Toledo and Southeast Michigan.
- Development-ready with access to public utilities (gas, electric, water, sewer) and flat, usable topography.

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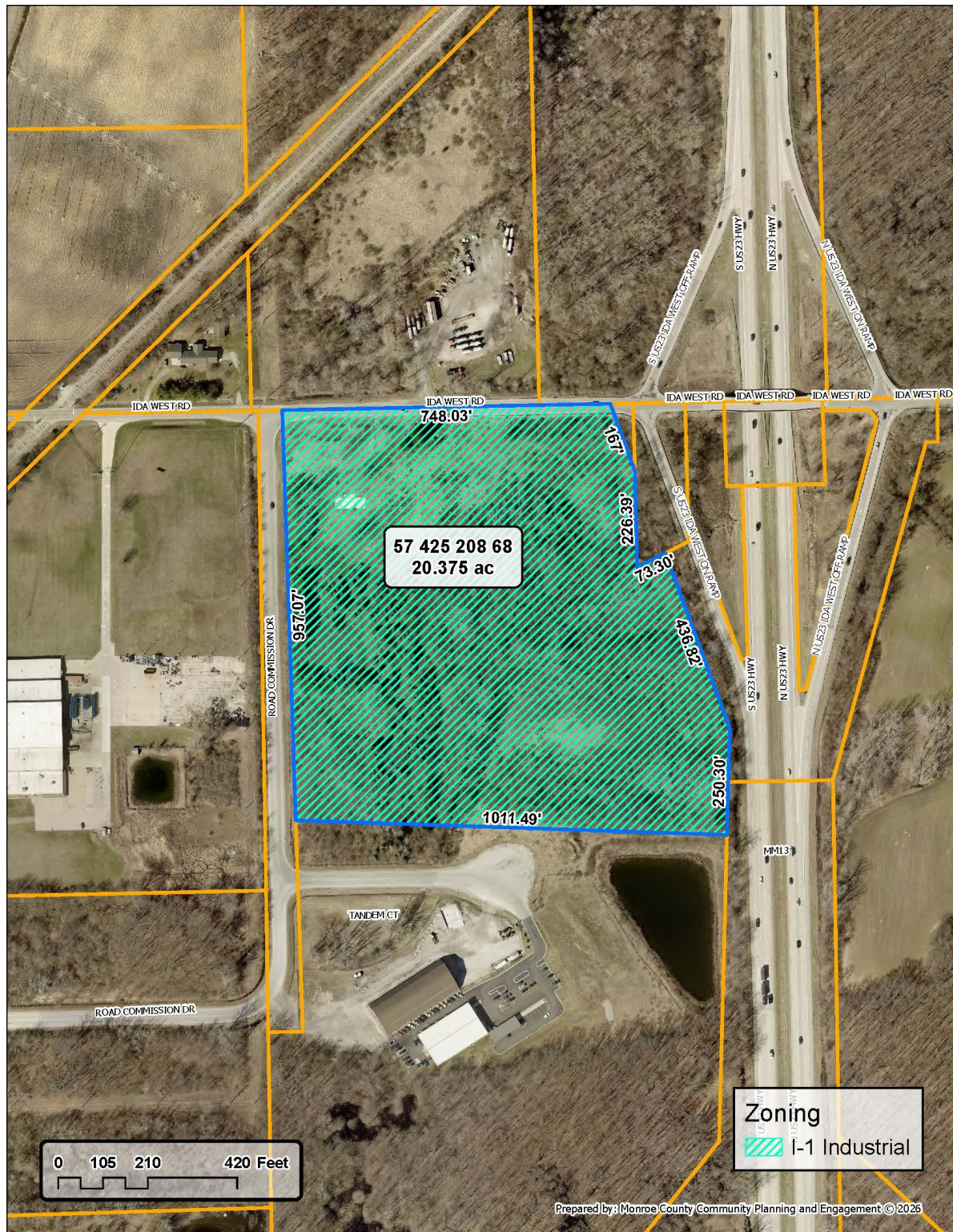
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Monroe County GIS Map



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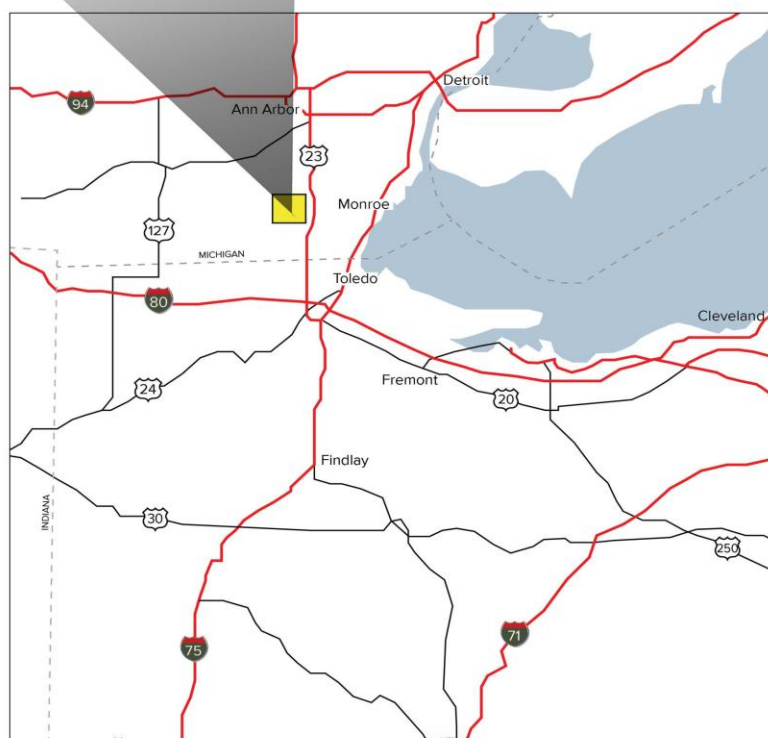
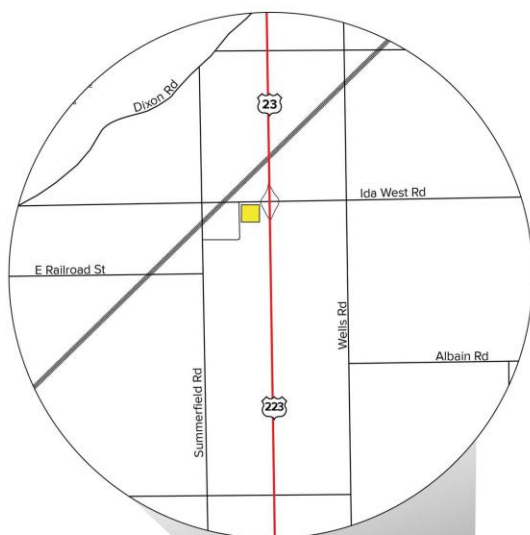
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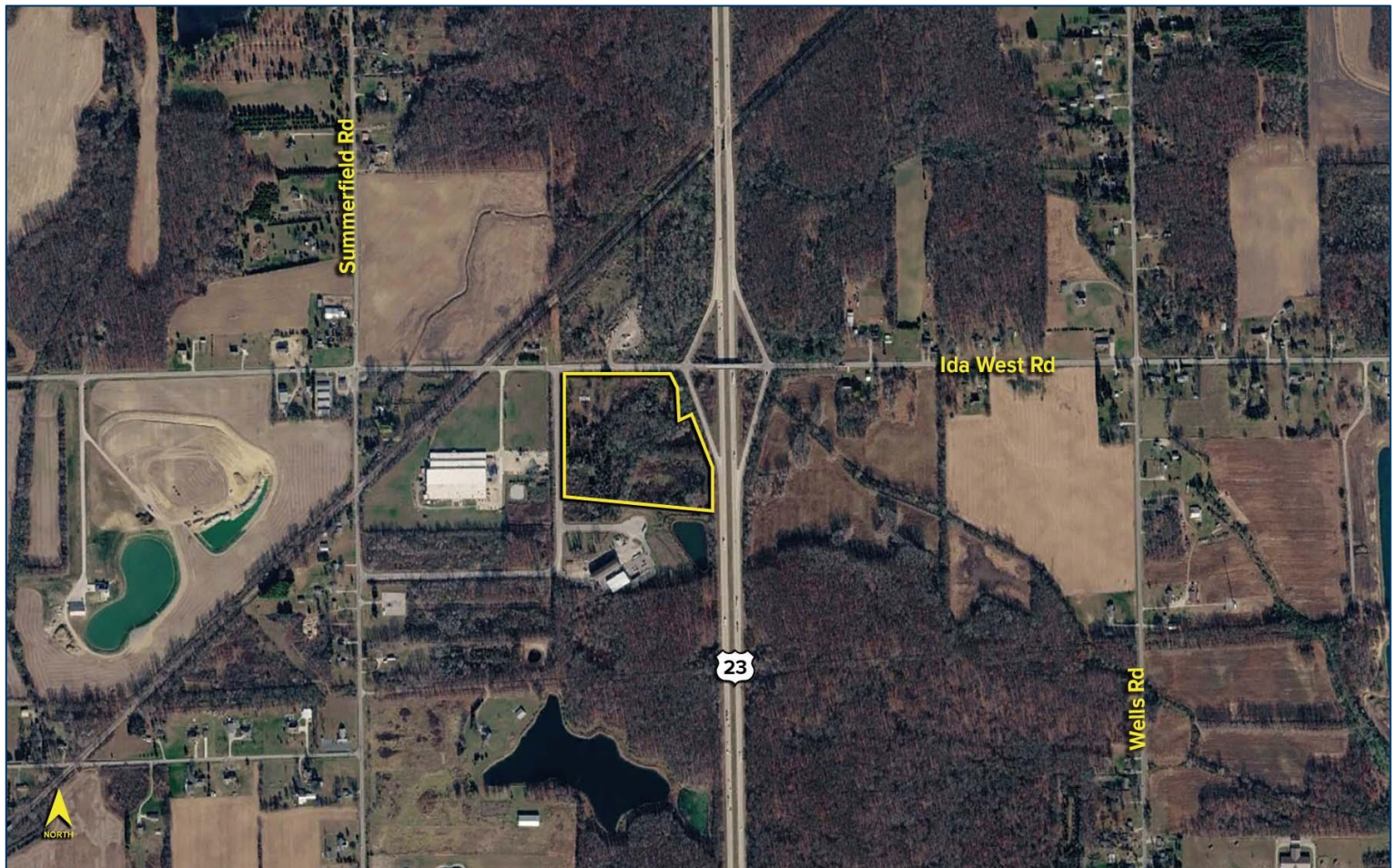
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