

**45,000-90,000 SF / 2.21-5.64 ACRES**

FOR SALE / LEASE/LAND LEASE / BUILD TO SUIT



**INDUSTRIAL PARK**



## 300 Hammontree Dr.

Morenci, Michigan 49256

### Property Highlights

- **5.64 Acres Total - 3.43 Acres Land, 2.21 Acres with 45,000 SF Steel One-Story Building**
- Additional 45,000 SF Building Approved on 3.43 Acres
- Municipally Approved for Cultivation and Processing
- 30' Wide Ingress-Egress Easement
- Zoning: I-2 General Industrial
- Utilities on Site; City Water/Sewer, Gas, Electrical. 3 Phase, 2500 Amp Ready for Panel.
- 25 Minutes from Downtown Adrian, 45 Minutes from Toledo
- Approximately 10 Miles from I-90 Highway
- Ceiling Heights 18-24'
- Sale Price: \$2,250,000 for 2.21 Acres, \$250,000 for 3.43 Acres (Including Significant Site Work)



**NAI Farberman**

Commercial Real Estate Services, Worldwide.

www.naifarberman.com

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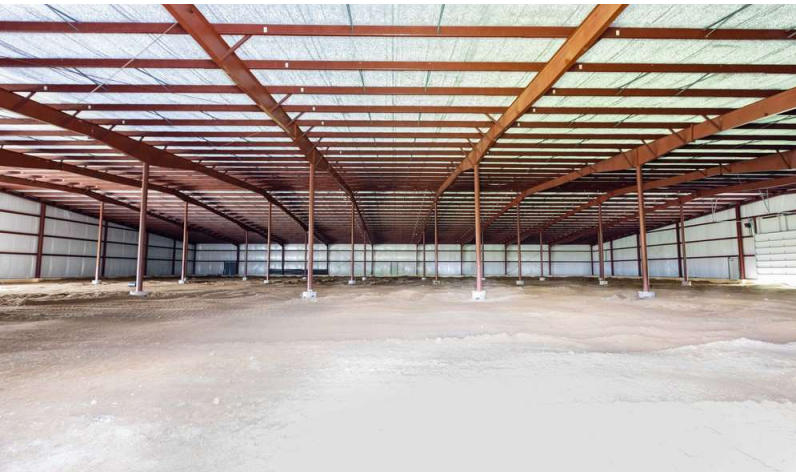
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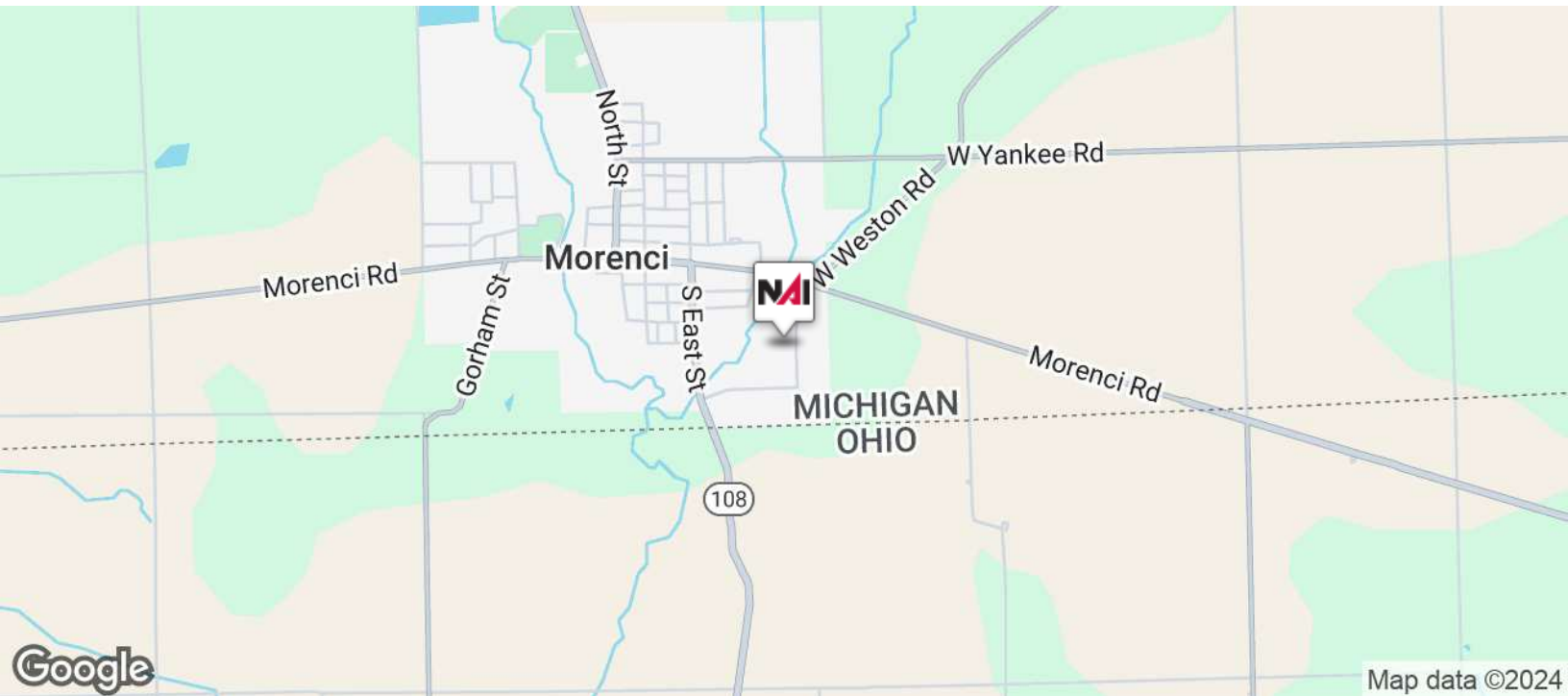
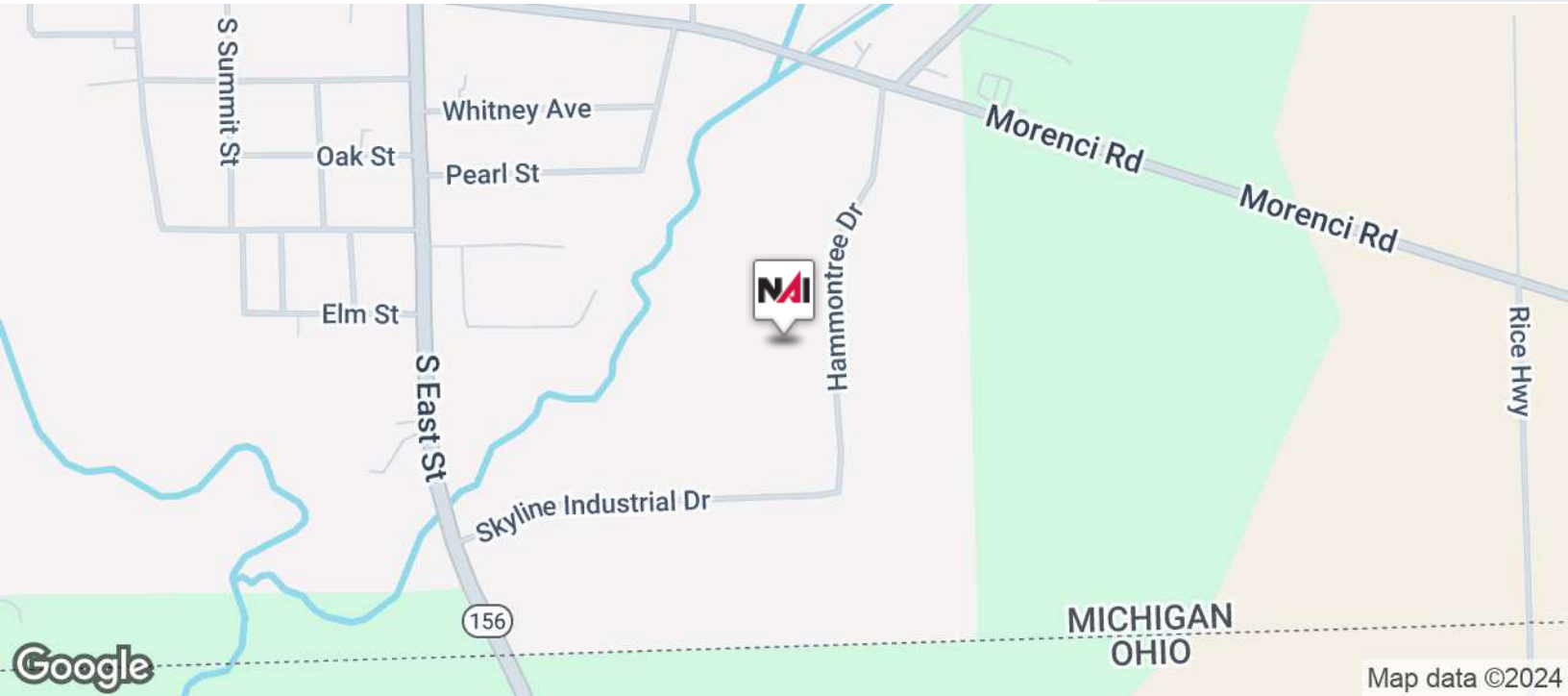
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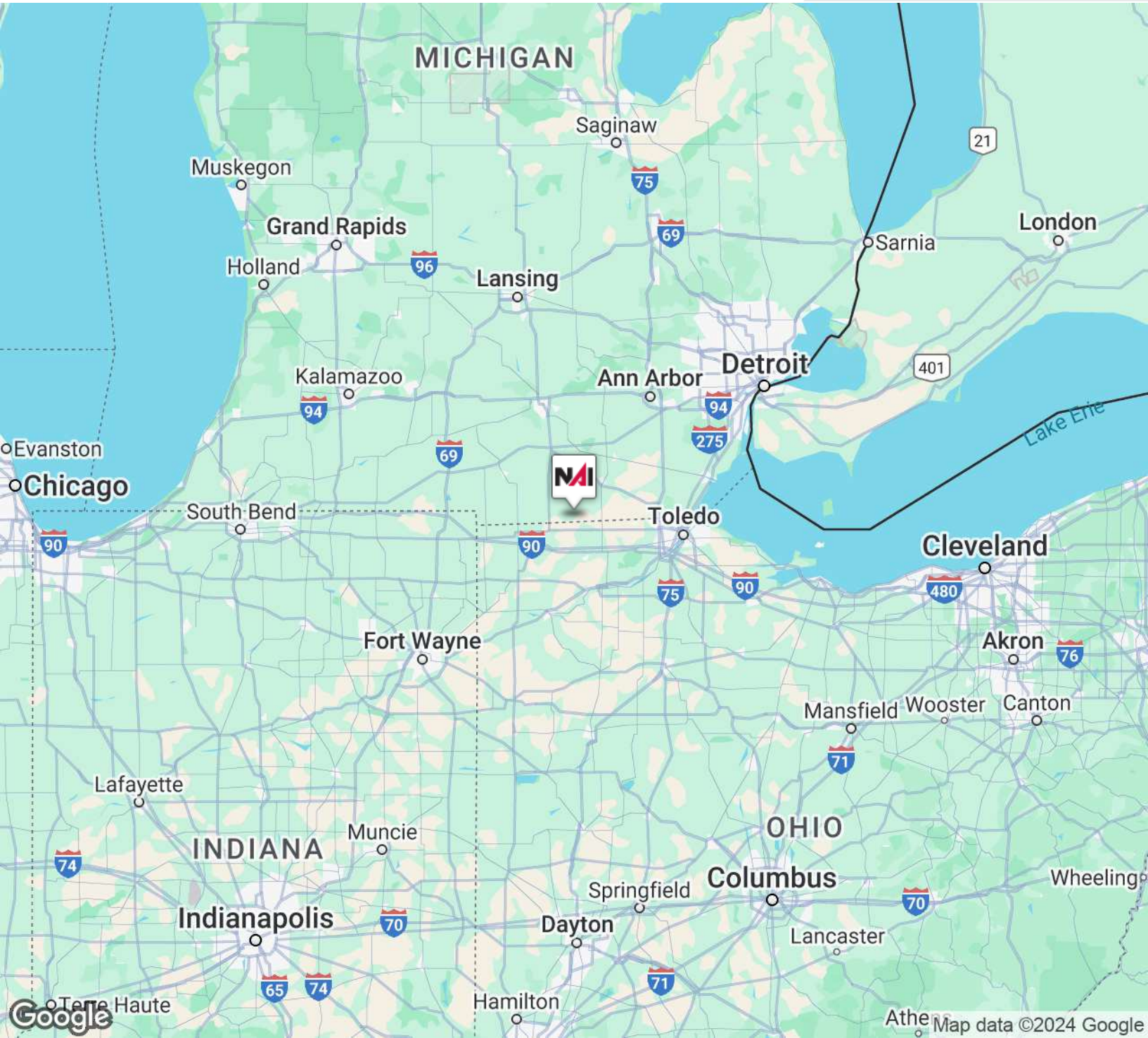
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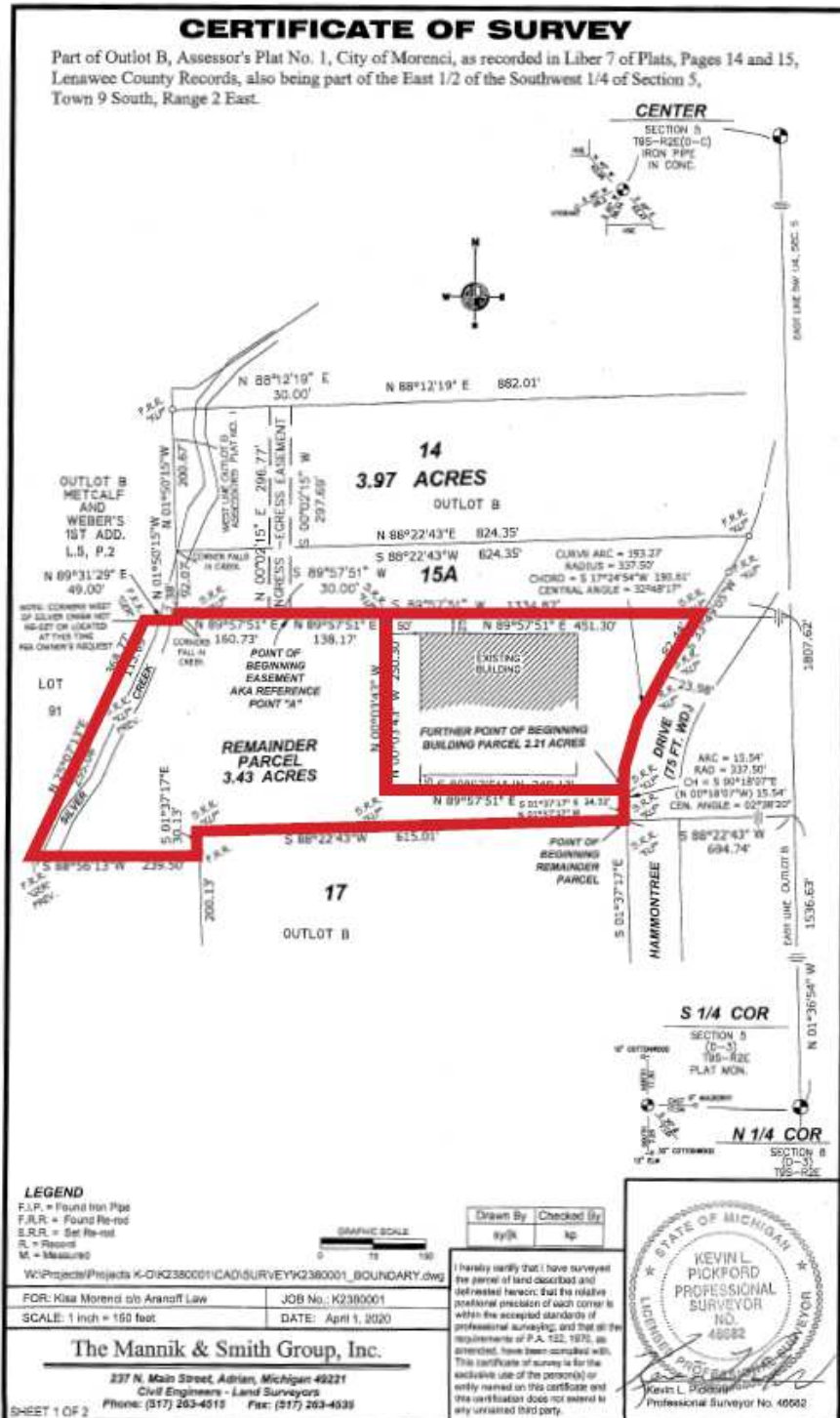
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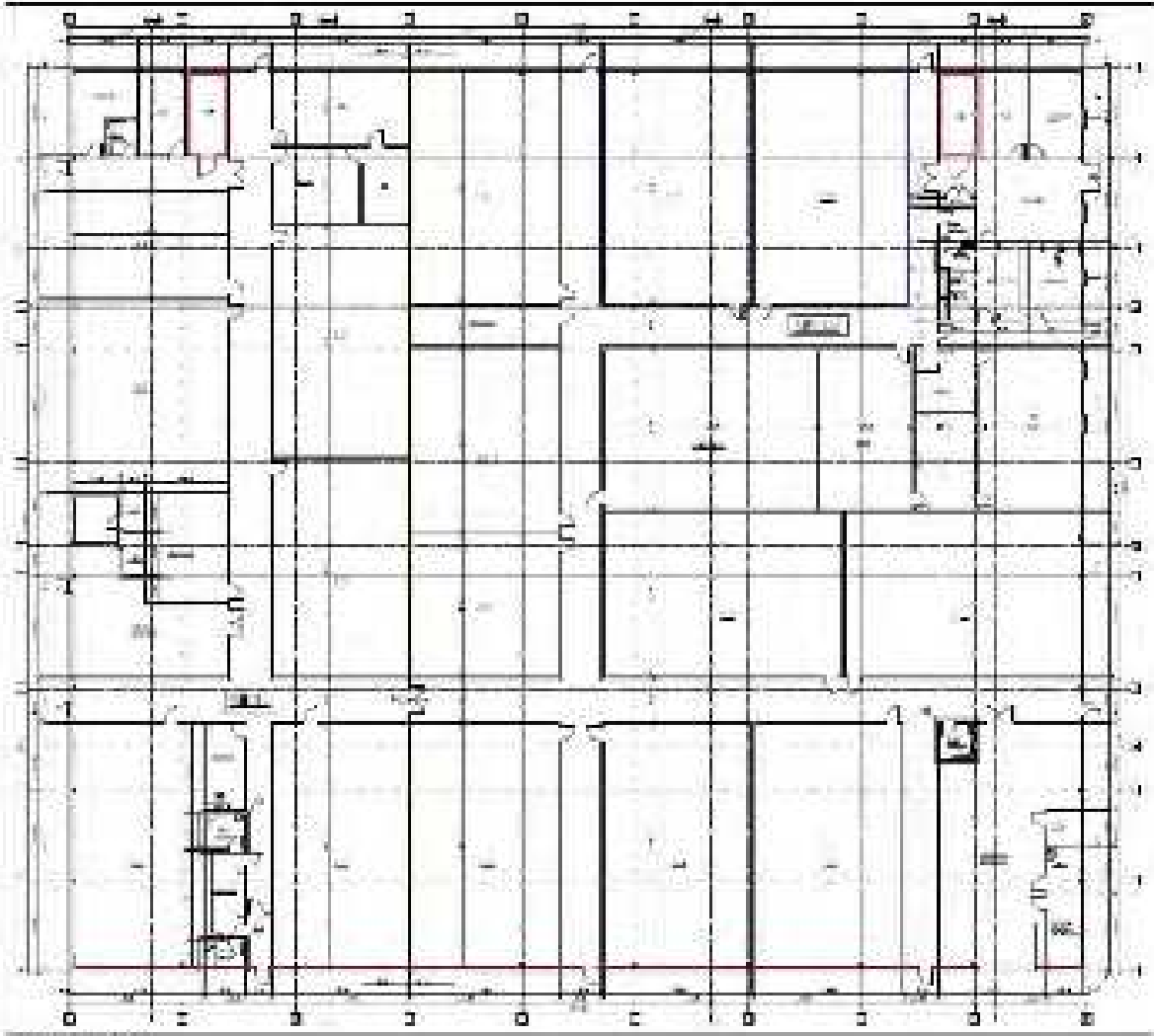
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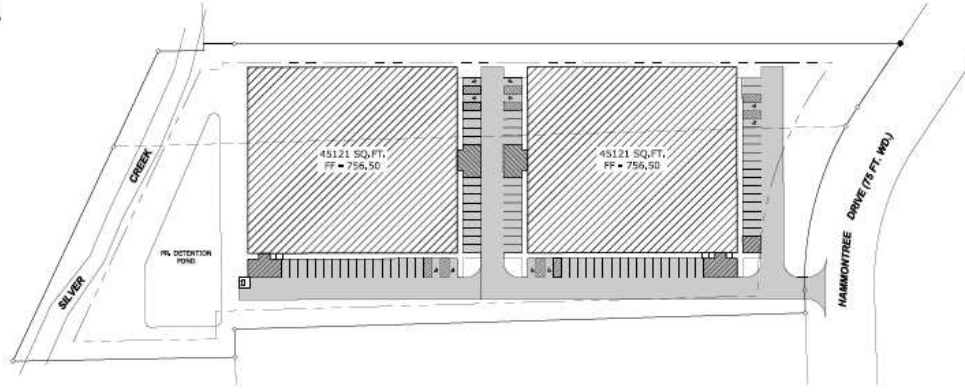
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SITE PLAN  
FOR  
**MORENCI BROTHERS**  
IN  
CITY OF MORENCI,  
LENAWEE COUNTY, MICHIGAN



**SITE PLAN DATA**  
ZONING: M-1 (MICHIGAN INDUSTRIAL ZONING DISTRICT)  
ADJACENT ZONING: M-1 (MICHIGAN INDUSTRIAL ZONING DISTRICT)  
STREETS: SILVER CREEK, HAMONTREE DRIVE  
FRONT - 400'  
SIDE - 100'  
REAR - 800'

**REGULATORY DATA**  
TOTAL SITE AREA = 5.64 ACRES (245,870 SQ. FT.)  
REGULATORY DATA:  
USE GROUP: 7 - INDUSTRIAL ZONING  
CONSTRUCTION TYPE: 20  
LOT AREA: 245,870 SQ. FT.  
BUILDING AREA: 90,242 SQ. FT.  
LOT COVERAGE: 36.7%

**PLANNING INFORMATION**  
REQUIRED: 1 IN. IS PLUS ONE (1) FOR EVERY ONE (1) AND ONE-HALF (1.5) EMPLOYED BY THE LARGEST WORKING SHOP.  
PROPOSED: 75 SPACES PLUS 10 BARRIER FREE SPACES  
PROPOSED PARKING: 85 SPACES

**SETBACK REQUIREMENTS**  
PROPOSED GARAGE SHALL MEET CITY OF MORENCI SETBACK REQUIREMENTS



Jeremy Furbes  
Professional Engineer  
No. 68119

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING & UTILITY PLAN
5	SESC PLAN
6	CONSTRUCTION DETAILS

**LOCATION OF EXISTING UTILITIES**  
THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.



ASSOCIATED ENGINEERS & SURVEYORS, INC.  
A SUBSIDIARY OF:  
**Morank Group**  
10000 E. 14th Street, Suite 100, Morenci, MI 48859  
www.morankgroup.com

PREPARED BY:  
**MORENCI BROTHERS HOLDING GROUP, LLC**  
10000 E. 14th Street, Suite 100, Morenci, MI 48859

**MORENCI BROTHERS**  
SITE PLAN  
LOT 16, SKYLINE INDUSTRIAL PARK  
MORENCI, MI 48859

TITLE SHEET

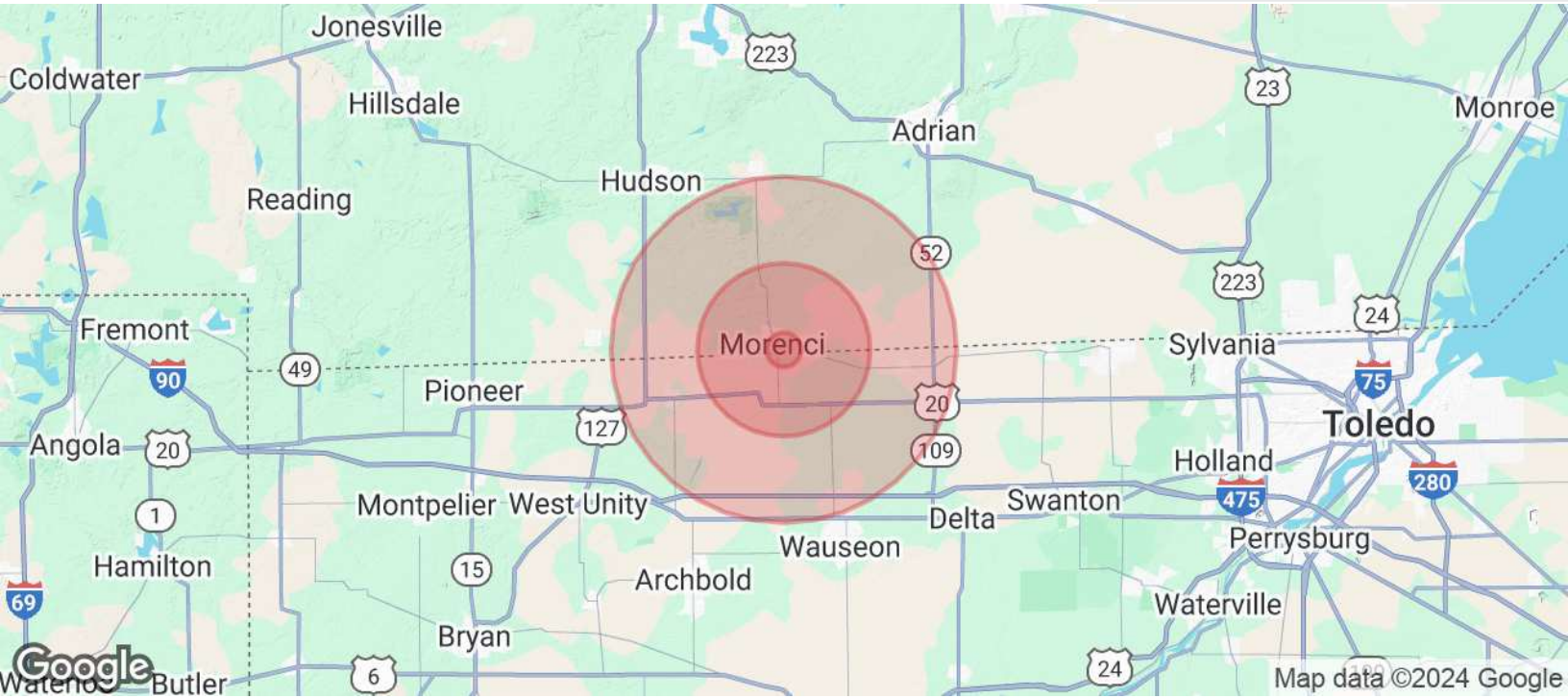
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## INDUSTRIAL PARK



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	394	4,300	15,387
Average age	45.5	43.2	43.1
Average age (Male)	43.2	42.8	42.4
Average age (Female)	47.1	43.3	42.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	193	2,006	6,880
# of persons per HH	2.0	2.1	2.2
Average HH income	\$56,801	\$59,390	\$60,848
Average house value	\$87,637	\$106,669	\$119,596

\* Demographic data derived from 2020 ACS - US Census



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