

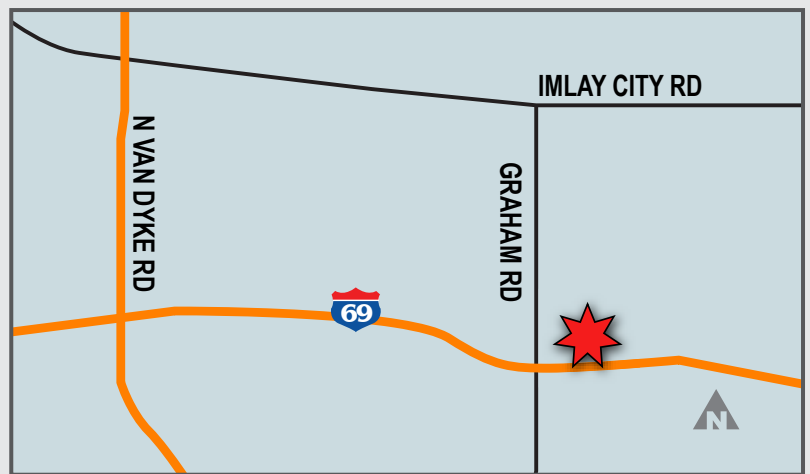
FOR SALE

2363 GRAHAM ROAD
IMLAY CITY, 48444



PROPERTY FEATURES

- 195 Acres Available
- Zoned Heavy Industrial
- Many Possible Uses Under Heavy Industrial Zoning Including Outside Storage
- Utilities on Site or within Close Proximity on Graham Road
- 30 Minutes from Port Huron BlueWater Bridge / Canada
- 2,646' of I-69 Frontage / Exposure



FOR DETAILS CONTACT

Giancarlo Pinterpe
giancarlo.pinterpe@lee-associates.com
(248) 567-8003

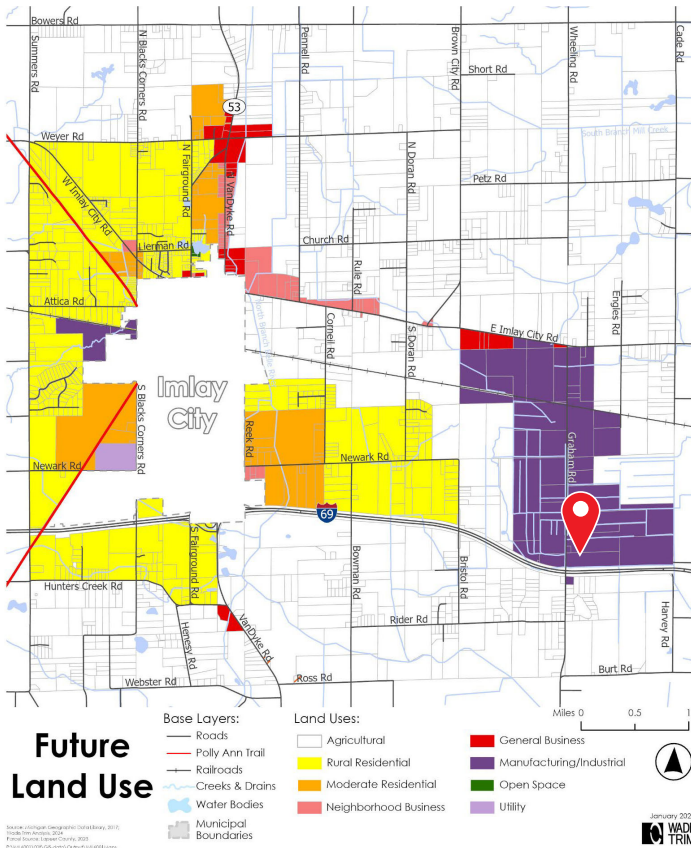
Alex Gravlin
alex.gravlin@lee-associates.com
(248) 567-7999

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE

2363 GRAHAM ROAD
IMLAY CITY, 48444

IMLAY TOWNSHIP MASTER PLAN



ZONING & USE OVERVIEW

Property lies within industrial districts that permit a broad range of manufacturing, processing, storage, and operational uses. Both I-1 Light Industrial and I-2 Heavy Industrial districts allow industrial functions with accessory buildings and related uses.

The Imlay Township Master Plan designates portions of the area for Manufacturing/Industrial uses, supporting long-term industrial development potential.

FOR DETAILS CONTACT

Giancarlo Pinterpe

giancarlo.pinterpe@lee-associates.com (248) 567-8003

Alex Gravlin

alex.gravlin@lee-associates.com (248) 567-7999

I-1 LIGHT INDUSTRIAL

Supports industrial and service uses, including:

- Airports and related uses
- Fairgrounds, horse and dog race tracks
- Home centers, lumber yards with outdoor sales or storage
- Landfills and transfer stations
- Lumber and planing mills
- Metal plating, buffing, and polishing
- Mining of sand, gravel, or topsoil
- Outdoor theatres
- Retail uses with an industrial character
- Waste lagoon ponds
- Yard waste composting facilities
- Accessory buildings and uses incidental to permitted uses
- Uses similar and compatible with listed uses
- Limited soil removal permit
- Wind energy conversion systems

I-2 HEAVY INDUSTRIAL

The Heavy Industrial district expands allowable industrial operations to include large-scale manufacturing, processing, and material-based uses.

Includes all I-1 permitted uses plus:

- Tractor and trucking facilities, including storage and repair
- Heating and electric power generating plants, and accessory uses
- Production, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products
- Utility and public service facilities and uses
- Automobile Service Centers for Heavy Repairs
- Fireworks storage, subject to State and/or Federal permit
- Auto race track
- Concrete or asphalt plant
- Incineration of garbage or refuse
- Junk and salvage yards
- Landfills, transfer stations, and similar uses
- Outdoor storage yards (pallets, containers, materials, or products)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2363 Graham Road, Imlay City, MI



Property Type: Land
Available Acres: 195.15
Market: SE Michigan
County: Lapeer

Availability Details

Available Acres:	195.15	Transaction Type:	Sale
Available SF:	8,500,734	Asking Sale Price:	Contact Broker for Pricing

Comments

Availability Comments: Water within close proximity - on Graham Road / Zoned Heavy Industrial / Many Heavy Industrial uses allowed / 30 Minutes from Blue Water Bridge.

Site			
Parcel Number:	011-025-007-00 011-025-008-00 011-025-002-00	Buildable SF:	Rail Status: Unavailable
Legal Description:		Development Capacity:	Rail Line: None
Lot Dimensions (LxW):		Zoning: Heavy Industrial	Topography:
Site Shape:		Primary Use: Industrial Land	Easement:
Spec/BTS:		Secondary Use: Agricultural	Land Condition:
Floodplain:		Access: Graham Road	Structure on Site: No
Density: 0%		Visibility:	Min Divisible Structure SF:
Permitted SF:		Frontage:	Max Contiguous Structure SF:
Permitted FAR:			
Additional Site/Parcel Information Comments:			
Frontage Traffic Count Comments:			

Utilities			
Gas: Natural		Power:	Phone:
Water: City Water on Graham Rd.		Amps:	Cable:
Sewer: To Be Verified		Volts:	Broadband:
		Phase:	Broadband Supplier:
		Power Supplier: DTE Energy	
Utilities Comments:			

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Giancarlo Pinterpe	248.567.8003	giancarlo.pinterpe@lee-associates.com
Listing Broker	Lee & Associates of MI	Alex Gravlin	248.567.7999	alex.gravlin@lee-associates.com