

LAND FOR SALE or BUILD TO SUIT



COMMERCIAL REAL ESTATE SERVICES

WASHINGTON INDUSTRIAL LAND

32 Mile Road & M-53 Bypass, Washington Township, MI 48095



LISTING BROKER

Lee & Associates of Michigan

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WASHINGTON INDUSTRIAL LAND: Features



WASHINGTON TOWNSHIP

M-53 Bypass offers tremendous freeway visibility on M-53 in Washington Township, Michigan. A full amenity park providing abundant support services, this Industrial Park offers a variety of new high quality mixed use buildings, planned facilities and read-to-build lots with public utilities. 32.06 acres in total, the park's zoning allows for many potential uses.

PROPERTY FEATURES

- Commercial Big Box / Industrial Land Available For Sale or Build-to-Suits
- Easy Access/Exposure on M-53 Freeway
- No Wetlands
- Possible Tax Abatement For Qualified Users
- All Municipal Utilities at Site
- Over 2,500 SF of M53 Freeway Frontage
- No Residential Abutting Property

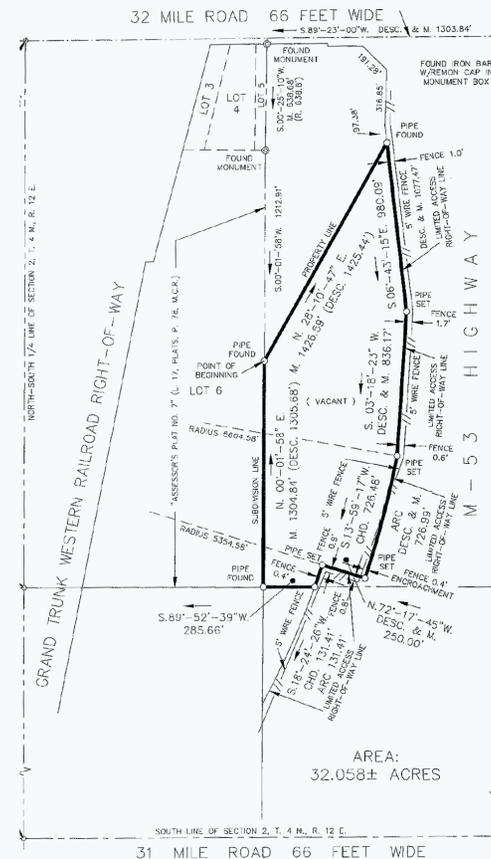
FOR DETAILS CONTACT

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WASHINGTON INDUSTRIAL LAND: Legal Description

CERTIFICATE OF SURVEY

PROPERTY DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 2, T. 4 N., R. 12 E., VILLAGE OF ROMEO, MACOMB COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, T. 4 N., R. 12 E., AND RUNNING THENCE S. 89° 48' 25" W., 42.86 FEET, ALONG THE NORTH LINE OF SAID SECTION 2 TO THE SOUTHEAST CORNER OF SECTION 35, T. 5 N., R. 12 E., BRUCE TOWNSHIP, MACOMB COUNTY, MICHIGAN; THENCE S. 89° 23' 00" W. 1303.84 FEET, ALONG THE NORTH LINE OF SAID SECTION 2 TO THE NORTHEAST CORNER OF "ASSESSOR'S PLAT NO. 7" (L. 17, PLATS, P. 78, M.C.R.); THENCE S. 00° 25' 10" W., A MEASURED DISTANCE OF 638.68 FEET (RECORDED 638.8 FEET), ALONG THE EAST LINE OF LOT 5 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT; THENCE S. 00° 01' 58" W., 1212.91 FEET, ALONG THE EAST LINE OF LOT 6 OF SAID SUBDIVISION TO THE POINT OF BEGINNING;

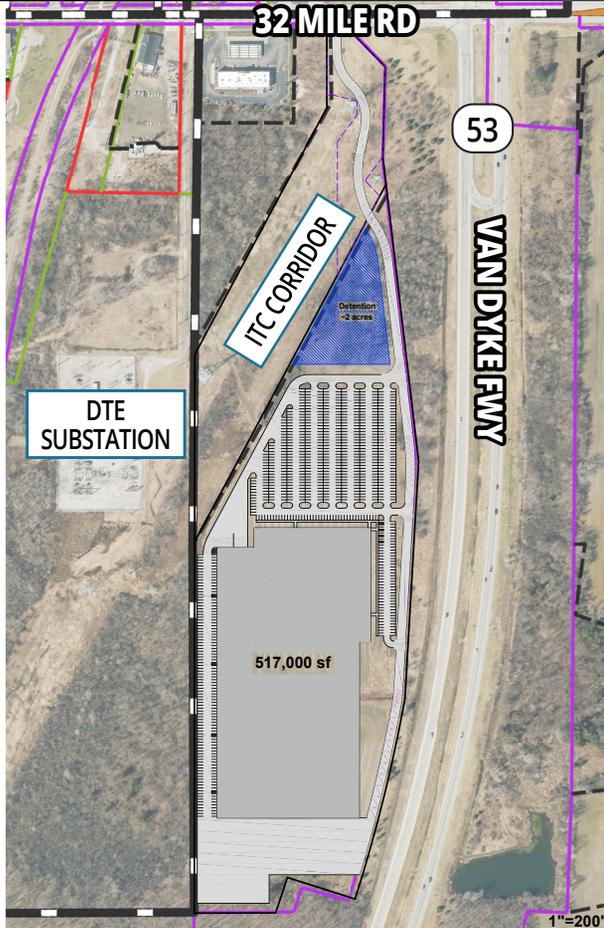
THENCE N. 28° 10' 47" E., A MEASURE DISTANCE OF 1426.59 FEET (DESCRIBED 1425.44 FEET), TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR THE M-53 HIGHWAY;
 THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE S. 06° 43' 15" E., 980.09 FEET;
 THENCE S. 03° 18' 23" W., 836.17 FEET;
 THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, RADIUS 5604.58 FEET, AN ARC DISTANCE OF 726.99 FEET (CHORD BEARS S. 13° 59' 17" W., 726.48 FEET);
 THENCE N. 72° 17' 45" W., 250.00 FEET;
 THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, RADIUS 5354.58 FEET, AN ARC DISTANCE OF 131.41 FEET (CHORD BEARS S. 18° 24' 26" W., 131.41 FEET) TO A POINT ON THE EAST - WEST 1/4 LINE OF SAID SECTION 2;
 THENCE LEAVING SAID LIMITED ACCESS RIGHT-OF-WAY LINE, S. 89° 52' 39" W., 285.66 FEET, ALONG SAID EAST - WEST 1/4 LINE TO THE SOUTHEAST CORNER OF LOT 6 OF SAID "ASSESSOR'S PLAT NO. 7";
 THENCE N. 00° 01' 58" E., A MEASURED DISTANCE OF 1304.84 FEET (DESCRIBED 1305.68 FEET), ALONG THE EAST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

CONTAINING 32.058 ACRES, MORE OR LESS, OF LAND IN AREA.

THE BEARINGS SHOWN HEREON HAVE BEEN BASED ON THE BEARING OF S. 89° 23' 00" W. FOR THE NORTH LINE OF SECTION 2, T. 4 N., R. 12 E. AS PER "ASSESSOR'S PLAT NO. 7" AS RECORDED IN LIBER 17 OF PLATS ON PAGE 78, MACOMB COUNTY RECORDS.

SURVEY NO. 18989—REVISED DAVID C. ADAMS & SON PROFESSIONAL LAND SURVEYORS, INC. 25317 FIVE MILE ROAD DETROIT, MICHIGAN 48239-3228 (313) 536-1222		IF THE SURVEYOR'S SIGNATURE IS NOT IN A CONTRASTING COLOR, THE PLAN IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.	
BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL (LAND) SURVEYORS IN THE STATE OF MICHIGAN, THAT THE MAP DELINEATED HEREON CORRECTLY REPRESENTS SUCH SURVEY AND THAT RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:10,000 AND THAT ALL APPLICABLE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED BY P.A. 24 OF 1985, HAVE BEEN COMPLIED WITH.			
SURVEYOR: ROBERT J. SMALLEY		PS NO. 26467	DATE: MAY 8, 2000
 SYSTEM PROJECTS & ENGINEERING		LOCATION: SURVEY OF PART OF THE NORTHEAST 1/2 OF SECTION 2, T. 4 N., R. 12 E., VILLAGE OF ROMEO, MACOMB CO., MICHIGAN.	
SCALE: 1" = 500' FEET		DRAWN BY: DCA&S	SURVEY ENGINEER: FLV
		DATE OF SURVEY: APRIL 14, 2000	DRAWING NO.: SE-WSH-01
		LEGEND: R. = RECORDED I.P. = IRON PIPE M. = MEASURED RR = RE-ROAD C. = CALCULATED MON. = MONUMENT	
		JOB NUMBER: 200003121	
SHEET 2 OF 2			

WASHINGTON INDUSTRIAL LAND: BTS Building 1



PROPERTY FEATURES

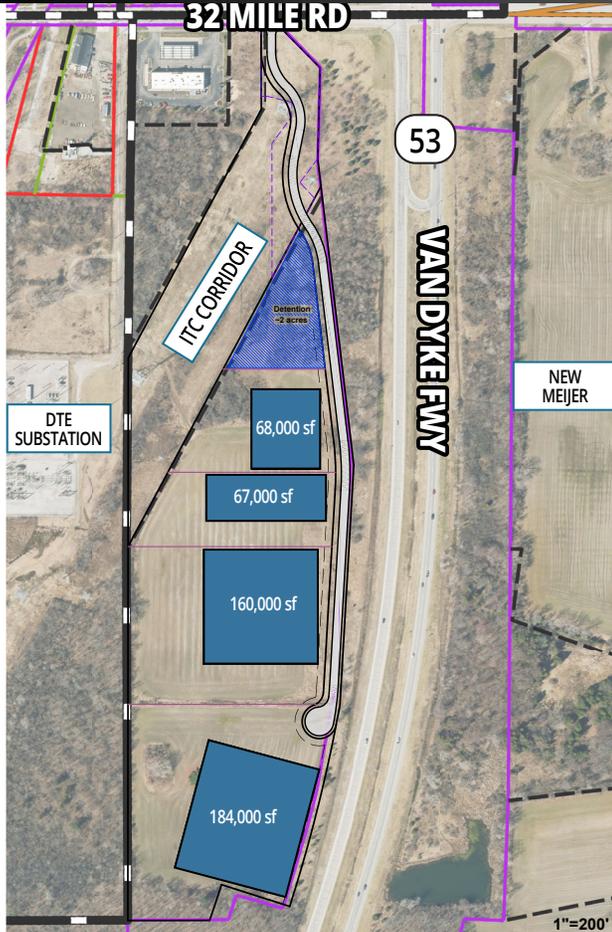
- 517,000 SF Buld-to-Suit For Sale or Lease
- Office to Suit (Possible 2-Story Design)
- 35' Clear Height in Shop Space
- Crane Bays
- Multiple Truckwells
- Heavy Power Capabilities
- Corporate Image Elevations Front M-53 Freeway
- Tax Abatement Available for Qualified Users
- ESFR Fire Protection



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WASHINGTON INDUSTRIAL LAND: BTS Building 2



PROPERTY FEATURES

- Multiple-Sized Built-to-Suit Possibilities for Sale or Lease
- Office to Suit (Possible 2-Story Design)
- 35' Clear Height in Shop Space
- Crane Bays
- Multiple Truckwells
- Heavy Power Capabilities
- Corporate Image Elevations Front M-53 Freeway
- Tax Abatement Available for Qualified Users
- ESFR Fire Protection



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