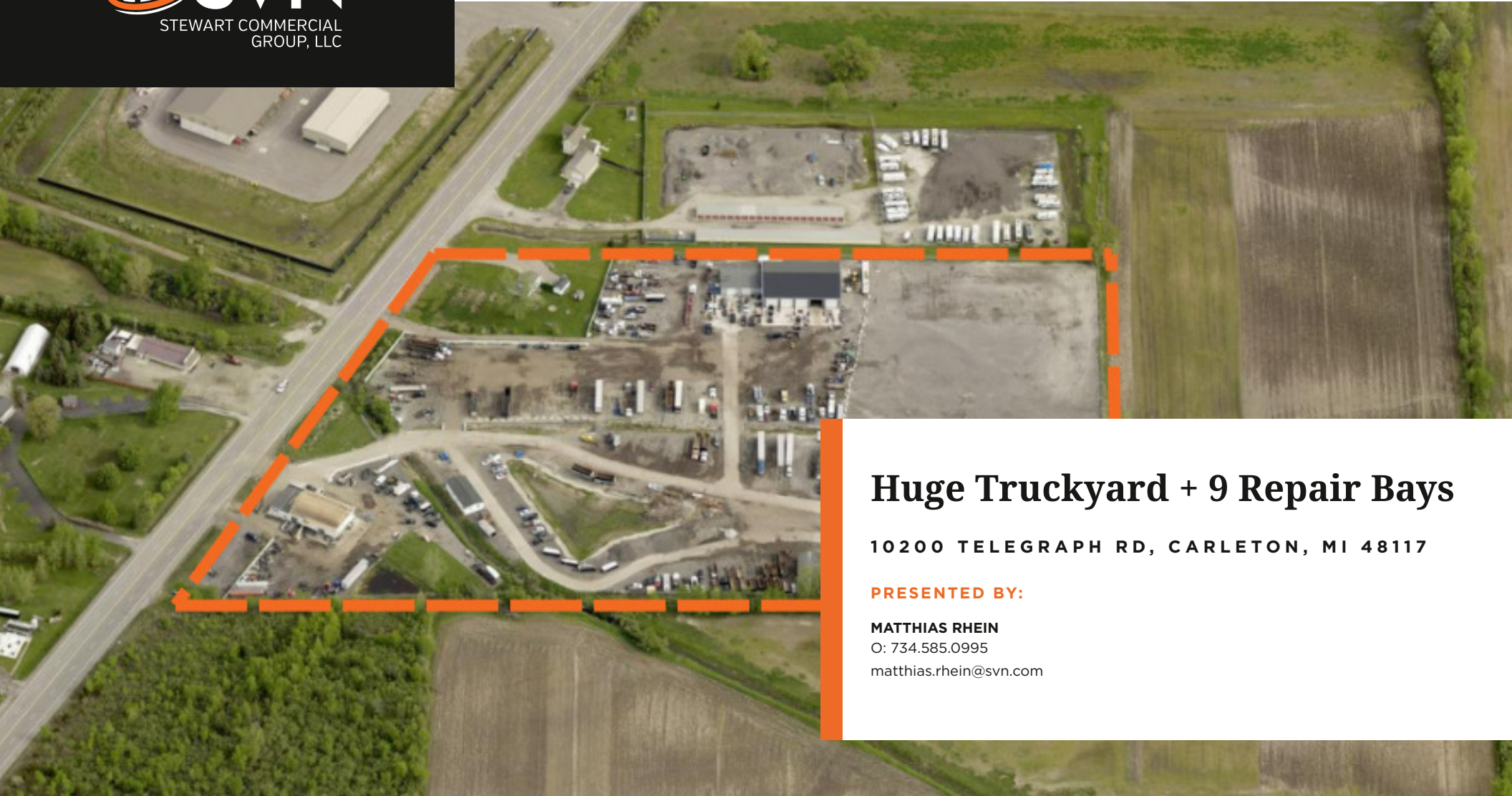




Offering Memorandum



Huge Truckyard + 9 Repair Bays

10200 TELEGRAPH RD, CARLETON, MI 48117

PRESENTED BY:

MATTHIAS RHEIN

O: 734.585.0995

matthias.rhein@svn.com

PROPERTY SUMMARY

HUGE TRUCKYARD + 9 REPAIR BAYS

10200 TELEGRAPH RD
CARLETON, MI 48117

OFFERING SUMMARY

SALE PRICE:	\$3,900,000
LOT SIZE:	18.03 AC +/-
SHOP 1 SIZE:	8,800 SF +/-
SHOP 2 SIZE:	4,700 SF +/-
OFFICE TRAILER:	1,400 SF +/-
YEARS BUILT:	2023-2025
APN:	01 026 024 00 01 026 025 00



OFFERING SUMMARY

10200 & 10300 Telegraph Rd, Carleton MI is an 18 acre site, zoned for C-3 (Heavy Commercial District). The site currently is functioning as a trucking and outdoor storage hub. With two vehicle repair buildings with a total of 9 repair bays, a single family home, and an office trailer, the property could be adapted to a variety of uses including trucking, auto repair, vehicle sales, contractor yards, etc. Nearly 14 acres of the site are paved or covered in crushed asphalt millings. Personal property (trucks, equipment, etc.) may be included with sale subject to offers / negotiations.

PROPERTY HIGHLIGHTS

- Immediate functionality for any trucking, repair, or towing operation
- Zoned C-3 for heavy commercial use
- Strategic Detroit area location, close proximity to major freeways I-275, I-75, and DTW Wayne County Airport, Toledo, and Downtown Detroit.
- Modern and well-maintained facility
- Heavy millings throughout
- Ample parking and 9 repair bays
- Class A Road
- Low basis for industrial outdoor storage & exceptionally rare to find a site this size



Highway Access



Class A Road



Low Basis for Region

PROPERTY AERIAL



ADDITIONAL PHOTOS

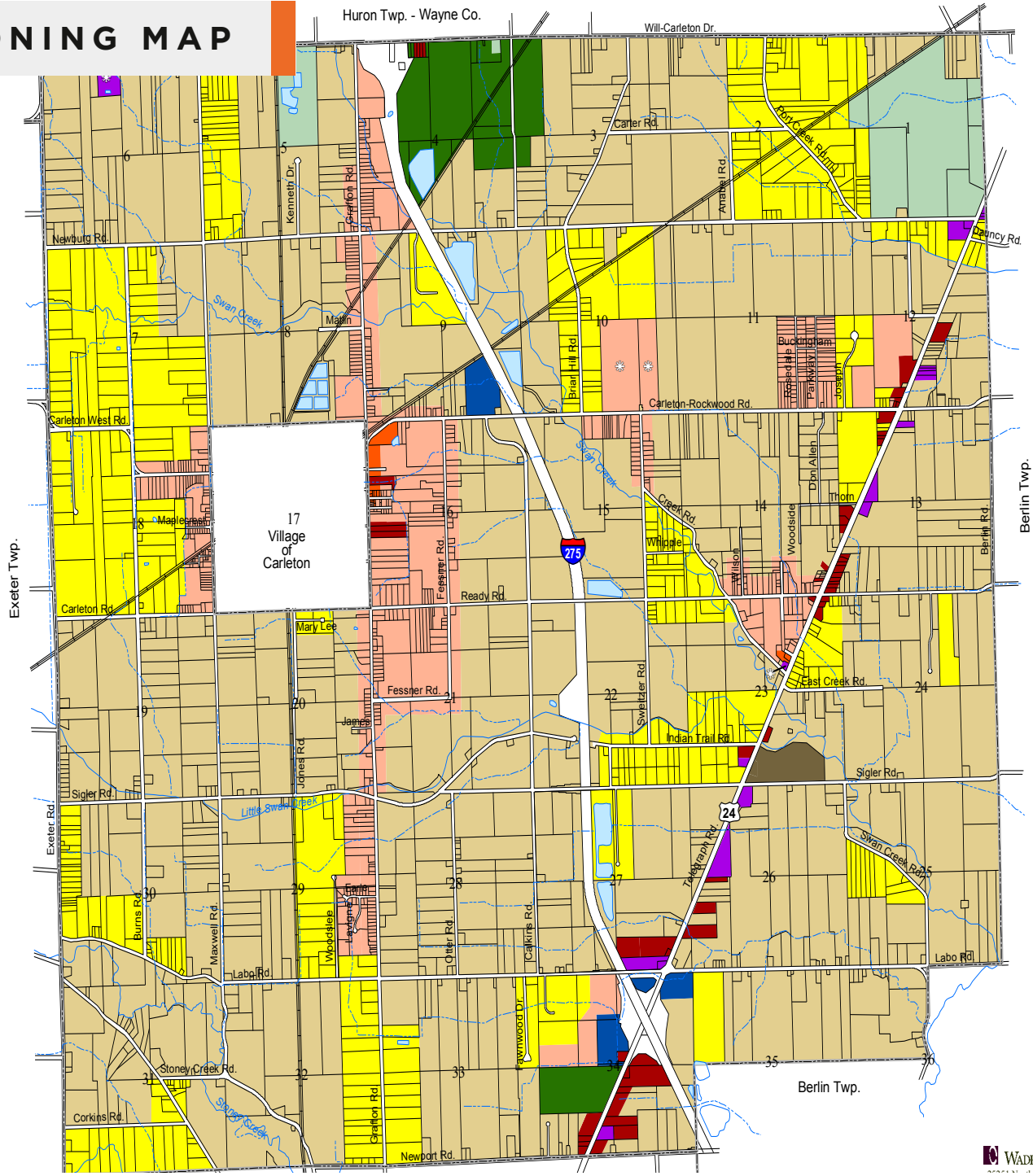


ADDITIONAL PHOTOS














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

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		

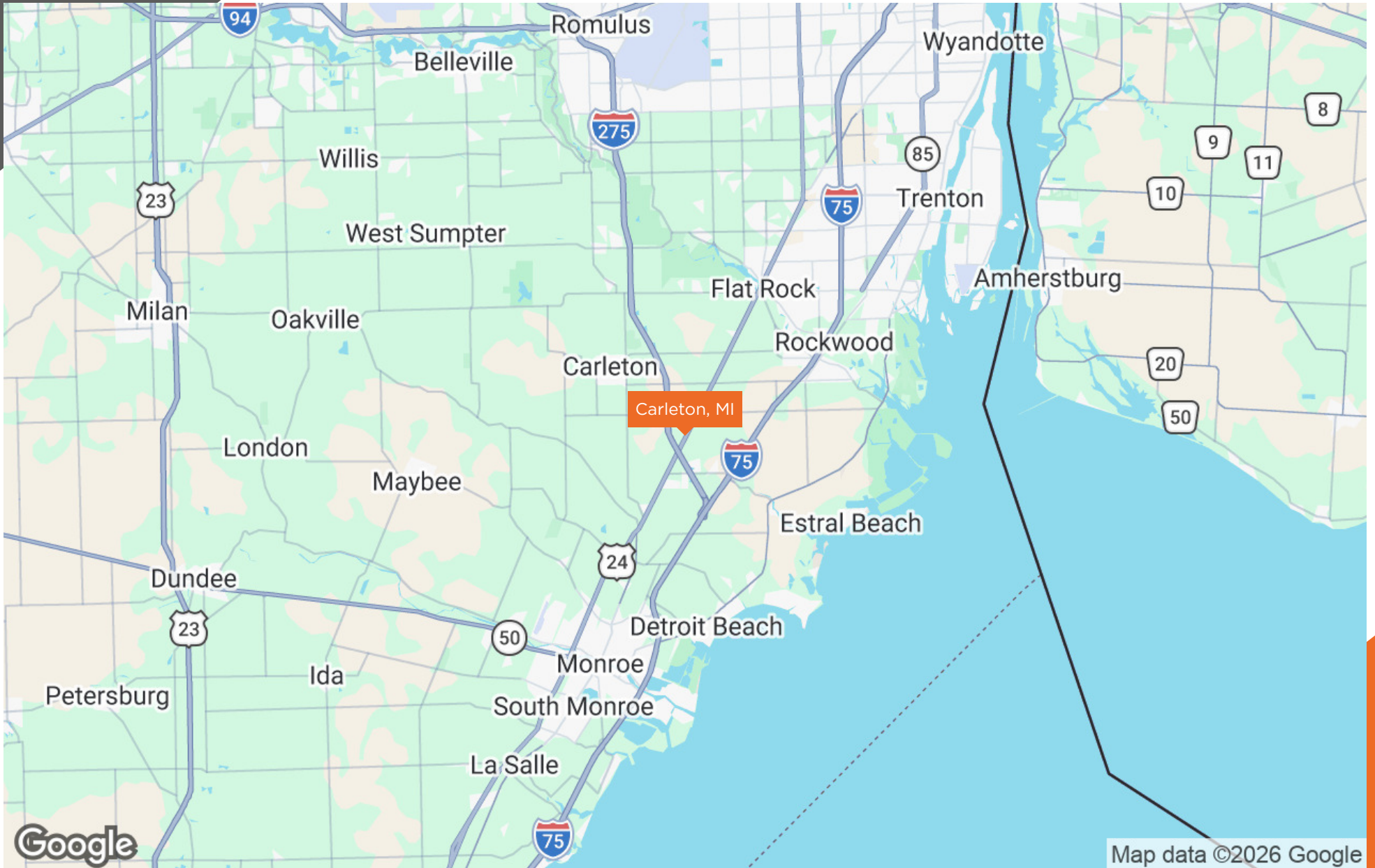


0 0.5 1 Miles

Ash Township



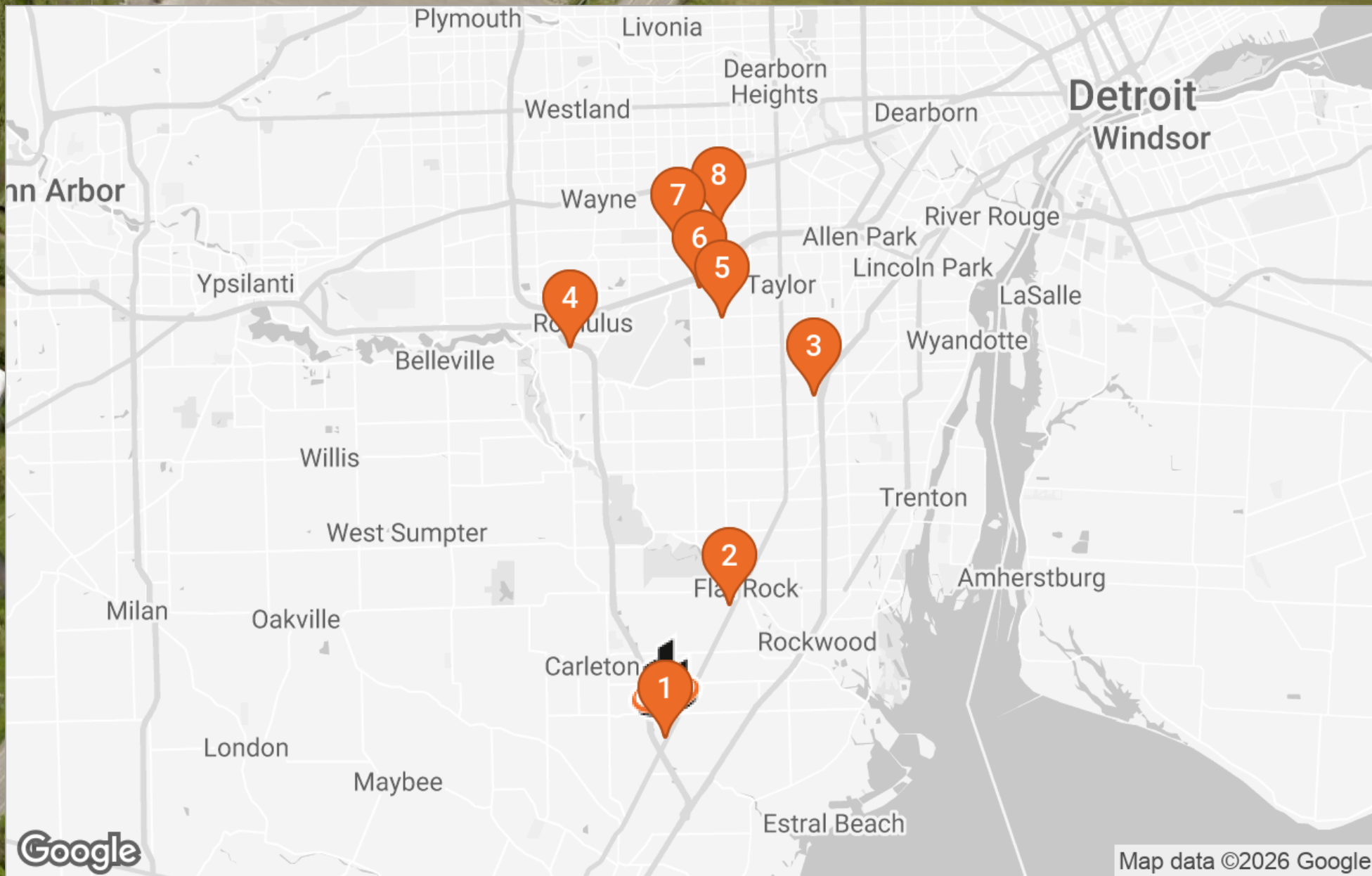
REGIONAL MAP



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF	PRICE/ACRE
★	Huge Truckyard + 9 Repair Bays 10200 Telegraph Rd Carleton, MI	\$3,900,000	18,000 SF	18.03 Acres	\$216.67	\$216,306
1	10125 Telegraph Rd. Carleton, MI	\$1,500,000	4,442 SF	14.36 Acres	\$337.69	\$104,456.82
2	14291 Telegraph Rd Flat Rock, MI	\$6,000,000	-	20.00 Acres	\$6.89	\$300,000.00
3	16550 Racho Rd Taylor, MI	\$1,600,000	10,825 SF	5.00 Acres	\$147.81	\$320,000.00
4	12750 S Huron River Dr, Romulus, MI	\$739,900	2,761 SF	1.47 Acres	\$267.98	\$503,333.33
5	Inkster Rd Romulus, MI	\$3,450,000	-	9.45 Acres	\$8.38	\$365,079.37
6	28745 Wick Rd Romulus, MI	\$1,200,000	3,500 SF	2.99 Acres	\$342.86	\$401,337.79
7	6532 Beverly Plaza Romulus, MI	\$3,995,000	12,000 SF	4.77 Acres	\$332.92	\$837,526.21
8	9445 S Inkster Rd Taylor, MI	\$5,000,000	5,670 SF	5.77 Acres	\$881.83	\$866,551.13
	AVERAGES	\$2,935,613	6,533 SF	7.98 ACRES	\$290.80	\$462,285.58

SALE COMPS MAP & SUMMARY





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



MATTHIAS RHEIN

Associate Advisor

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PROFESSIONAL BACKGROUND

Matthias Rhein is an associate advisor at SVN | Stewart Commercial Group in Ann Arbor. Prior to joining the team, Rhein was an associate at a vertically-integrated \$2B AUM real estate investment and management firm in Austin, Texas, where he was involved in the acquisition of over \$75M of real estate. He was eventually promoted to a director level, spearheading business development, marketing, and capital raising for the company. He also served in a fractional capacity for a blockchain-powered real estate investment platform and a cybersecurity compliance company. At SVN, he specializes in industrial outdoor storage (IOS) properties in the greater Southeast Michigan area.

Rhein graduated from Hillsdale College in 2023 with a Bachelor of Arts degree in English. He currently resides in Whitmore Lake, MI.

EDUCATION

B.A. English, Magna Cum Laude | Hillsdale College

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