

**INDUSTRIAL/BUILD-TO-SUIT
FOR SALE/LEASE**
3120 S LAPEER RD
LAKE ORION, MI 48359



±22 AC



Ideal build-to-suit site



Overlay Zoning:
Industrial



Located within 3
miles of GM Orion
Assembly Plant

PROPERTY HIGHLIGHTS

- ±21.69 acres fronting Lapeer Road (M-24) with easy access to I-75, M-59, and I-69
- ±2.5 miles from GM Orion Assembly, ±3.5 miles to Auburn Hills, and ±30 miles north of Downtown Detroit
- Located in an actively expanding mixed-use corridor along Lapeer Road
- Located in the Lapeer Road Overlay District (REC-2) which enables expanded industrial development subject to municipality review, providing broad entitlement flexibility. [Orion Township Zoning Map](#)
- Ideal for manufacturing, logistics, warehouse, or automotive suppliers targeting major OEM proximity and regional access

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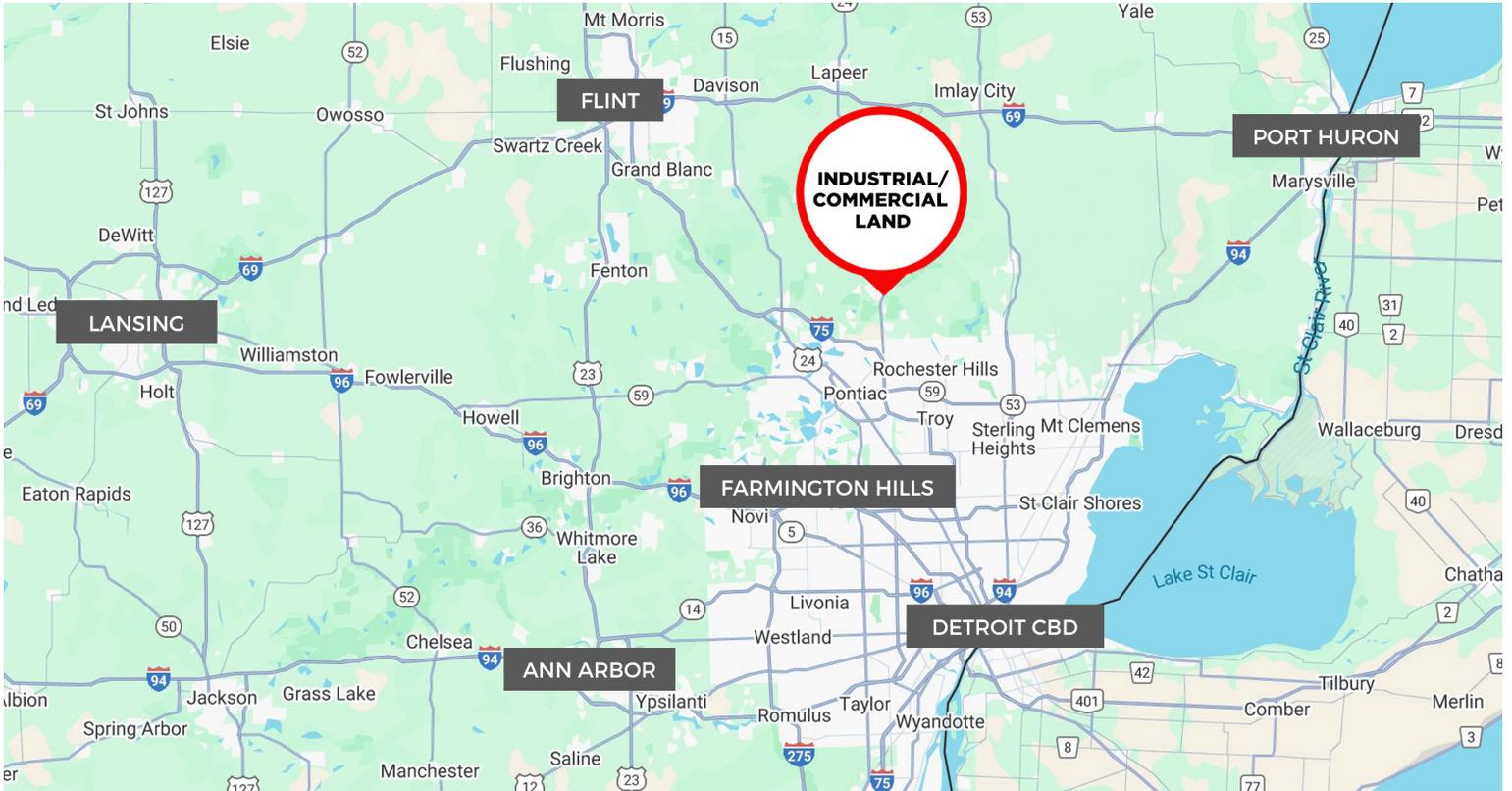
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DRIVE TIMES MAP & DEMOGRAPHICS

INDUSTRIAL/BUILD-TO-SUIT

DRIVE TIMES

Port Huron	Detroit CBD	Farmington Hills	Flint	Ann Arbor	Lansing
1 Hr 10 Min	36 Min	39 Min	38 Min	54 Min	1 Hr 6 Min



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Est Population 2025:	12,119	97,139	408,110
Est Households 2025:	4,409	36,687	162,162
Est Avg Household Income:	\$130,769	\$125,283	\$113,160
Est Median Household Income:	\$112,670	\$98,386	\$86,478
Employees:	6,077	47,778	192,923
Businesses:	445	3,803	19,208

SITE PLAN

INDUSTRIAL/BUILD-TO-SUIT

