

PROPERTY FOR SALE



L. MASON CAPITANI  
CORFAC INTERNATIONAL

# Almont Research Industrial Park

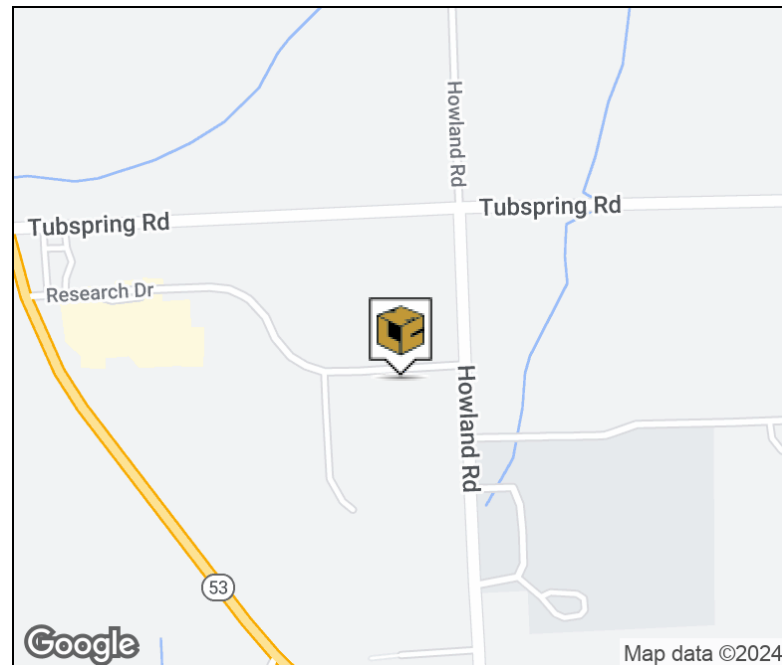
Lot 9 - Almont Research & Industrial Park Almont, MI 48003

## PROPERTY SUMMARY



## Property Highlights

- 3.196 Acres For Sale
- Owner will Build-to-Suit
- All Utilities On-Site and Ready for Construction
- Directly off M-53
- Close Proximity to I-69



## FOR MORE INFORMATION:

**Joe DePonio III, SIOR**  
Senior Vice President  
248.637.3513  
jdeponio@LMCap.com

**Jason Capitani, SIOR, CCIM**  
Managing Partner  
248.637.7684  
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CONNECT WITH US

248.637.9700 | [www.LMCap.com](http://www.LMCap.com)

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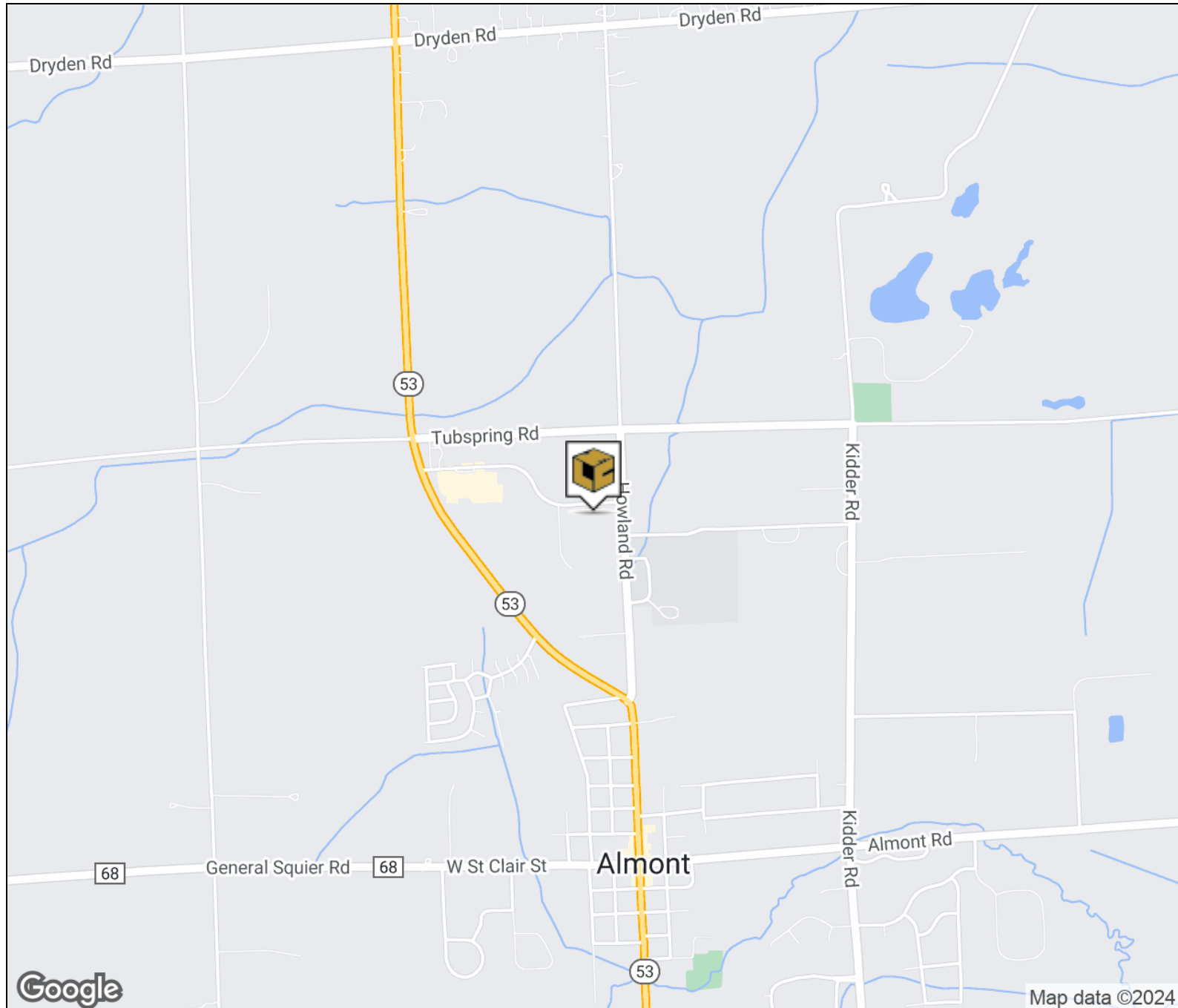
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## LOCATION MAP



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## LAND PROPERTY DETAILS

### Property Information

Property Type	Land
Zoning	Industrial
Property Subtype	Industrial
Lot Size	3.196 Acres
Lot Frontage	285 ft
Lot Depth	488 ft

Additional Information Improved industrial lot located in the Almont Research & Industrial Park. All utilities are on-site.

### Utilities

Water	Yes
Water Description	Municipal
Sewer	Yes
Gas	Yes
Electric	Yes

Sale Price	<b>\$279,000</b>
Price Per Acre	<b>\$87,297</b>
Price Per SF	<b>\$2.00</b>

### Location Information

Street Address	Lot 9 - Almont Research & Industrial Park
City, State, Zip	Almont, MI 48003
County	Lapeer
Location Description	Howland Rd & Research Dr
Side of the Street	South
Nearest Highway	M-53

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# Almont Research Industrial Park

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## TOPOGRAPHIC SURVEY



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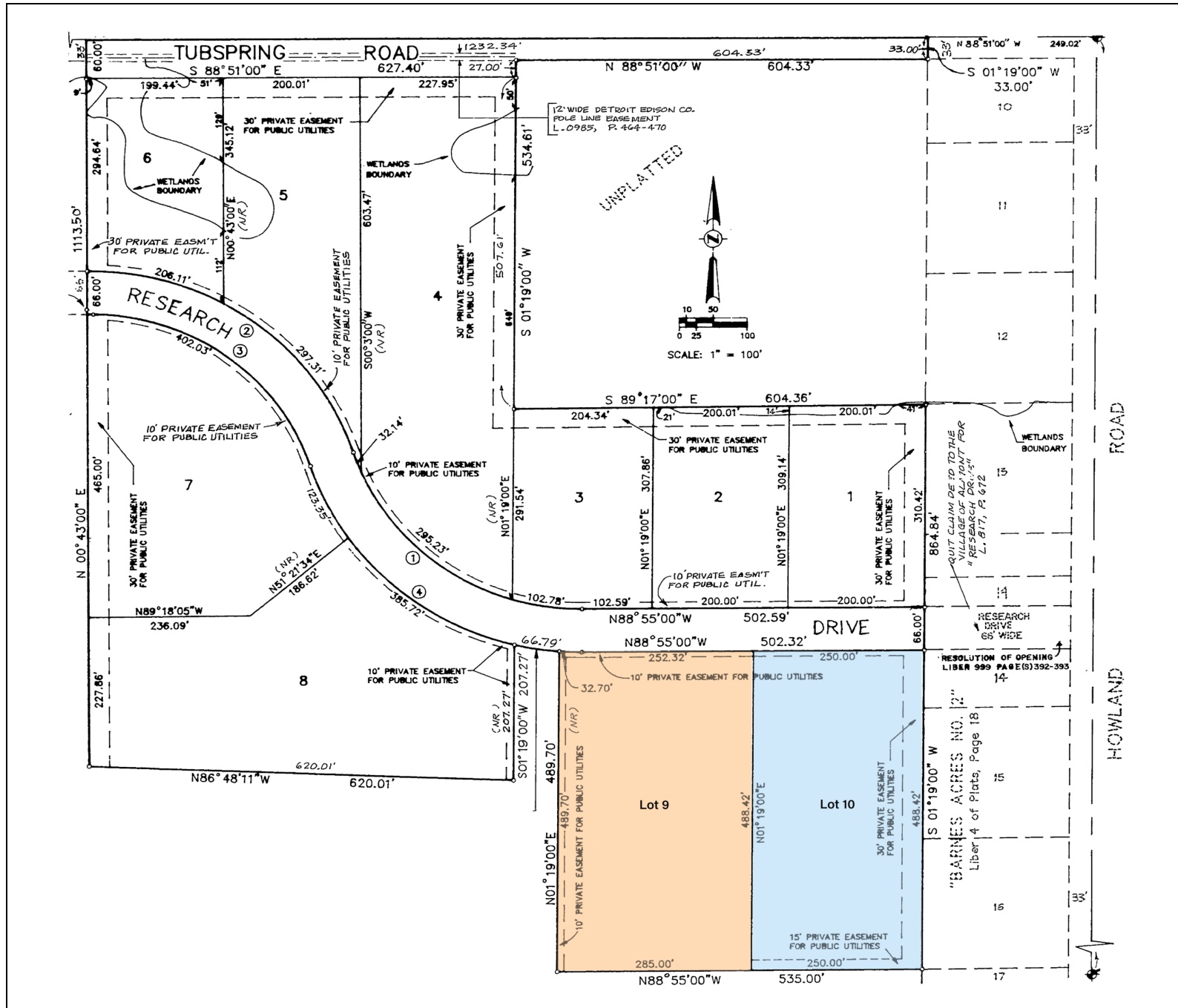
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SITE PLAN



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**SURVEY**

## CERTIFICATE OF SURVEY

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 6 NORTH, RANGE 12 EAST, VILLAGE OF ALMONT, LAPEER COUNTY, MICHIGAN.

## TUBSPRING ROAD

(66' WIDE)

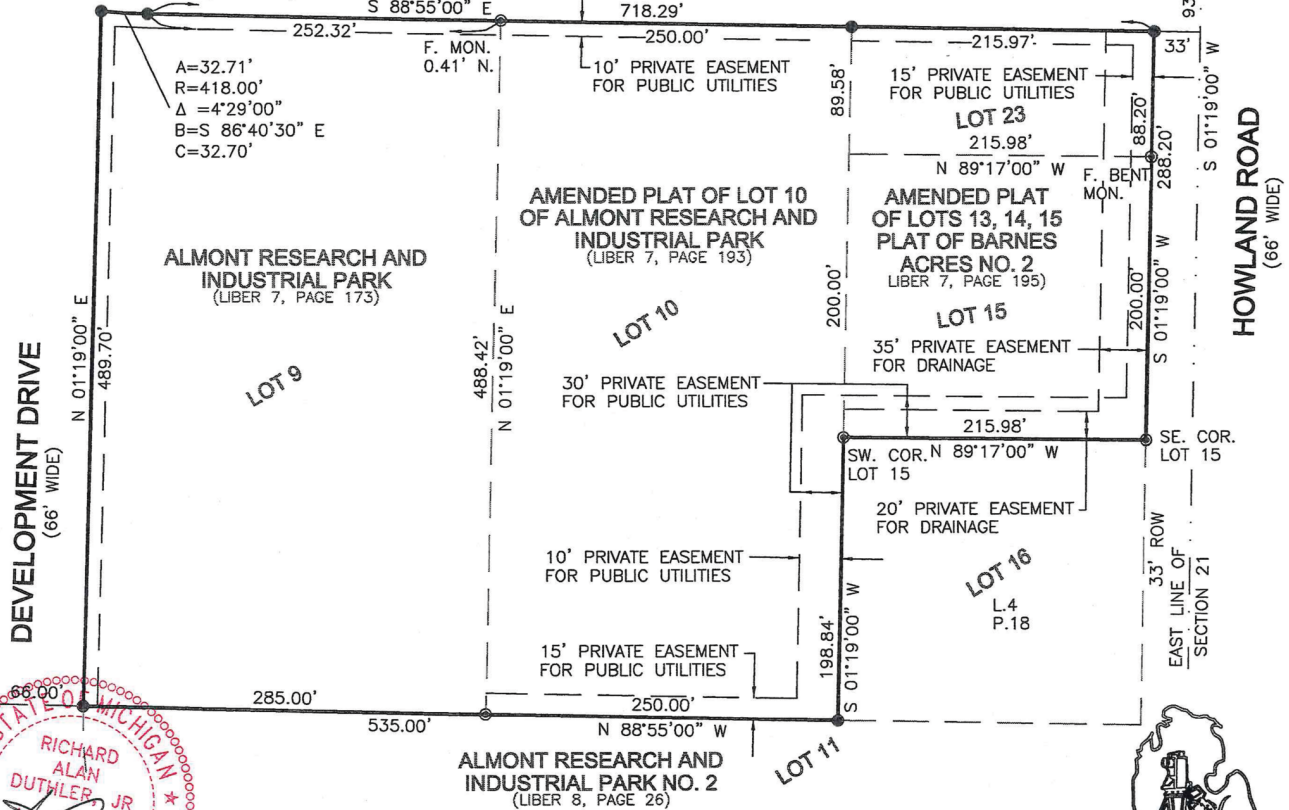
NE. CORNER SECTION 21 T.6N., R.12E.

## RESEARCH DRIVE

(66' WIDE)

N. 1/4 COR. SECTION 21 T.6N., R.12E.

S 88°51'00" E 2653.96' NORTH LINE OF SECTION 21



DEVELOPMENT DRIVE (66' WIDE)

HOWLAND ROAD (66' WIDE)



RICHARD ALAN DUTHLER JR.  
PROFESSIONAL LAND SURVEYOR  
No. 47200

### ALMONT RESEARCH AND INDUSTRIAL PARK NO. 2

(LIBER 8, PAGE 26)

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on April 11, 2022 and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and complies with P.A. 132 of 1970 as amended.



DUTHLERLANDSURVEYOR.COM

SHEET 1 OF 2

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