



~ OVER 31 YEARS OF EXCELLENCE ~  
**ANTON, SOWERBY & ASSOCIATES**  
79 MACOMB PLACE / MOUNT CLEMENS, MI 48043 / 586 469-8888

**BUILD TO SUIT**

# FOR LEASE



***25200 Van Born Rd. Parcel A, Dearborn Hts.***

## BUILD TO SUIT OPPORTUNITY

- ◆ High traffic frontage near Telegraph Rd.
- ◆ Near busy strip center and grocery store
- ◆ Ideal location for franchise restaurant or convenience store
- ◆ Drive thru capability
- ◆ Close to I-94

***For further information on this and other properties contact  
Anton, Sowerby & Associates at (586) 469-8888***

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal without notice.



# ANTON, SOWERBY & ASSOCIATES

PROFESSIONAL REAL ESTATE BROKERAGE

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|          |                                    |           |                 |
|----------|------------------------------------|-----------|-----------------|
| ADDRESS  | <b>25200 Van Born Rd. Parcel A</b> | ZONING    | <b>C-3, M-1</b> |
| CITY     | <b>Dearborn Heights</b>            | AVAILABLE | <b>Yes</b>      |
| LOCATION | <b>West of Telegraph Rd.</b>       | TAXES     |                 |

## Price and Terms

|            |  |            |  |
|------------|--|------------|--|
| SALE PRICE |  | SALE TERMS |  |
| PRICE/SF   |  | PRICE/ACRE |  |

## Site Specifications

|          |               |                 |                          |
|----------|---------------|-----------------|--------------------------|
| ACRES    | <b>.773</b>   | SITE DIMENSIONS | <b>146.93' x 233.91'</b> |
| SITE SF  | <b>33,667</b> | SOIL            |                          |
| WATER    |               | EASEMENTS       |                          |
| STORM    |               | RESTRICTIONS    |                          |
| SANITARY |               | SETBACKS        |                          |
| GAS      |               | SIDWELL         |                          |

## General Comments

- \*Build to suit opportunity***
- \*Lease price to be determined based on the property built***
- \*Suitable for restaurant or convenience store***
- \*Drive thru capability***

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