

LAND PROPERTY // FOR SALE OR BUILD-TO-SUIT

6.1 ACRE SITE FOR INDUSTRIAL/TECH DEVELOPMENT

8857 HAGGERTY RD
BELLEVILLE, MI 48111



- 6.1-acre site ready for development
- Can accommodate up to 80,000 SF building
- Zoned M-1 Light Industrial
- Ideal uses include R&D, high-tech facility, manufacturing, or warehouse
- All utilities available at the site
- Adjacent to Future 500 Companies including FedEx, Coca-Cola, Denso, Visteon & DTE Energy
- Close to I-275 and I-94
- For sale or build-to-suit



P.A. COMMERCIAL
Corporate & Investment Real Estate

EXECUTIVE SUMMARY



Sale Price

\$765,000

OFFERING SUMMARY

Lot Size:	6.1 Acres
Price / Acre:	\$125,410
Zoning:	M-1
Market:	Detroit
Submarket:	Airport District
Traffic Count:	84,500

PROPERTY OVERVIEW

This prime 6.1-acre site, zoned M-1 Light Industrial, offers an ideal location for R&D, high-tech facilities, manufacturing, or warehousing. With the capacity to accommodate up to an 80,000 SF building, this property is perfectly positioned for a range of industrial ventures. All utilities are readily available, and its proximity to major corporations such as FedEx, Coca-Cola, Denso, Visteon, DTE Energy, and Hyundai underscores its strategic significance. Embrace the rich industrial landscape and robust economic activity of the Detroit area, where a dynamic fusion of innovation and manufacturing awaits.

LOCATION OVERVIEW

Discover the unparalleled potential of the thriving Airport District submarket surrounding the area. This industrial site is located in an industrial/tech corridor that runs along I-275. The location benefits from convenient access to major transportation arteries, with I-275 and I-94 nearby, facilitating efficient logistics and distribution opportunities. This property is strategically located two miles from the planned Detroit-Ann Arbor Mobility Corridor, 7 miles from the American Center for Mobility, and 9 miles from Detroit Metro Airport (DTW).



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PROPERTY DETAILS

Sale Price	\$765,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	M-1
Lot Size	6.1 Acres
APN #	83 047 99 0001 706
Lot Frontage	283 ft
Lot Depth	795 ft
Corner Property	No
Traffic Count	84500
Traffic Count Street	I-275
Waterfront	No
Rail Access	No
Environmental Issues	None
Topography	Level

LOCATION INFORMATION

Street Address	8857 Haggerty Rd
City, State, Zip	Belleville, MI 48111
County	Wayne
Market	Detroit
Submarket	Airport District
Cross Streets	Ecorse St & Haggerty
Side of the Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275
Nearest Airport	DTW (9 miles)

BUILDING INFORMATION

Number of Lots	1
Best Use	Industrial Development

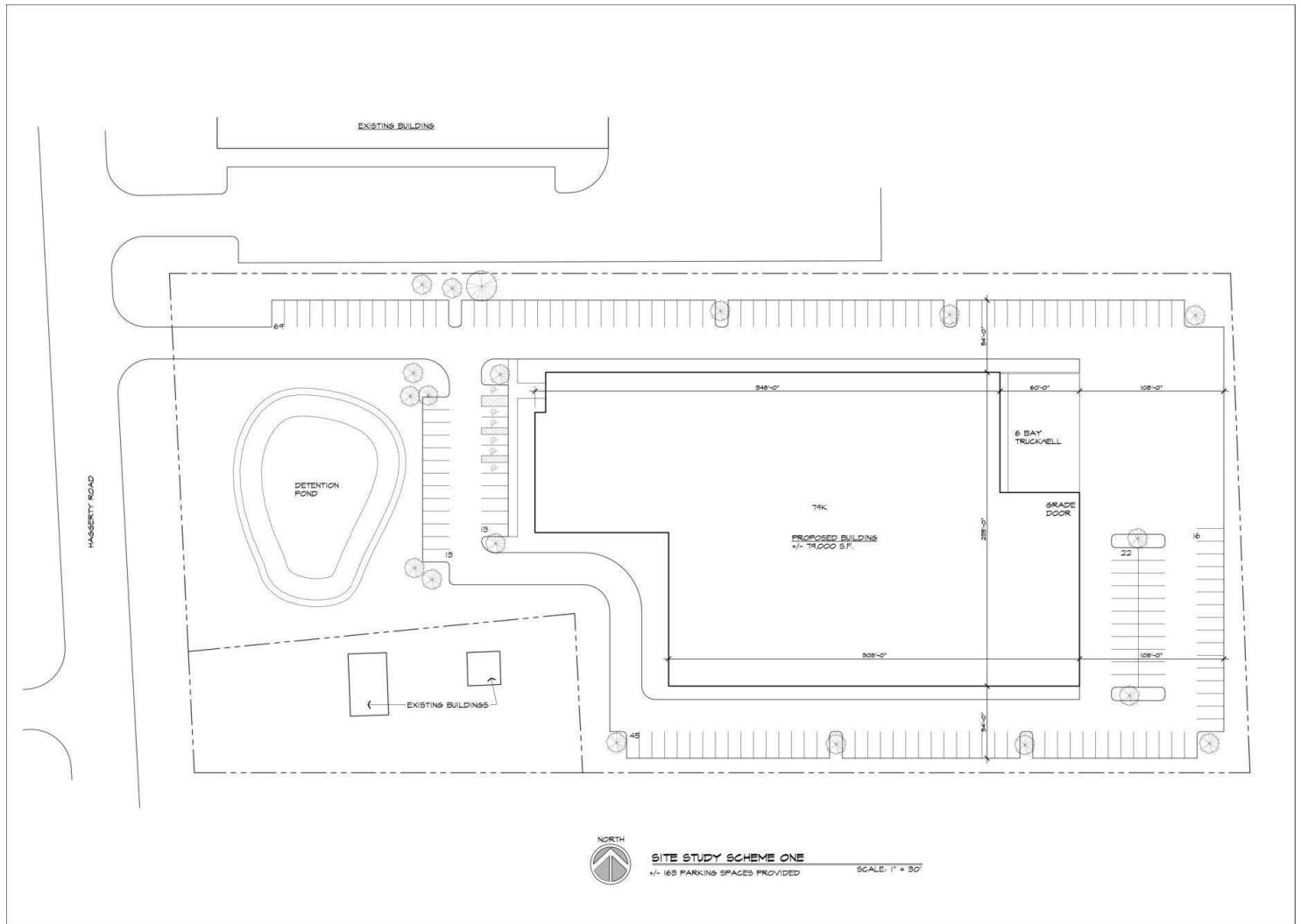
PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPOSED SITE PLAN



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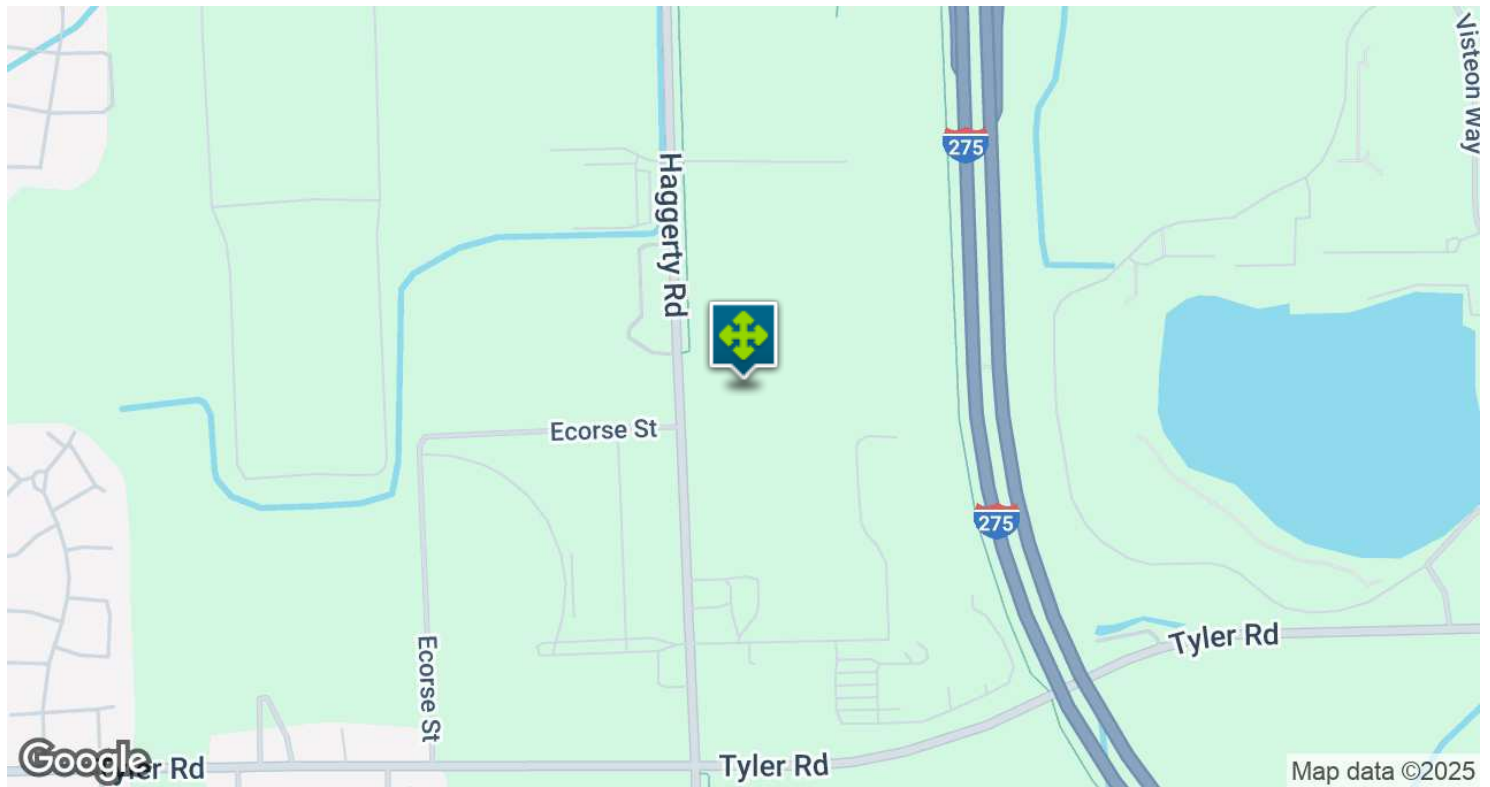
ADDITIONAL PHOTOS



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LOCATION MAP

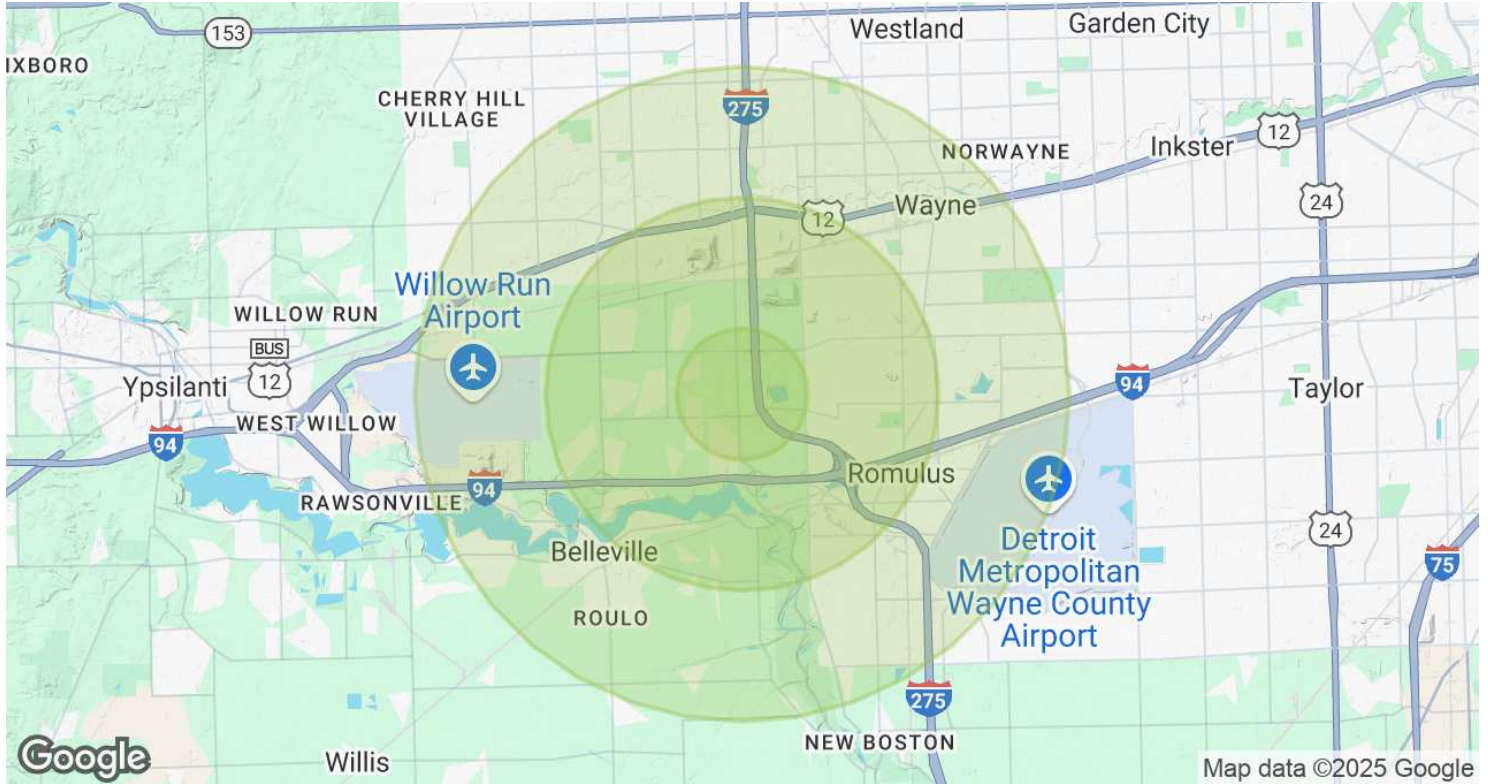


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,934	30,258	109,501
Average Age	39	40	40
Average Age (Male)	36	38	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,614	12,519	44,585
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$89,323	\$96,587	\$100,949
Average House Value	\$206,197	\$223,587	\$239,811

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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