



RH COMMERCIAL
REALTY

2.68 ACRES BELLEVILLE RD, CANTON, MI 48188 FOR SALE



VACANT LAND FOR SALE – DEVELOPMENT OPPORTUNITY

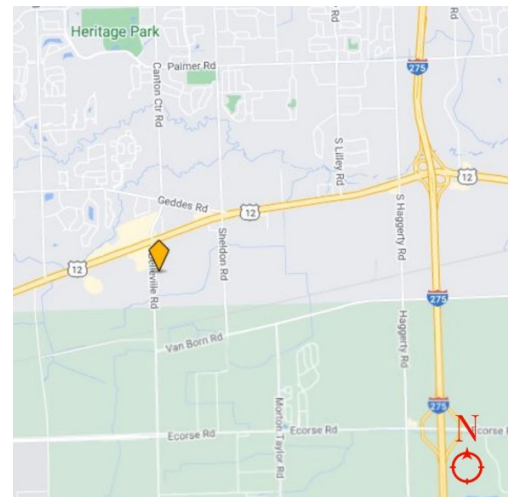
- ☐ Light Industrial (LI) zoned land with level grade
- ☐ 250' of frontage on Belleville Rd
- ☐ Close proximity to Walmart and many other amenities on M-12
- ☐ Easy freeway access at I-257/Michigan Ave & I-94/Belleville Rd
- ☐ Rare opportunity for industrial land in Canton Township
- ☐ Minutes from M-153 (Ford Rd), US-12 (Michigan Ave), M-14, I-96, I-94, & I-275.
- ☐ Municipal water and sewer, natural gas, and electricity available at road frontage

For more information, please contact:

ROB HUGHES
248.505.0399
rob@rhcommercial.net

REECE HUGHES
248.207.5847
reece@rhcommercial.net

NATE HUGHES
810.923.6099
nate@rhcommercial.net



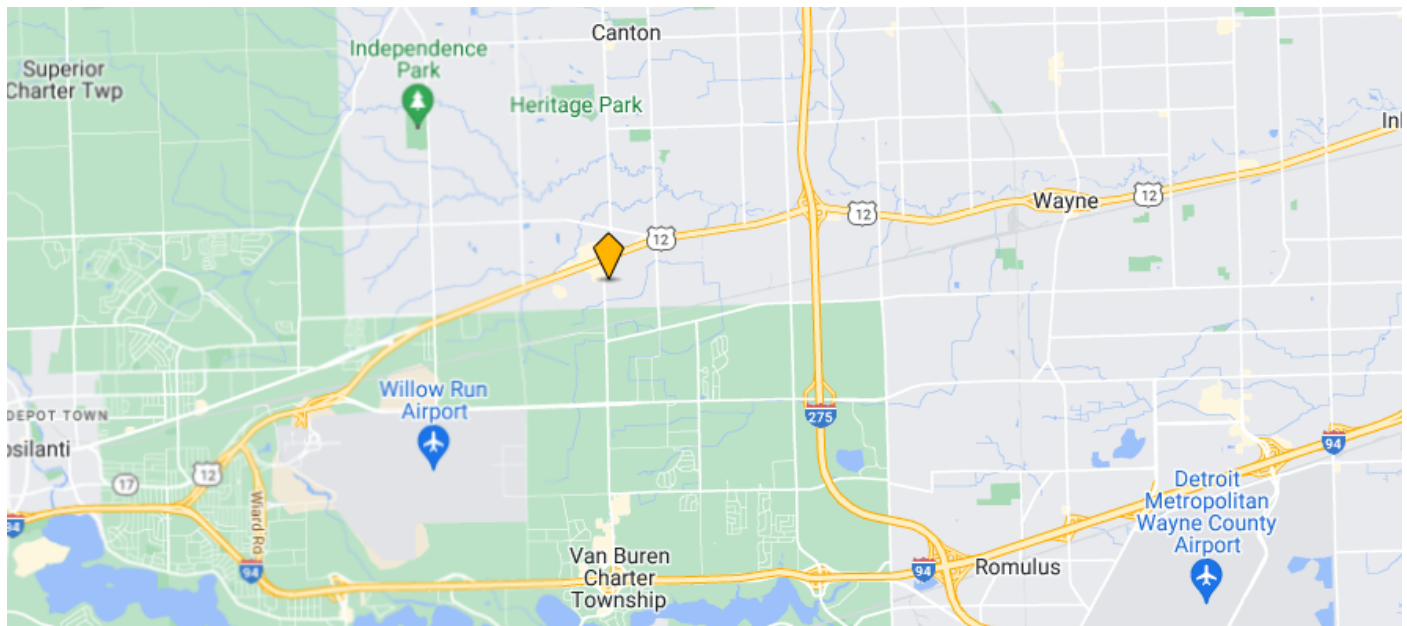


RH COMMERCIAL
REALTY

Description:

2.68 acres of vacant land for development or to hold for future investment located on the East side of Belleville Road with 250' of frontage and LI (Limited Industrial) zoning. The site is a tenth of a mile South of Michigan Avenue and is 2.5 miles West of I-275. Municipal water and sewer, natural gas, and electricity are available at the site.

Property Information	
Lot Size:	2.68 Acres (+/- 116,740.8 SF)
Property Type:	Industrial, Commercial, Office
Zoning:	LI (Light Industrial). Zoning description on next page.
Traffic Count:	12,799 vehicles per day heading South at the Belleville Rd and Van Born Rd intersection, 0.5 miles South of subject property. (Source: Costar 2020 Counts)
Taxes:	\$6,087.21 (Combined 2021 Summer and Winter).
Surrounding Businesses:	Walmart, Advanced Magnet Source Corporation, Heritage Collision, Brightview Landscape, Home Depot, Steel Technologies, INCODEL, Team Electric
Legal Description:	Available upon request.
APN:	71-132-99-0010-006



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, Warranty or representation, either expressed or implied, is made with respect to such information. Terms of sale or lease and availability subject to change or withdrawal without notice.

Zoning Description:

22.01. Statement of intent.

The intent of the LI, light industrial district is to provide locations for planned industrial development, including planned industrial park subdivisions. It is intended that permitted activities or operations produce no external impacts that are detrimental in any way to other uses in the district or to surrounding agricultural, residential or commercial uses.

Light industrial, manufacturing, distribution and warehousing, research, and related office uses permitted in this district should be fully contained within well-designed buildings on amply-landscaped sites, with adequate off-street parking and loading areas, and proper screening around outside storage areas. Heavy industrial uses, such as those involving the processing of raw material for shipment in bulk form to be used at another location, shall not be permitted in this district.

Planned development may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in section 27.04.

(Ord. of 5-25-2010)

22.02. Permitted uses and structures.

- A. *Principal uses and structures.* In all areas zoned LI, light industrial district, no building or part of a building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:
1. Light manufacturing, assembly, research, packaging, testing and repair of the following:
 - a. Life science products, including, but not limited to: bio-technology, biopharmaceutical, biomedical products, pharmaceuticals, medical instruments, appliances, and diagnostic equipment.
 - b. Material science products, including but not limited to: plastics, polymers; laser technology, and robotics.
 - c. Information technology products, including, but not limited to telecommunications, computer parts and equipment, and electronics.
 - d. Instrumentation products, including, but not limited to scientific instruments, measuring, controlling, testing, and metering equipment; and optical instruments.
 - e. Automotive parts and accessories.
 - f. Food products and beverage products, but not including rendering or refining of fats and oils.
 - g. Apparel including, but not limited to, clothing, jewelry, shoes and accessories.
 - h. Miscellaneous products made from wood, paper, ceramics, metal, glass, and stone.
 - i. Electrical components and products and electrical appliances.
 2. Research and design centers and testing laboratories.
 3. Film production studios, indoor sound stages, and related activities.
 4. Printing, lithography, blueprinting, and similar uses.

FOR MORE ZONING INFORMATION AND PERMITTED USES, [CLICK HERE!](#)