

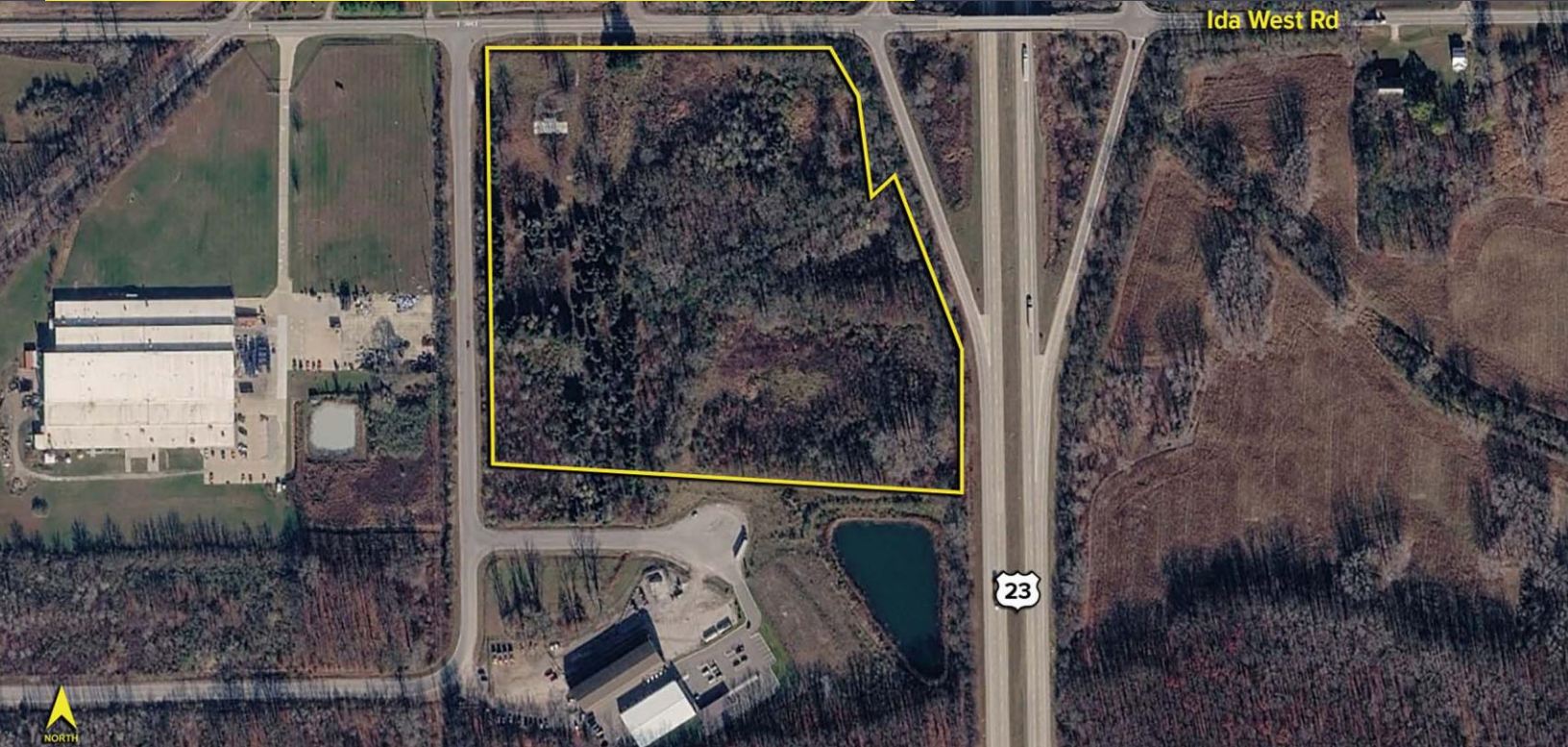
15565 IDA WEST RD.  
PETERSBURG, MICHIGAN 49270  
(SUMMERFIELD TOWNSHIP)



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

VACANT LAND FOR SALE  
20.4 Acres Available



## GENERAL INFORMATION

Sale Price:	\$510,000 (\$25,000/Acre)
Acreage:	20.4 acres
Lot Dimensions:	Irregular
Closest Cross Street:	US-23
County:	Monroe
Zoning:	I-Industrial/C-1 Commercial
Easements:	Of record
Curb Cuts:	Available
Topography:	Flat
Survey Available:	Yes
Environmental Report:	Yes
Drainage:	Good



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**JASON SHEPPARD**  
(419) 249 6316  
jsheppard@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

### ADDITIONAL INFORMATION

Improvements:	Public utilities (gas, electric, water)
Restrictions:	No cannabis sales
Sign on Property:	Yes

### ADJACENT LAND

North:	Truck storage yard
South:	Lume Cannabis
East:	US-23
West:	Advanta Industries

### 2026 TRAFFIC COUNTS - VPD

37,044	US-23
3,250	Ida West Road

### REAL ESTATE TAXES

Parcel Number:	57-425-208-68
2026 Taxes:	
Summer:	\$4,161.41
Winter:	\$4,782.26
Total Annual Taxes:	\$8,943.67

### UTILITIES

Electric:	DTE Energy
Gas:	Michigan Gas Utilities
Water:	City of Petersburg
Sanitary Sewer:	City of Petersburg
Storm Sewer:	Ditch

### Comments:

- The site abuts the expressway (US-23) along its easterly property line and has 700' +/- of frontage.
- Approximately 15 minutes north of Toledo and 13 miles north of the Ohio state line.
- Site accommodates industrial outdoor storage, contractor yards, or fleet operations, with neighboring truck storage and industrial activity.
- Excellent candidate for flex industrial or warehouse development, serving regional distribution needs between Toledo and Southeast Michigan.
- Development-ready with access to public utilities (gas, electric, water, sewer) and flat, usable topography.

For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**JASON SHEPPARD**  
(419) 249 6316  
jsheppard@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

15565 Ida West Road, Petersburg, MI 49270

Vacant Land For Sale

20.4  
Gross Acres  
AVAILABLE

Monroe County GIS Map



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

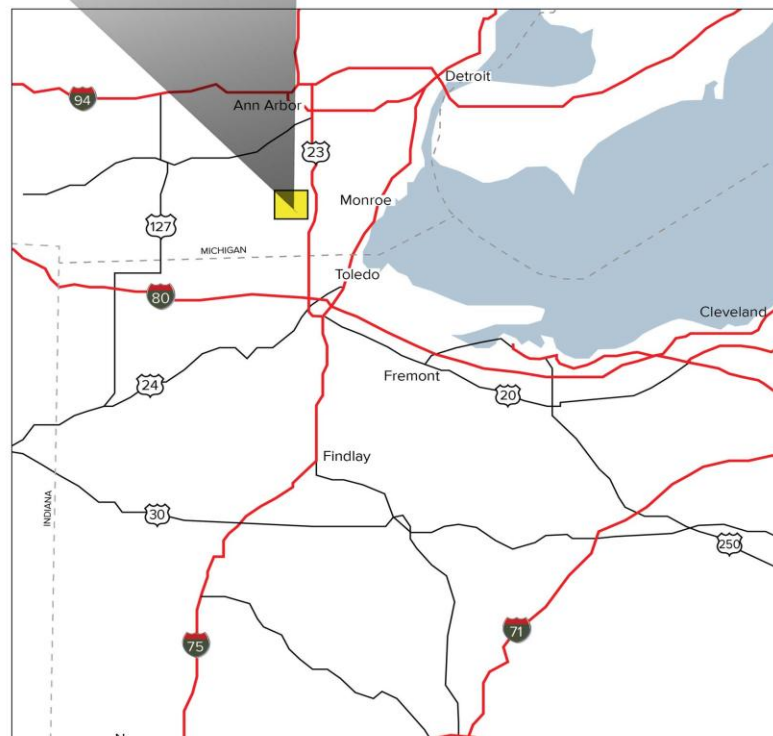
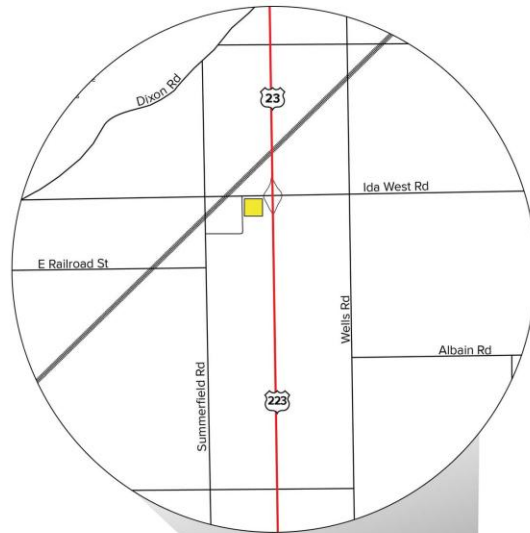
**JASON SHEPPARD**  
(419) 249 6316  
jsheppard@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

15565 Ida West Road, Petersburg, MI 49270

Vacant Land For Sale

20.4  
Gross Acres  
AVAILABLE



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

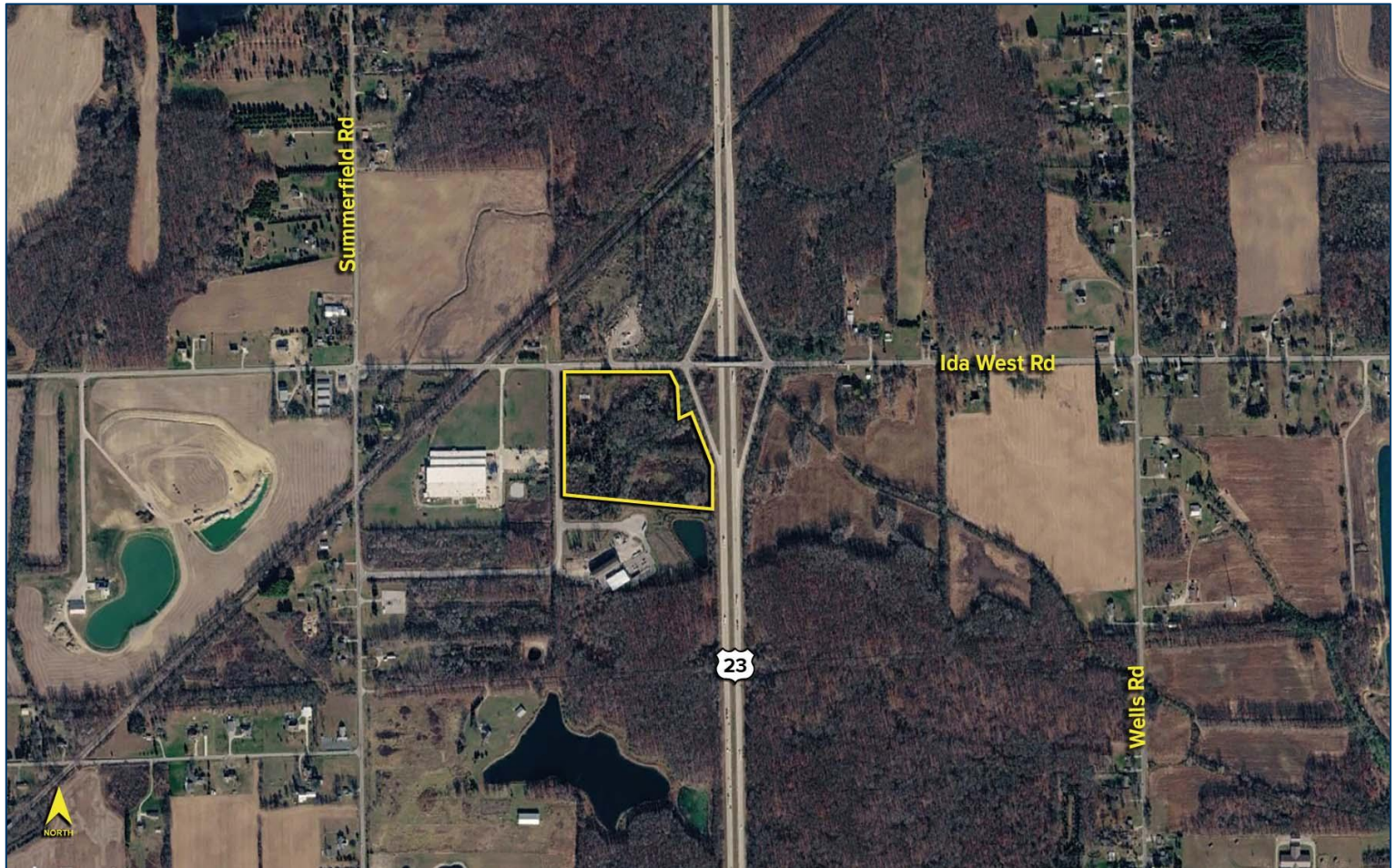
**JASON SHEPPARD**  
(419) 249 6316  
jsheppard@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

15565 Ida West Road, Petersburg, MI 49270

Vacant Land For Sale

20.4  
Gross Acres  
AVAILABLE



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**JASON SHEPPARD**  
(419) 249 6316  
jsheppard@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com