

SWC STERNS RD. & S. DIXIE HWY.  
ERIE, MI 48133

VACANT INDUSTRIAL LAND FOR SALE  
143.25 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

LARGE SCALE IND. DEVELOPMENT

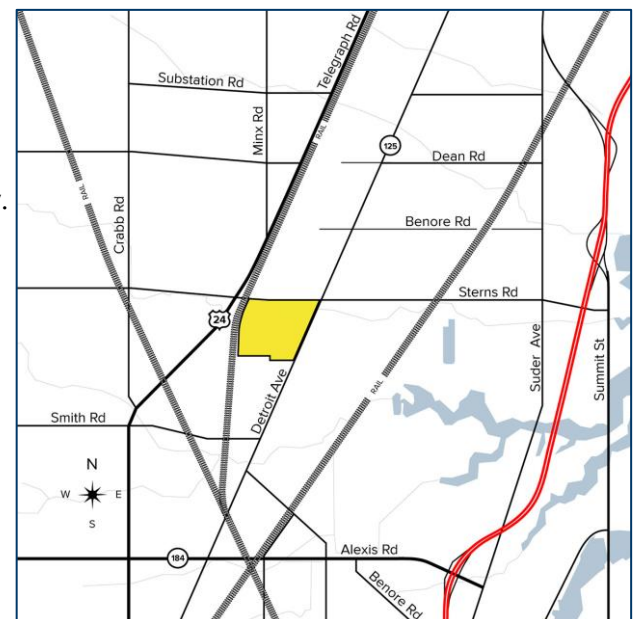


**VIEW VIDEO TOUR**



## GENERAL INFORMATION

<b>Sale Price:</b>	\$4,297,500 (\$30,000 per acre)
<b>Acreage:</b>	143.25 AC
<b>Closest Cross Street:</b>	US 24\Telegraph Rd.\M-125 Dixie Hwy.
<b>County:</b>	Monroe
<b>Township:</b>	Bedford   Erie
<b>Zoning:</b>	I-1 & I-3
<b>Easements:</b>	Of record
<b>Topography:</b>	Flat
<b>Rail:</b>	Yes - CSX



For more information, please contact:

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

**ROB KELEGHAN, SIOR**  
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Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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### PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Good   Hooper Run Ditch
Improvements:	None
Restrictions:	Per zoning
Sign on Property:	Yes
Adjacent Land	
North:	Industrial (I-1), solar field
South:	Industrial (I-1), Republic services HQ
East:	Agricultural (AC) + Residential Dixie Highway
West:	Industrial (I-3) CSX rail

### UTILITIES

Electric:	Yes
Gas:	Yes
Water:	Yes
Sanitary:	Yes – per extension agreement
Rail:	Yes
Fiber Service:	Yes

### 2021 REAL ESTATE TAXES

	TD	PARCEL NUMBER	SUMMER TAXES	WINTER TAXES	TOTAL TAXES
53 AC – Bedford Twp.	02	036-001-00	\$723.30	\$1,149.22	\$1,872.52
87.42 AC – Erie Twp.	05	031-004-00	\$1,362.87	\$2,047.26	\$3,410.13

### STRATEGIC PARTNERS

Click on the interactive links below to visit each website:



### Comments:

- Vacant industrial land ready for development in southeastern Michigan. Large tract located in a business-friendly community just 1 mile north of the Ohio/Michigan line. 40 miles south of Detroit.
- Easy access to I-75 and US-23. Close proximity to I-80/90 (Ohio Turnpike).
- CSX rail class 1, rail spur could be feasibly constructed.
- Possible development incentives available from state and local agencies.
- For full access to the Tier-3 Due Diligence Report, click the link: [LAC Site | VIP by DRP](#)

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### SITE UTILITY INFORMATION

#### WATER - PROVIDER: SOUTH COUNTY WATER SYSTEM

Location of Line	Along Dixie Highway
Size of Line (inches)	20" Dixie Hwy.\16" Sterns Rd.
Assumed Demand	Up to 150,000 GPD

#### SANITARY SEWER – MONROE COUNTY DRAIN COMMISSION/BEDFORD TWP.

Location of Line	½ mile south of site, west side of South Dixie Hwy
Size of Line (inches)	12"
Erie Extension A – agreement	Bedford & Erie Twp., sewer extension agreement on file.

#### ELECTRIC - PROVIDER: CONSUMERS ENERGY

Location of Line – Primary	Adjacent to site/west side of Dixie Hwy.
Distribution line	7.2/12.47 kV system
Capacity of Line	3.0 MW capacity
Assumed Demand Baseline Per Site Size	10 MW
Distance to Substation	46 kV north side of Sterns Rd.

#### NATURAL GAS - PROVIDER: MICHIGAN GAS UTILITIES

Location of Line	At site/Sterns and Dixie Hwy.
Size of Line	4" medium pressure
Assumed Demand/Baseline Per Site Size	10,000 MCF/month or 14 MCFH

#### FIBER INTERNET – PROVIDER: SPECTRUM

Location Line	Dixie Hwy. – Aerial Coaxial Cable/940 Mbps download 35 Mbps upload Sterns Rd. – not currently served.
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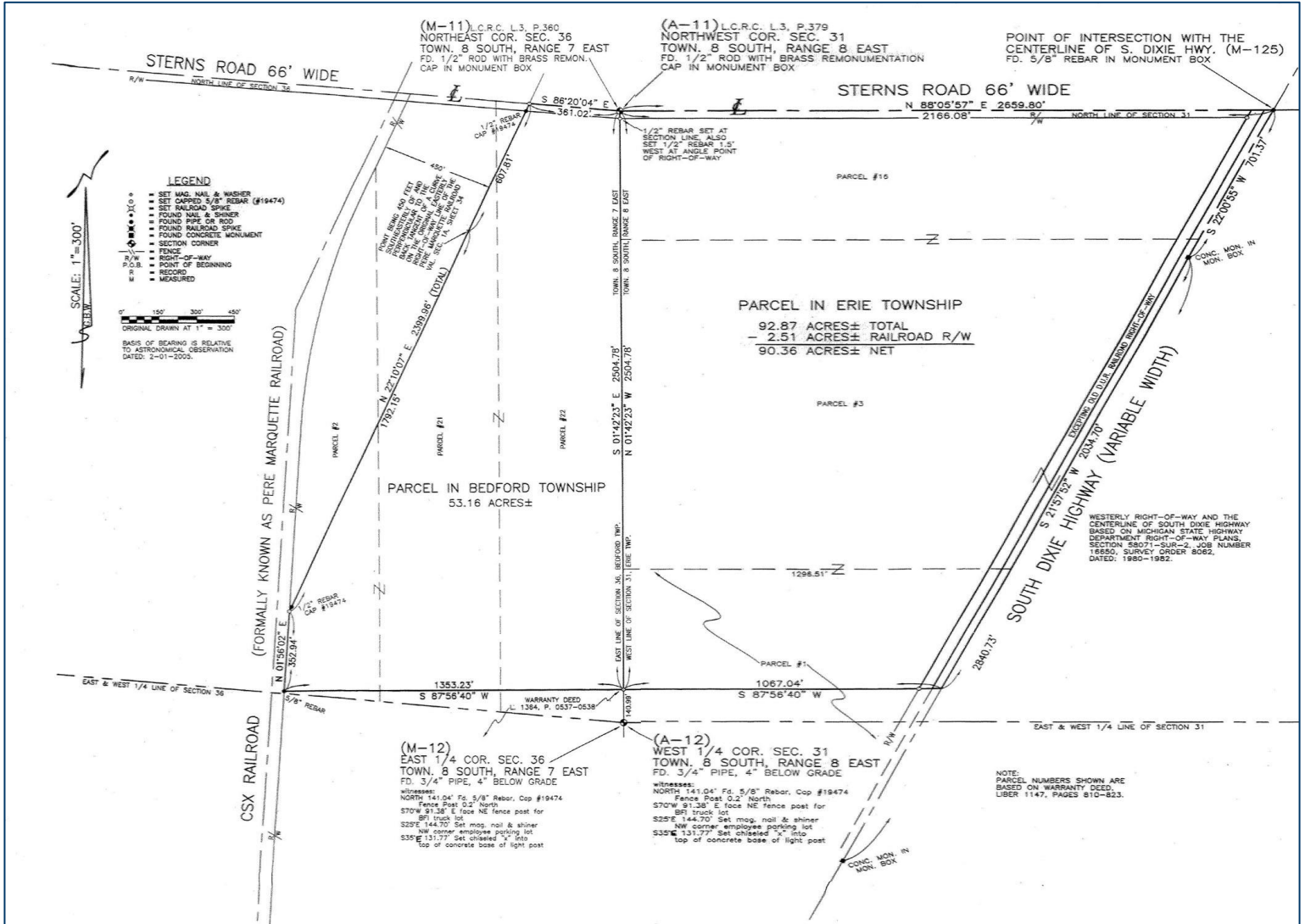
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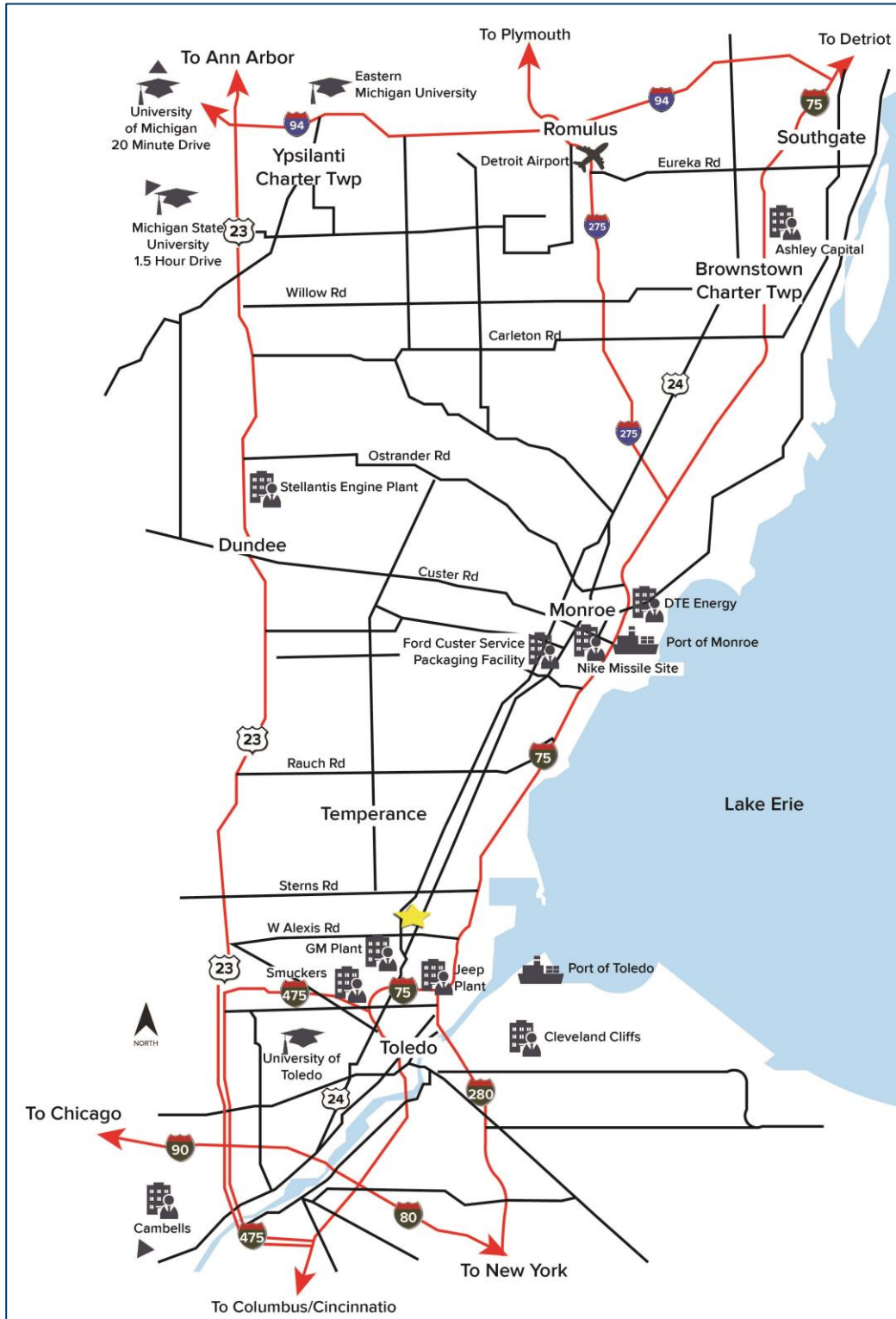
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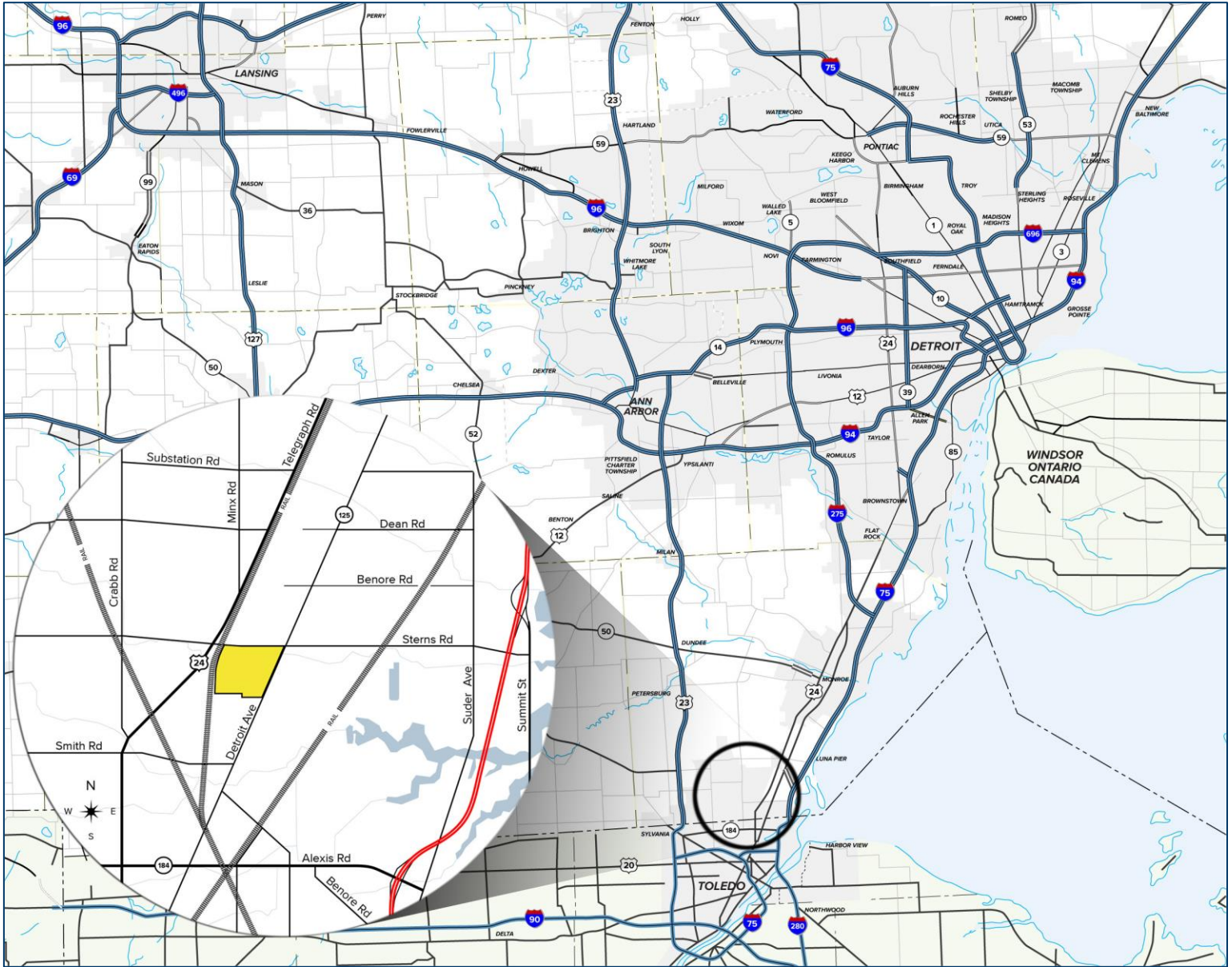
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