

**+/- 77.5 ACRES  
LAND FOR SALE**

# **ALLEN & VAN HORN**

WOODHAVEN, MICHIGAN

**CBRE**

# PROPERTY HIGHLIGHTS

**WEST "HALF" OF  
THE PROPERTY  
WITH ALLEN  
ROAD FRONTAGE  
IS CURRENTLY  
ZONED HEAVY  
INDUSTRIAL (I-2)**

**EAST "HALF" OF  
THE PROPERTY W/  
ADJACENCY TO  
RESIDENTIAL IS  
CURRENTLY ZONED  
LIGHT INDUSTRIAL  
(I-1)**

**MARSH CREEK RUNS  
NORTH AND SOUND  
THROUGH THE CENTER  
OF THE SITE**

**IMMEDIATE ACCESS  
TO I-75 VIA THE WEST  
ROAD INTERCHANGE**

**DIRECT ACROSS  
ALLEN ROAD  
FROM MARATHON  
PETROLEUM  
FACILITY**

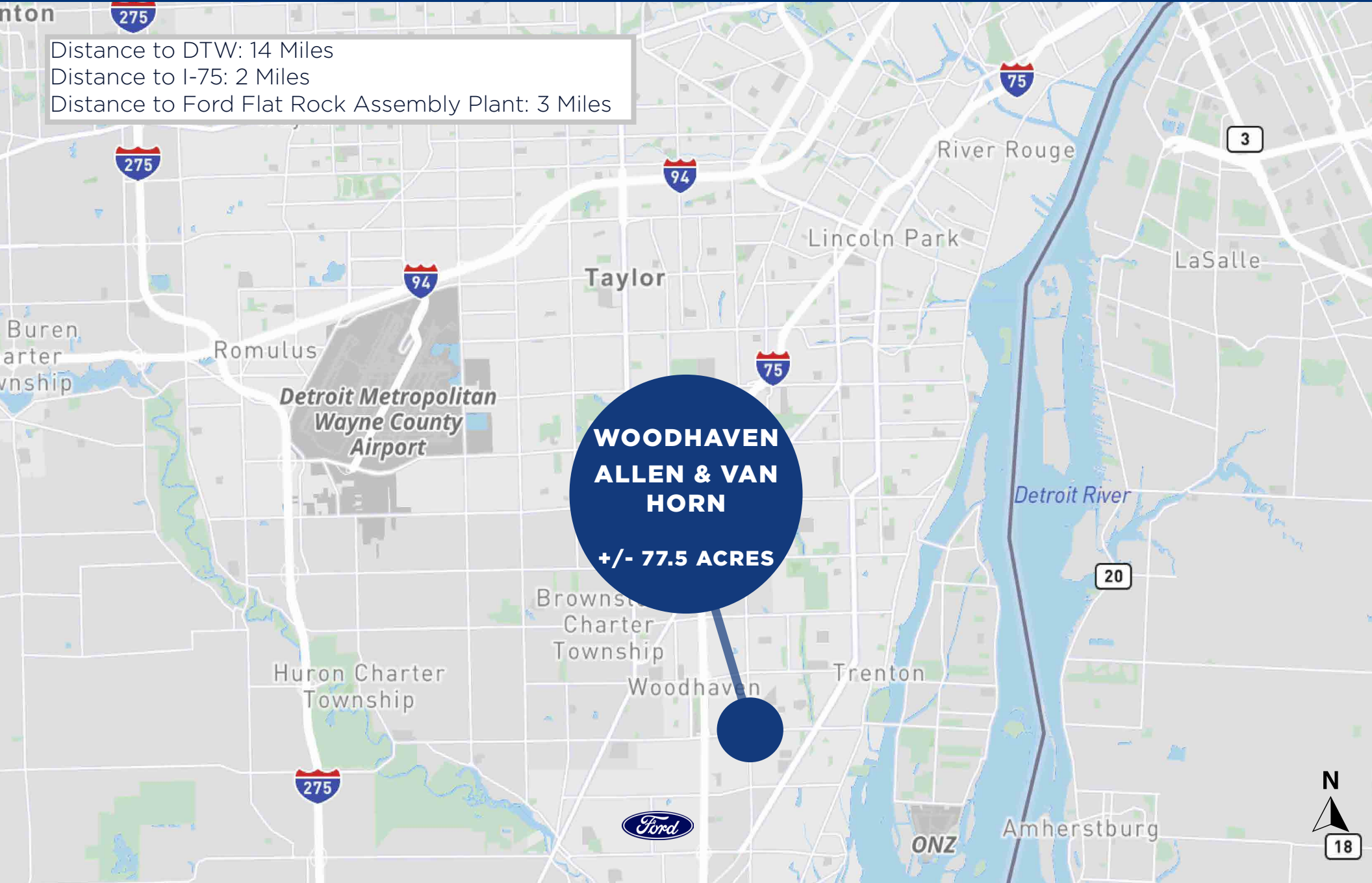
**ACTIVE RAIL ALONG  
THE SOUTHERN  
BORDER**

**SITE FRONTAGE  
ALONG ALLEN ROAD**

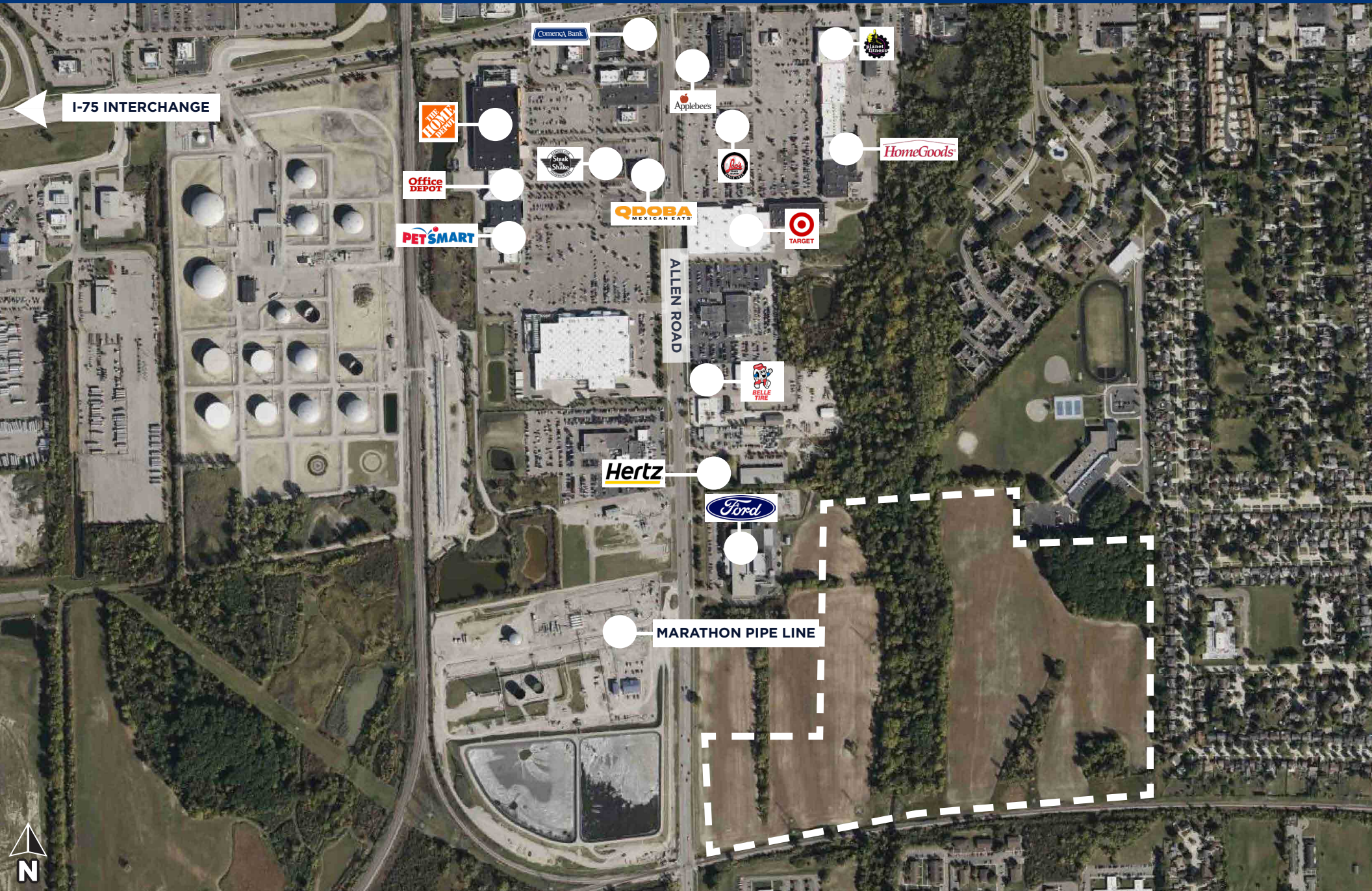
**SALE WILL REQUIRE  
A PARCEL SPLIT AS  
SELLER WILL NEED  
TO RETAIN ACREAGE  
AT THE NORTHWEST  
PORTION ALONG  
ALLEN ROAD**

# MACRO AERIAL

Distance to DTW: 14 Miles  
Distance to I-75: 2 Miles  
Distance to Ford Flat Rock Assembly Plant: 3 Miles



# AREA MAP



I-75 INTERCHANGE

Comerica Bank

THE HOME DEPOT

Office DEPOT

PETSMART

Steak 'n Shake

QDOBA MEXICAN EATS

ALLEN ROAD

Hertz

Ford

MARATHON PIPE LINE

Applebees

Planet Fitness

HomeGoods

TARGET

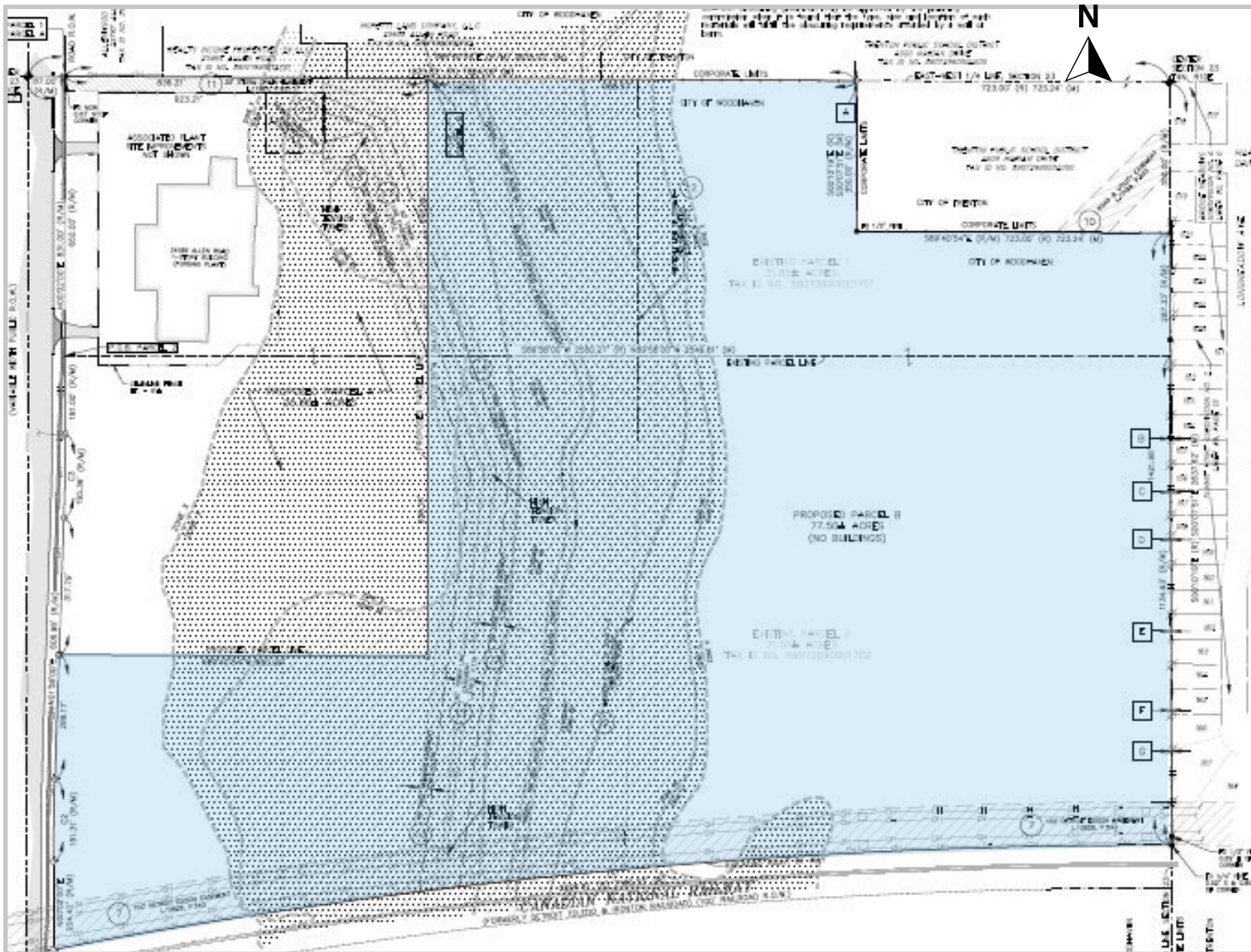
BELLE TIRE



# DRONE AERIALS



# SITE PLAN



**PROPERTY  
DETAILS:**

**PARCEL :  
+/- 77.5 ACRES**

**ZONING: LIGHT &  
HEAVY  
MANUFACTURING**

**FOR SALE**

**PARCEL 1 TAX ID #:  
59072990001701**

**PARCEL 2 TAX ID #:  
59072990001702**



# ALLEN & VAN HORN ROAD, WOODHAVEN, MI

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