

PROPERTY FOR SALE

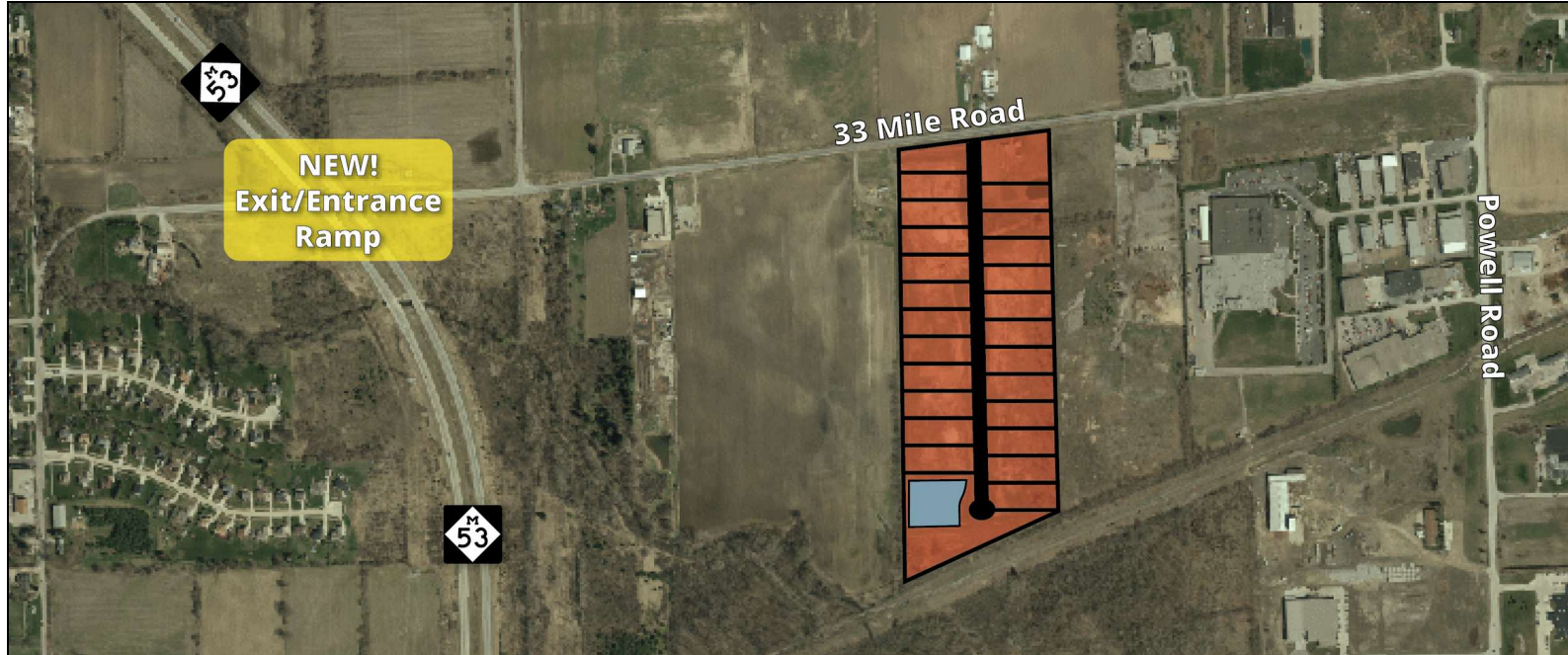
Lot 23

Beaver Creek Subdivision - Lot 23 Bruce Township, MI 48065



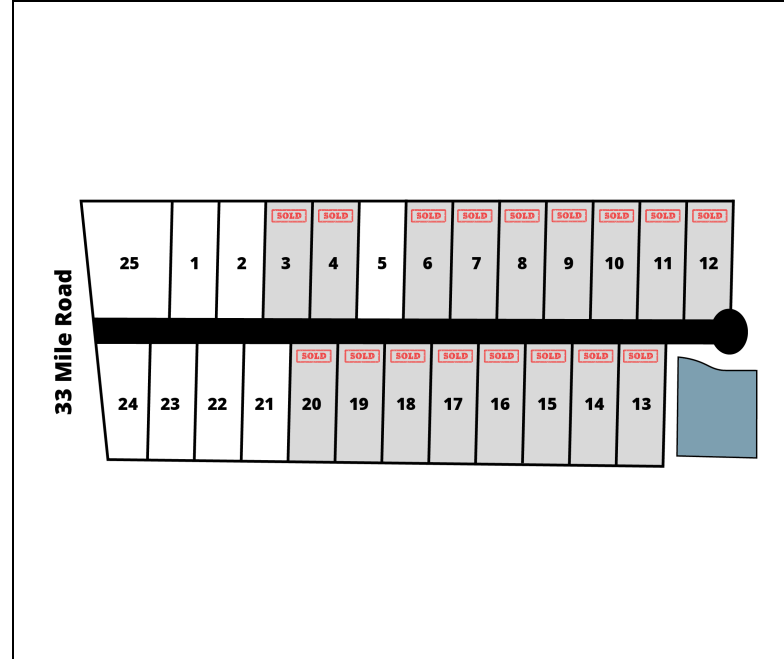
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Brand New Industrial Development
- Site Designed for 36,900 SF Industrial Building with Construction Drawings Available
- Owner Will Also Build to Suit with Possible Tax Abatement
- NEW 33 Mile and M-53 Ramp



FOR MORE INFORMATION:

Joe DePonio III, SIOR
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 248.637.3513
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248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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LAND PROPERTY DETAILS

Property Information

Property Type	Land
Zoning	M-1
Property Subtype	Industrial
Lot Size	1.305 Acres
Lot Frontage	-
Lot Depth	-

Additional Information

Brand new industrial development. Site planned for 36,900 SF industrial building in conjunction with Lot 24. Construction drawings available. Owner will build to suit. Outside storage possible. Tax abatement possible.

Storage / Rail / Additional Information

Outside Storage	Yes
Front Yard Setback	35'
Side Yard Setback	10'

Sale Price	\$370,000
Price Per Acre	\$285,000
Price Per SF	\$5.00

Location Information

Street Address	Beaver Creek Subdivision - Lot 23
City, State, Zip	Bruce Township, MI 48065
County	Macomb
Location Description	Located on 33 Mile Rd between Powell & M-53
Cross-Streets	33 Mile Rd & Powell
Side of the Street	South
Nearest Highway	M-53

Utilities

Water	Yes
Water Description	City
Sewer	Yes
Gas	Yes
Electric	Yes

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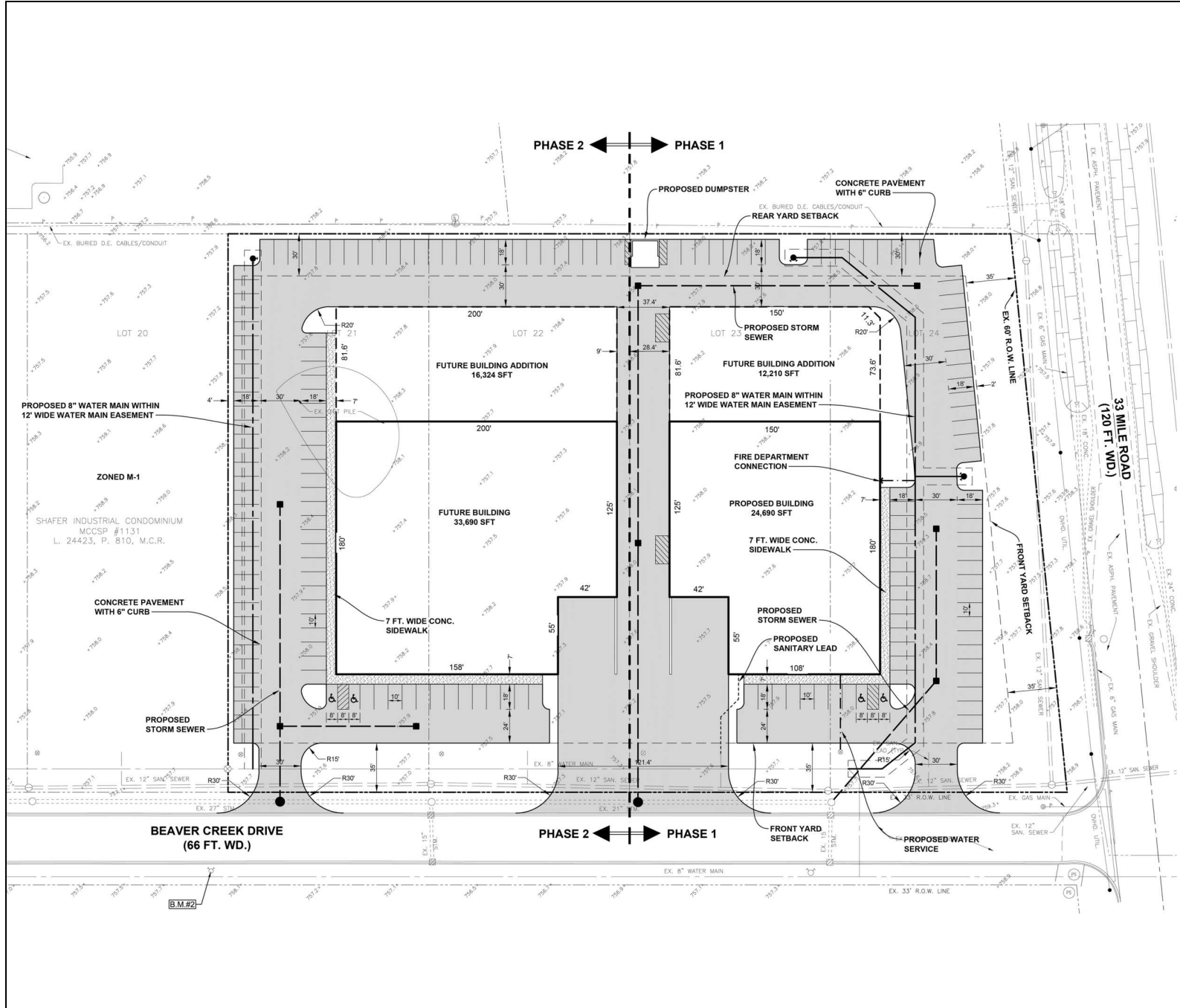
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SITE PLAN



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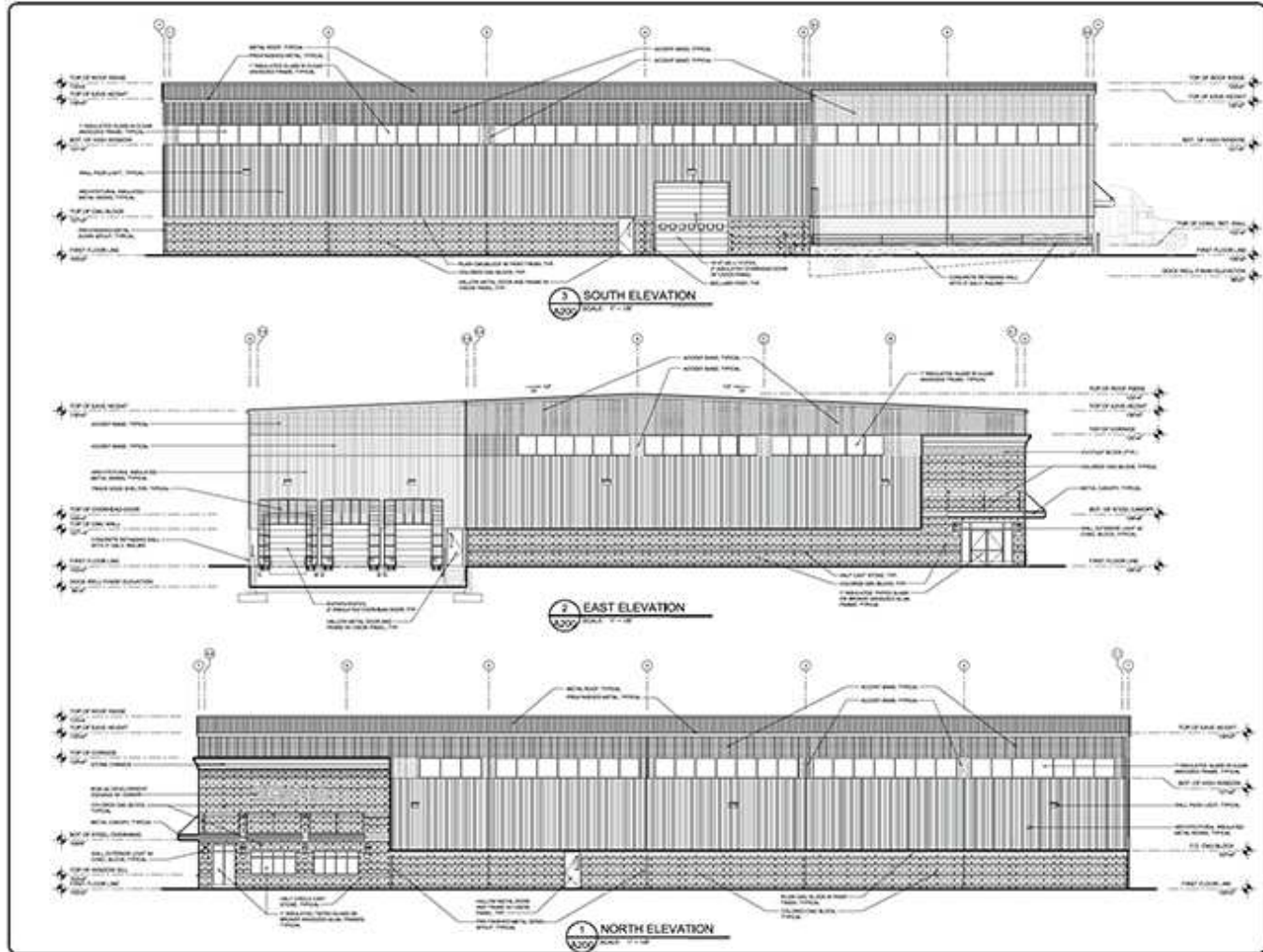
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CORFAC INTERNATIONAL

ELEVATION SURVEY



ANDERSON, ECKSTEIN AND WESTRICK, INC.
 CIVIL ENGINEERS, SURVEYORS, ARCHITECTS
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 Overland Park, KS 66213
 Phone: 913.241.1000
 Fax: 913.241.1001
 www.aewi.com

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