

# Burger

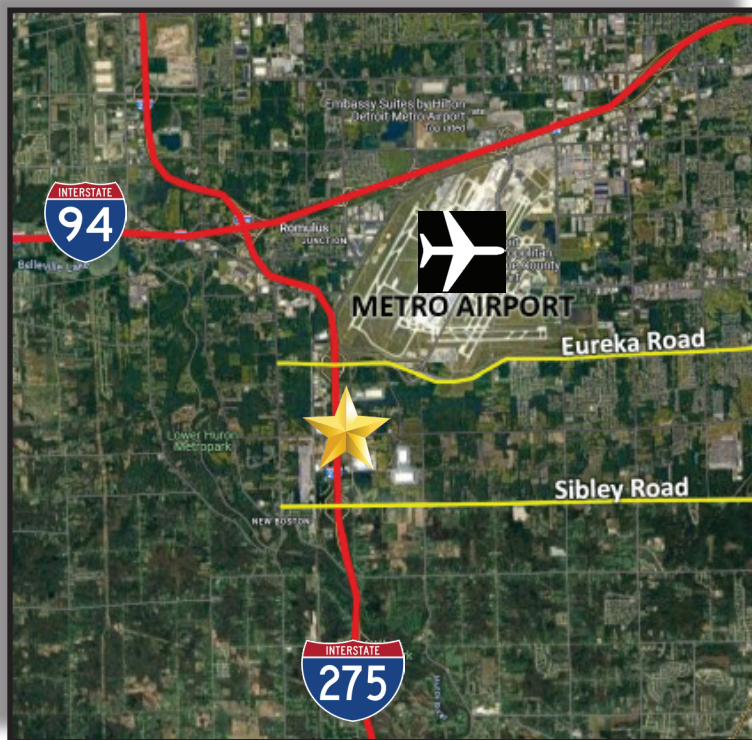
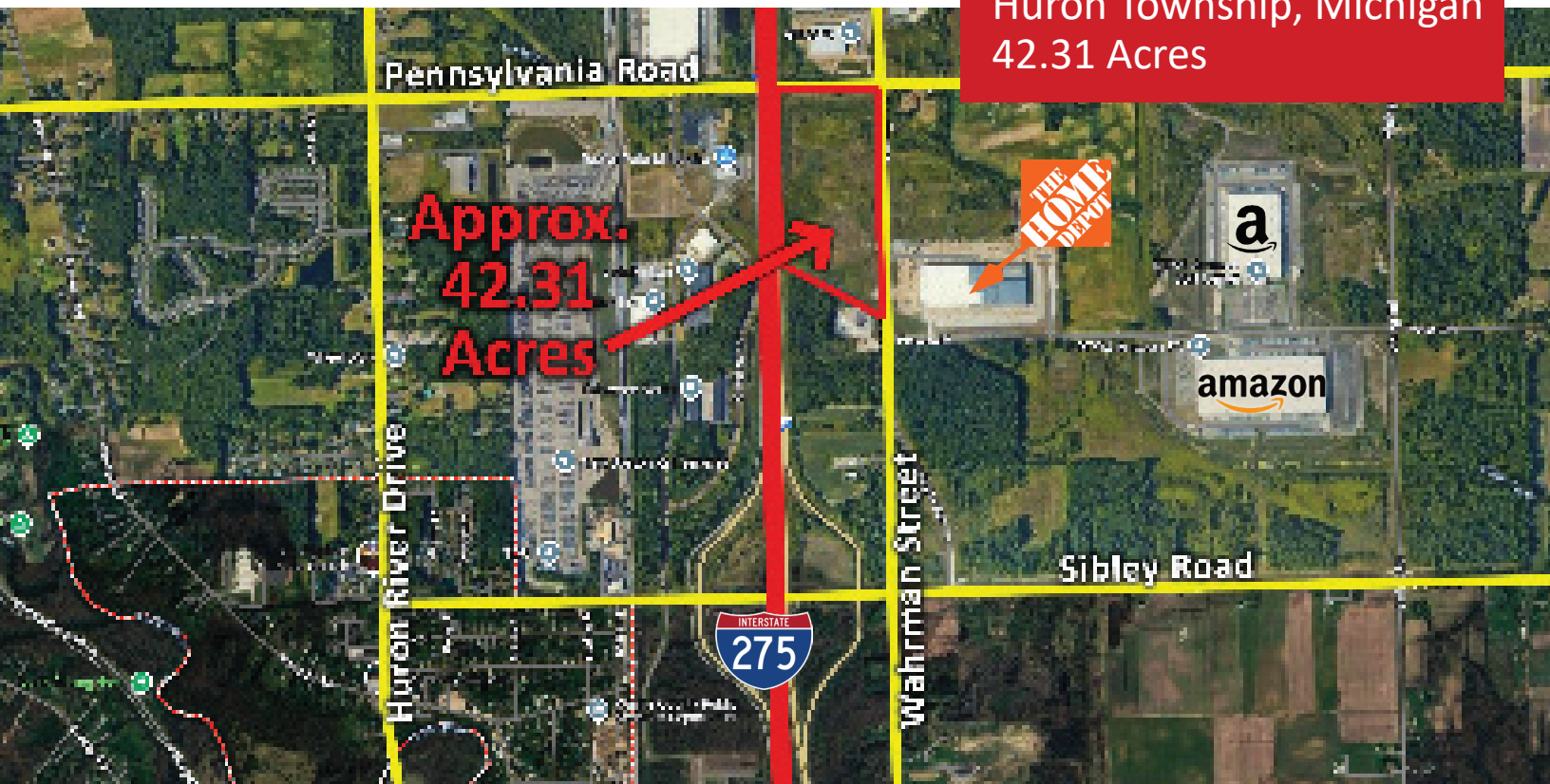
& COMPANY

## FOR SALE

Wayne/Wahrman

Huron Township, Michigan

42.31 Acres



- Dynamic Site that Features Almost a 1/2 Mile of Direct I-275 Exposure
- Site Plan was Approved for Logistics use/ Parking
- Previous Environmental Reports Available for Review
- Interchange at I-275 & Sibley Road Recently Redone
- 64,400 Vehicles Drive by Per Day
- Previous site work/reports available for review

**Burger & Company**

248.536.2888

[www.burgercollc.com](http://www.burgercollc.com)

38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

**Paul Burger, SIOR**

President

Cell: 586.202.7800

[paul@burgercollc.com](mailto:paul@burgercollc.com)

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Huron Township, Michigan  
42.31 Acres

## BUILDING SPECIFICATIONS



<b>Location</b>	1-275/Sibley	<b>Lot Size</b>	42.31 Acres
<b>Zoning</b>	P U D	<b>Dimensions</b>	1700' X 975' (See Survey)
<b>Sewer</b>	On Site	<b>Water</b>	On Site
<b>Gas</b>	On Site	<b>Storm</b>	On Site/Blakely Drain
<b>Electric</b>	DTE Available	<b>Topography</b>	Level and Clear
<b>Easements</b>	Drains/Overhead Electric	<b>Front Yard</b>	See Plan
<b>Side Setback</b>	See Plan	<b>Neighbors</b>	Industrial
<b>Parking Code</b>	See Plan		

### Description

- Dynamic site that features almost a 1/2 mile of direct I-275 exposure
- Site plan was approved for Logistics use/parking
- Previous Environmental reports available for review
- Interchange at I-275 & Sibley Road recently redone
- 64,400 vehicles drive by per day
- Previous site work/reports available for review
- Approved for an up to 500,000 Square Foot Building
- Approved for loading docs on two (2) sides of the building
- Approved for related truck/trailer parking and storage

<b>Sale Price</b>	\$5,288,750.00
<b>Price Per Acre</b>	\$125,000.00
<b>Terms</b>	Cash

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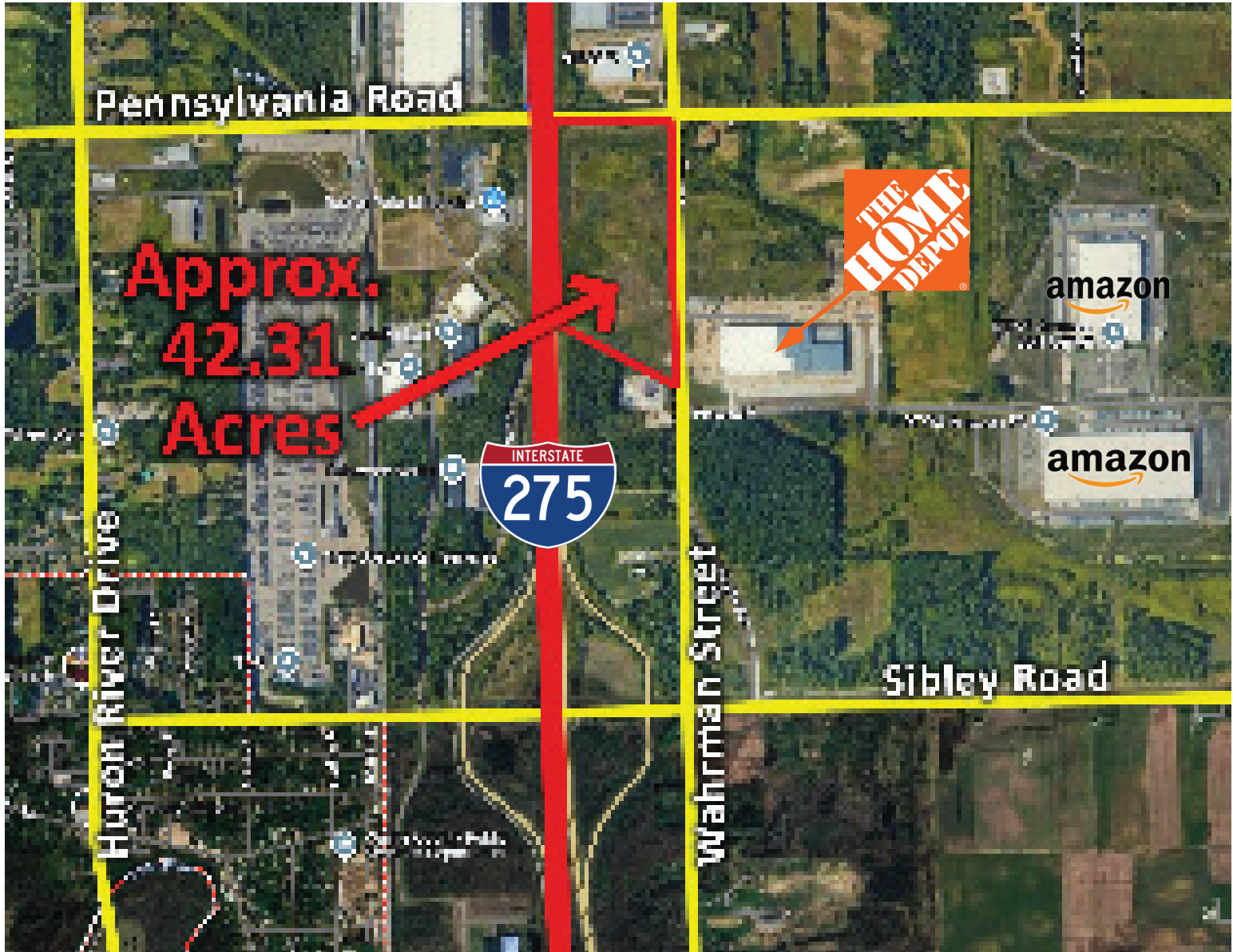
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AERIAL VIEW



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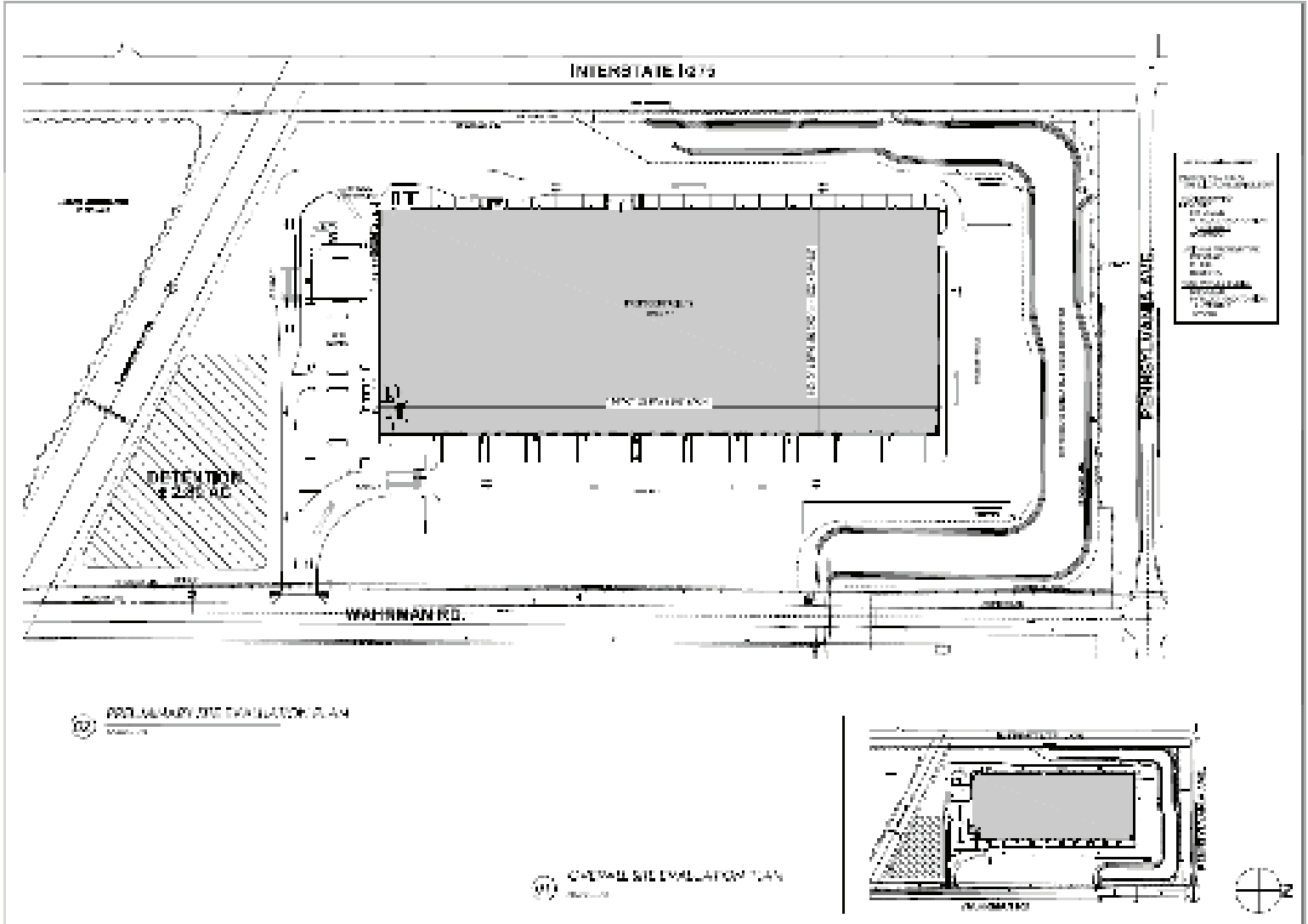
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## CONCEPTUAL PLAN



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## CONCEPTUAL PLAN



### Notation Key

- |  |   |
|--|---|
| 1. Graded Lanes, Top   | 11. Dumpsters with Screen Wall                                  |
| 2. Retention Lanes, Top  | 12. Generators with Screen Wall                                 |
| 3. Paved/Asphalt Parking   | 13. 8" x 8" 15M Drilled-Chain Link Security Fence               |
| 4. 2000' Zone Planting   | 14. 2" South Snow/Retention Muds, Top                           |
| 5. Landscaped Zone Planting  | 15. Existing Sign, Top  |
| 6. Proposed Concrete Retention, Top  | 16. Existing Vegetation Along Retention Property Line to Retain |
| 7. Concrete Retention, Top   | 17. Safety Chain Assessment and Slope Steepening by Others, Top |
| 8. Optional Truck Display Area   | 18. Sign, Top   |
| 9. Retention, Top  |   |
| 10. 10" x 12" Aggregate in Center with 10" x 10" Flag, 8" x 12" Flag Poles with 12" x 12" Flagpole (Other Side - Pole) on 10" x 12" and 10" x 12" Concrete Bases |   |

Load One Trucking LLC Corporate Headquarters  
Huron Township, Michigan, 48335

Site Plan Approval  
Revised Site Plan

ERISSIM  
MILY  
ANDRESE  
& COMPANY



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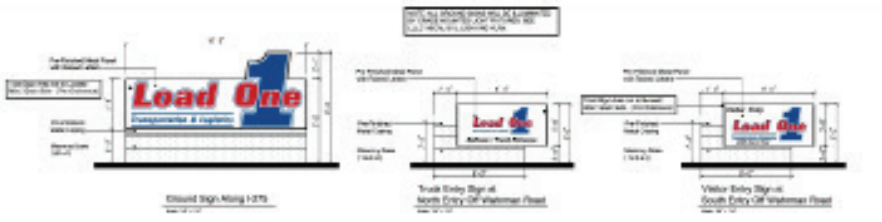
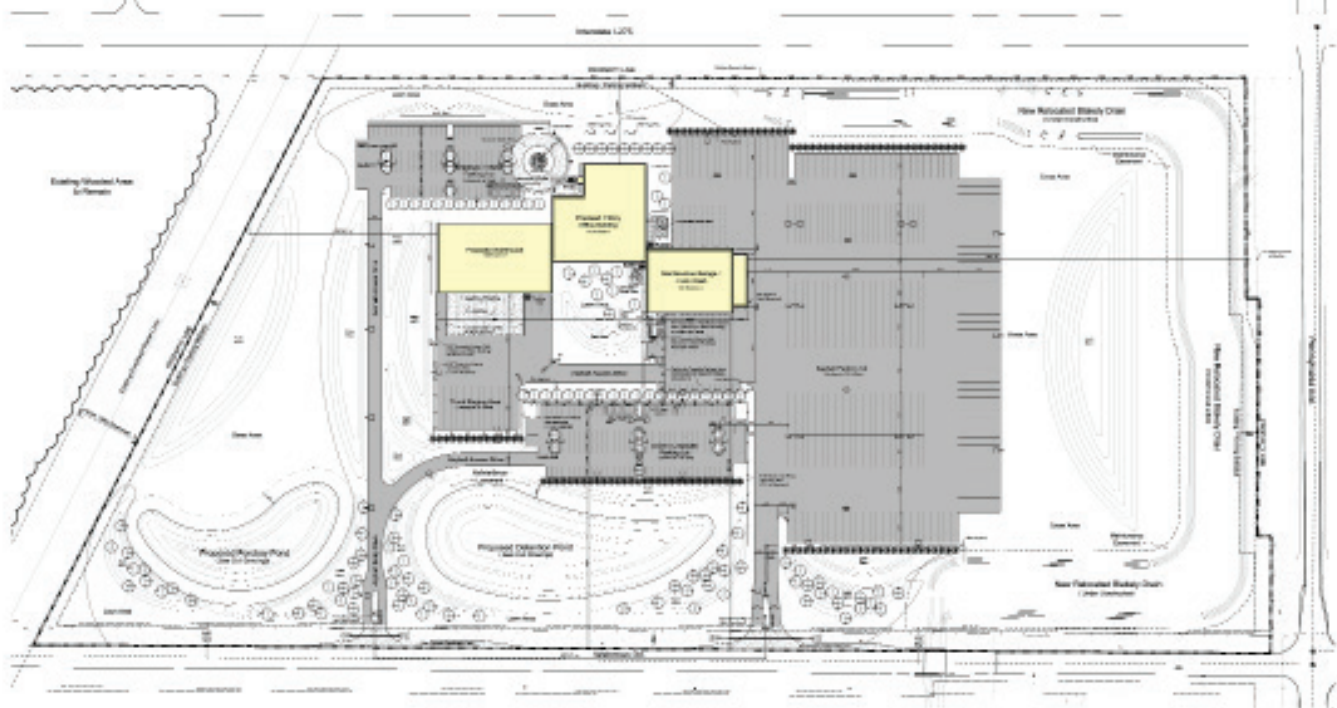
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## CONCEPTUAL PLAN



<p><b>Building Area:</b>                  Office Area: 25,300 sq. ft. (200) = 16,000 sq. ft.                  Warehouse Area: 25,000 sq. ft. (200) = 13,000 sq. ft.                  Retail Facility: 5,000 sq. ft. (200) = 10,000 sq. ft.                  47 per employee (1/4) = 5,000 sq. ft.                  1/4 sq. ft. (1/4) = 0 sq. ft.</p> <p><b>Site Area:</b>                  Total Site Area: 42.31 Acres                  Total Site Area (Acres): 42.31 Acres</p> <p><b>Other:</b>                  Total Site Area (Acres): 42.31 Acres                  Total Site Area (Acres): 42.31 Acres</p>	<p><b>Site Area:</b>                  Total Site Area: 42.31 Acres                  Total Site Area (Acres): 42.31 Acres</p> <p><b>Other:</b>                  Total Site Area (Acres): 42.31 Acres                  Total Site Area (Acres): 42.31 Acres</p>
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**SE** Sytek Engineering, P.L.L.C.  
 CIVIL ENGINEERS & ARCHITECTS  
 10000 W. 10 Mile Road, Suite 100  
 Farmington Hills, Michigan 48335  
 (248) 853-2888  
 www.se-engineering.com

**Load One, LLC**  
 Corporate Headquarters  
 Huron Township, MI 48104  
 Architectural Site Plan

ORIGINAL  
 SIGNATURE  
 BLUE

Date: 11/11/10  
 Scale: 1" = 100'  
 Project: 10-000  
 Sheet: 1 of 1  
 AS-1

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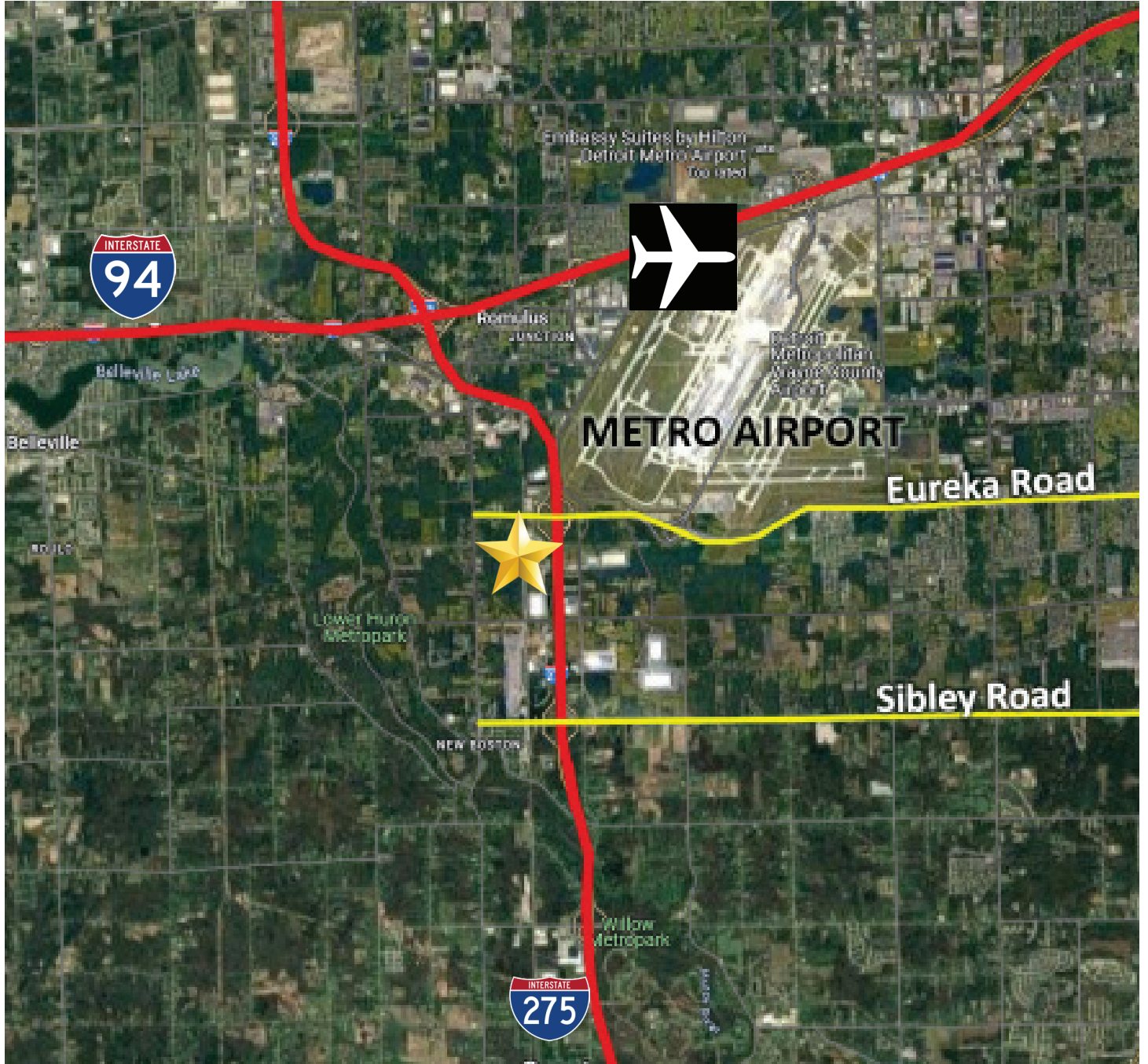
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## LOCATION AERIAL



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**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWN 4 SOUTH, RANGE 9 EAST, TOWNSHIP OF HURON, WAYNE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE ALONG THE EAST LINE OF SAID SECTION 5 AND THE CENTERLINE OF WAHRMAN ROAD S 01°41'00" E A DISTANCE OF 75.00'; THENCE S 88°18'09" W A DISTANCE OF 60.00' TO THE POINT OF BEGINNING; THENCE ALONG THE FUTURE WEST RIGHT OF WAY LINE OF WAHRMAN ROAD S 01°41'00" E A DISTANCE OF 2171.34' TO A POINT ON THE NORTHERLY LINE OF A POWER LINE EASEMENT; THENCE ALONG THE NORTH LINE OF SAID POWER LINE EASEMENT N 85°03'01" W A DISTANCE OF 1080.19' TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE N 02°04'15" W A DISTANCE OF 1637.59' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PENNSYLVANIA ROAD; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID PENNSYLVANIA ROAD N 87°59'23" E A DISTANCE OF 390.32'; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF PENNSYLVANIA ROAD N 01°41'51" W A DISTANCE OF 22.19'; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF PENNSYLVANIA ROAD N 88°18'09" E A DISTANCE OF 419.84'; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF PENNSYLVANIA ROAD N 01°41'51" W A DISTANCE OF 25.00'; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF PENNSYLVANIA ROAD N 88°18'09" E A DISTANCE OF 188.50' TO THE POINT OF BEGINNING CONTAINING 42.31 ACRES OF LAND AND BEING SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING PARCELS 75-017-99-0007-002; 75-017-99-0001-702; 75-017-99-0003-706; 75-017-99-0003-707 AND PARTS OF PARCELS 75-017-99-0003-708; 75-017-99-0003-709; 75-017-99-0005-706; 75-017-99-0005-002.

 <b>HENNESSEY</b> <i>ENGINEERING THE FUTURE.</i> 13500 REECK ROAD SOUTHGATE, MI 48195 (734) 759-1600 FAX (734) 282-6566 WWW.HENGINEERS.COM	<b>TITLE</b> PROPOSED PARCEL WAYNE ROAD EXTENSION TOWNSHIP OF HURON WAYNE COUNTY, MICHIGAN	
	<b>DRAWN</b> MDB	<b>APPROVED</b> MDB
	<b>PROJECT NO.</b> 53372	<b>SCALE</b> NONE
	<b>DATE</b> 11-6-12	<b>DRAWING NUMBER</b> SHEET 2 OF 2



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