



## 18 AC Truckyard & 9 Repair Bays

10200 TELEGRAPH RD, CARLETON, MI 48117

**PRESENTED BY:**

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## Introduction

10200 & 10300 Telegraph Rd, Carleton MI is an 18 acre site, zoned C-3 (Heavy Commercial District). The site currently is functioning as a trucking and outdoor storage hub. With two vehicle repair buildings with a total of 9 repair bays, a single family home, and an office trailer, the property could be adapted to a variety of uses including trucking, auto repair, vehicle sales, contractor yards, etc. Nearly 14 acres of the site are paved or covered in crushed asphalt millings. Personal property (trucks, equipment, etc.) may be included with sale subject to offers and negotiations.

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**Truck Repair Garage**

6 OHDs | 8,800 SF ±

**Office Trailer 1**

1,400 SF ±

**Tire & Repair Shop**

4 OHDs | 4,800 SF ±

**House / Guard Shack**

3BR/2BA | 1,050 SF ±

**Office Trailer 2**

1,400 SF ±

**750' Frontage on US-24**

500 TRUCKS/DAY ±

South to Toledo

30 MINUTES ±

US-24 Telegraph Rd

500 TRUCKS/DAY ±

North to DTW Airport

15 MINUTES ±

Interstate 275

5,700 TRUCKS/DAY ±

18.03 AC ±

17,450 SF ±



#### Asking Price

**\$3,900,000.00**

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#### Total Building Square Footage

**17,450 SF ±**

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#### Current Use

**Truckyard | IOS**

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#### Years Built

**2023-2025**

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#### Parking & Outdoor Storage Area

**14 AC ±**

#### Address

**10200 Telegraph Rd.  
Carleton, MI 48117**

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#### Location

**At the intersection of US-24 and I-275,  
minutes from I-75 and I-275 junction.**

**Strategic proximity to DTW Airport (14  
minutes), Detroit (30 minutes), and  
Toledo (30 minutes).**

#### Road Type

**Class A Road**

#### Total Lot Size

**18.03 AC ±**

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#### Parcel Numbers

**01 026 024 00  
01 026 025 00**

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#### Surface

**Crushed, heavily compacted concrete  
millings and concrete pads in main  
driveways and around structures.**


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#### C-3 Zoning

**Heavy commercial zoning allowing for a  
wide range of industrial and outdoor  
storage uses.**

**By Right: Auto Repair, Truck Repair, etc.**

**Special Land Use: Building Material Sales  
Yards, Contractor Yards, Machine Shops,  
Semi Truck Parking, Trucking Facilities,  
Warehouse and Distribution, etc.**



4 Grade-Level Doors  
12' x 12'

4,800 SF ±  
FULLY RENOVATED 2024


An aerial photograph of a construction site. In the center, a yellow and black truck is driving on a dirt road. To the left, there is a white office trailer with a dark roof. To the right, another white office trailer is visible. In the background, there is a large white building with a corrugated metal roof. A concrete driveway is under construction in the foreground. An automatic gate is located on the right side of the site. The surrounding area includes trees, a road, and other buildings.

Office Trailer 1  
1050 SF ±

Automatic Gate

Concrete Driveway

Office Trailer 1  
1,050 SF ±



Interstate 275 NB On Ramp

Customer Parking

Retention Pond 1

Fuel Tanks

Retention Pond 2

Drainage Ditch




East Fenceline

Concrete Pad

Secondary Entrance

Heavy Millings



2023 Addition  
6,120 SF

Original Structure  
2,680 SF

2 Grade-Level Doors  
12' x 12'

4 Grade-Level Doors  
16' x 12'

South Fenceline

North Fenceline



10300 Telegraph Rd

01 026 024 00

US-24 Telegraph Rd

500 TRUCKS/DAY ±

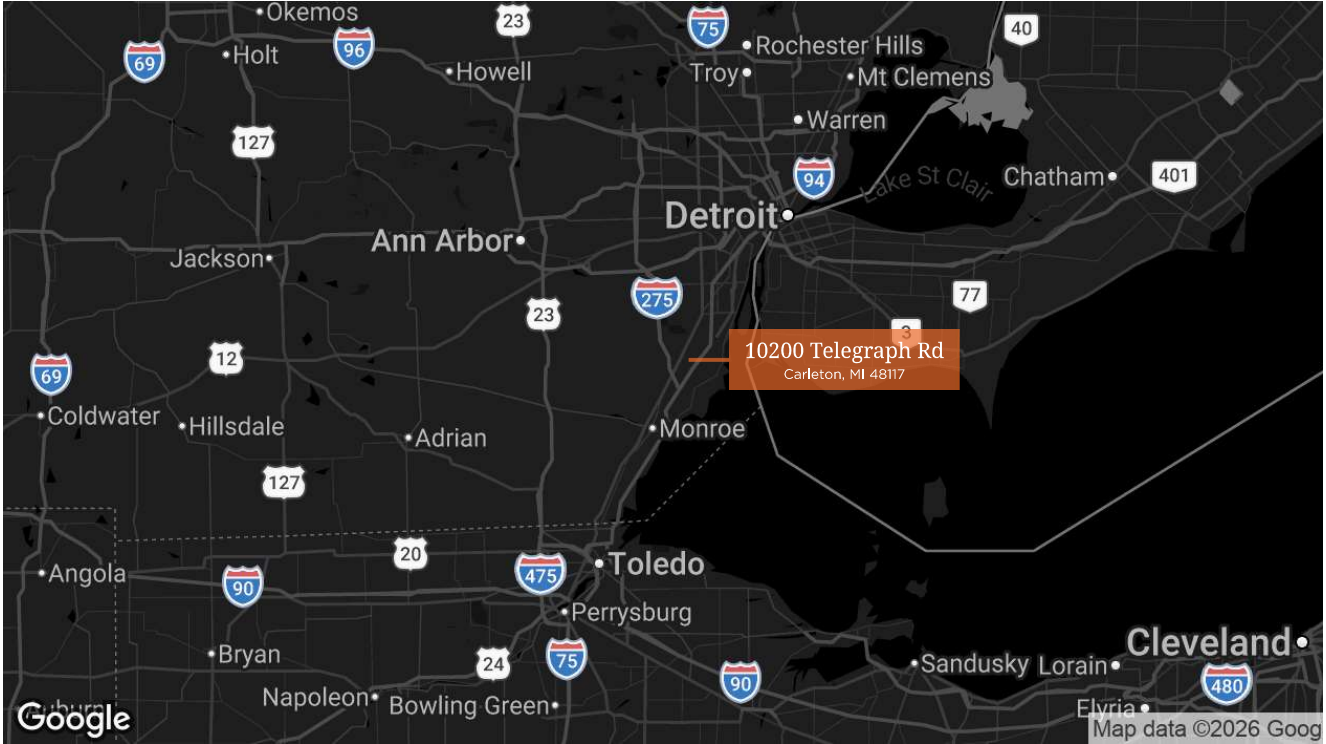
10200 Telegraph Rd

01 026 025 00

East Labo Rd

Interstate 275

5,700 TRUCKS/DAY ±



10200 Telegraph Rd  
Carleton, MI 48117

## Advisor Bios



### DAN STEWART, CCIM

#### Managing Director

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MI #6502361450

#### PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN |Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 25 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

#### EDUCATION

Bachelor of Arts degree in Marketing from Michigan State University's Broad College of Business.

#### PROFESSIONAL BACKGROUND

Matthias Rhein is an associate advisor at SVN | Stewart Commercial Group in Ann Arbor. Prior to joining the team, Rhein was an associate at a vertically-integrated \$2B AUM real estate investment and management firm in Austin, Texas, where he was involved in the acquisition of over \$75M of real estate. He was eventually promoted to a director level, spearheading business development, marketing, and capital raising for the company. He also served in a fractional capacity for a blockchain-powered real estate investment platform and a cybersecurity compliance company. At SVN, he specializes in industrial outdoor storage (IOS) properties in the greater Southeast Michigan area.

Rhein graduated from Hillsdale College in 2023 with a Bachelor of Arts degree in English. He currently resides in Whitmore Lake, MI.

#### EDUCATION

B.A. English, Magna Cum Laude | Hillsdale College



### MATTHIAS RHEIN

#### Associate Advisor

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## Contact



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# Collective Strength, Accelerated Growth

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