

# Industrial Land - Site Plan Approved

E Morgan Rd, Ypsilanti, MI 48197



**FOR SALE**



## OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	1.751 Acres
Parcel Number:	L-12-23-100-020
2025 Taxes:	\$5,826.55
SEV (2026):	\$102,917
Zoning (Pittsfield Twp):	General Industrial

## PROPERTY DESCRIPTION

This 1.76-acre lot is situated in Pittsfield Township and is site plan approved for a 9,962 SF building offering suites starting at approximately 2,500 SF. Positioned for logistics, the site offers quick access to US-23, I-94, and US-12 via class A roads, and sits close to the Ann Arbor Amazon fulfillment center. It's just 8.3 miles to downtown Ann Arbor and 4.9 miles to downtown Ypsilanti.

Zoned General Industrial, the property accommodates light manufacturing, limited industrial, wholesale, and warehousing uses, with minor auto repair and limited retail also possible (verify intended use with the township).

Public sewer and water is available.

### Charlie Koenn

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### Jeff Evans

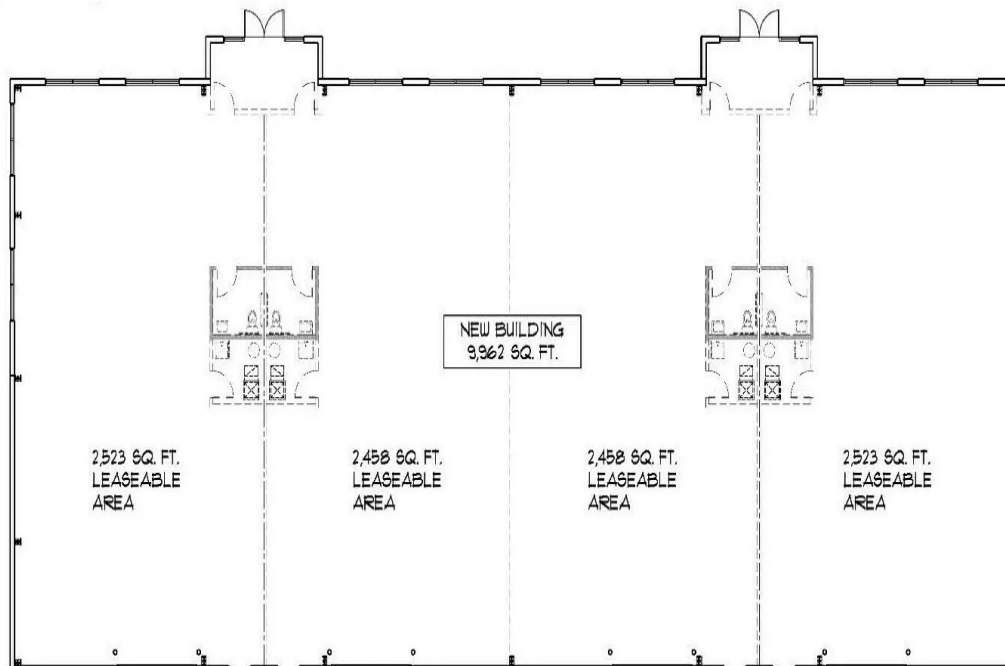
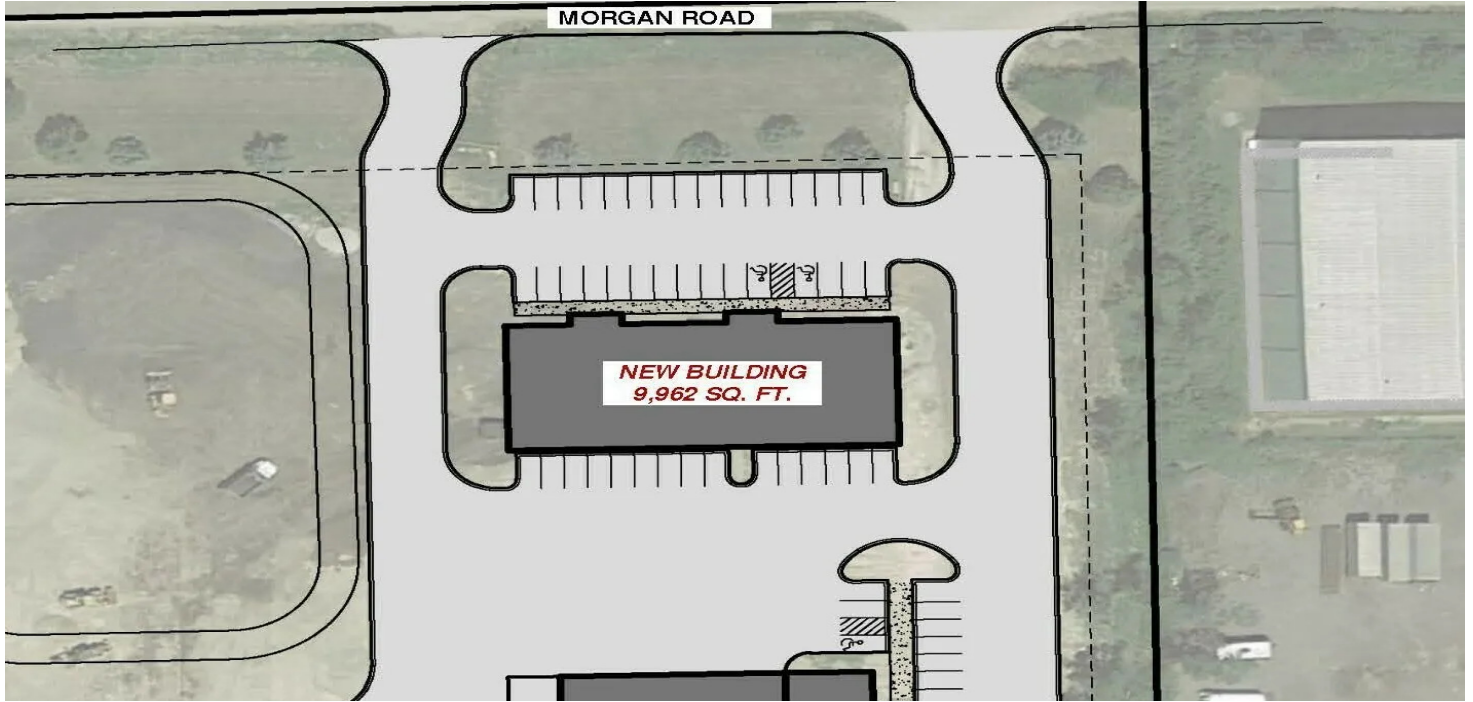
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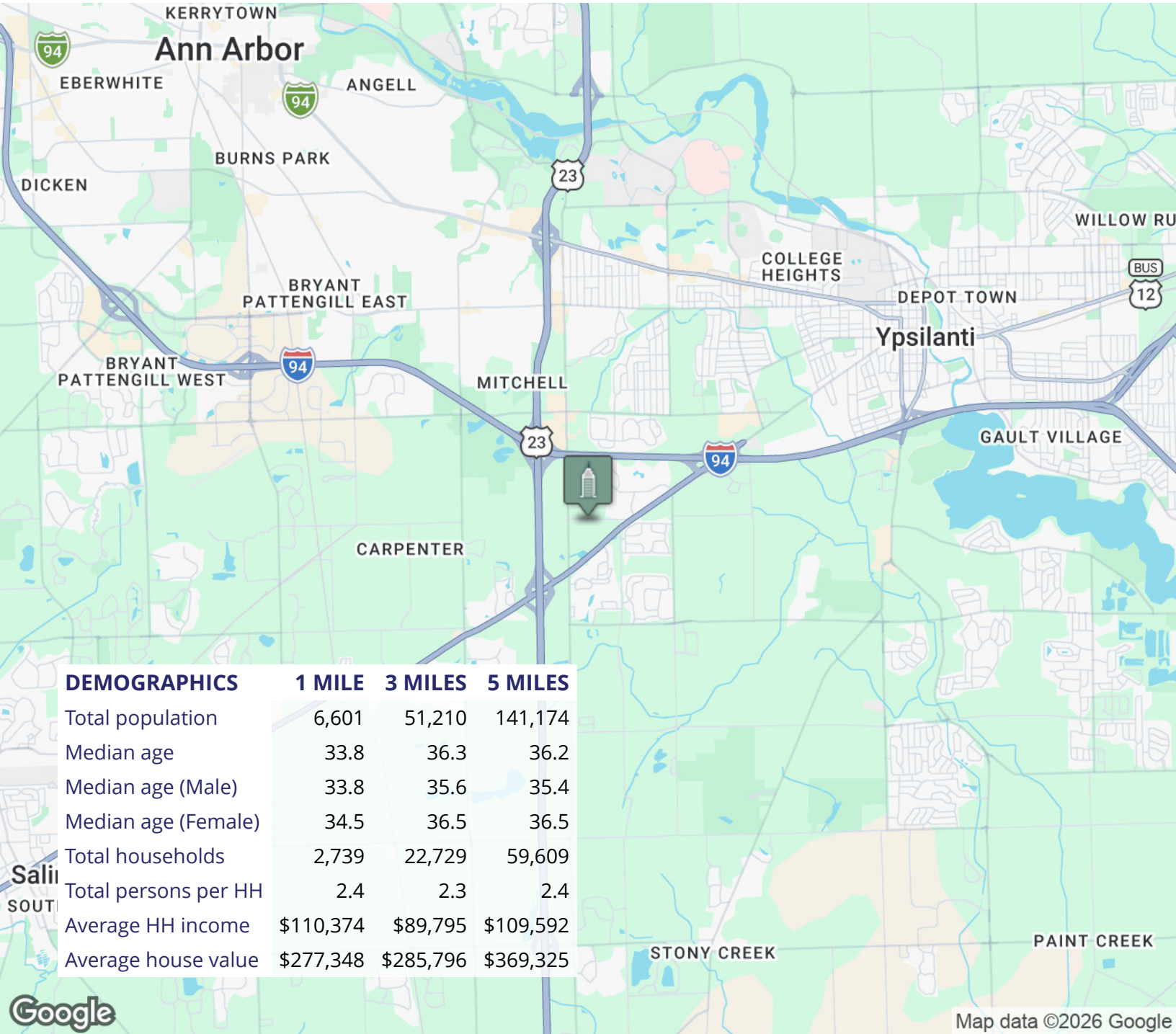
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