



37.12 ACRES AVAILABLE

25255 HENRY B JOY BOULEVARD, HARRISON TOWNSHIP, MI 48045

- Generous land parcel situated along I-94 highway
- Supports high visibility strategies
- Flexible zoning potential supports industrial & various commercial uses
- Excellent access to regional transportation corridors
- I-94 provides a route to the Blue Water International Bridge to Canada.
- Various site layout options to optimize workflow and logistics



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STONEPOINT
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

This exceptional vacant land offering at 25255 Henry B Joy Boulevard presents a rare opportunity for users seeking a strategically controlled parcel in Harrison Township. The site provides unrestricted visibility from the primary I-94 artery, facilitating versatile redevelopment concepts from light industrial campuses to commercial uses. Gentle topography and available utilities in proximity simplify entitlements and accelerate the build process. The address benefits from a wide boulevard frontage, ensuring easy access while maximizing visibility exposure. With immediate adjacency to established infrastructure, the property stands ready for thoughtful planning and a future-minded build strategy.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,616,947 SF
Lot Size:	37.12 Acres
Zoning:	Industrial

DEMOGRAPHICS 0.5 MILES 1 MILE 2 MILES

	0.5 MILES	1 MILE	2 MILES
Total Households	377	2,080	8,889
Total Population	780	4,532	21,506
Average HH Income	\$40,514	\$46,628	\$79,485



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PROPERTY DESCRIPTION

The location provides convenient access to I-94 highway, ample land for parking, and a new build-to-suit facility to support seamless industrial operations. From manufacturing to distribution, to truck/logistics parking, this build-to-suit opportunity provides the flexibility and infrastructure needed for industrial success.

LOCATION DESCRIPTION

Explore the strategic advantages of the surrounding area of the property, located in Harrison Township, MI. This area is known for its industrial prominence and exceptional highway access, making it an ideal hub for commercial operations. With the nearby Selfridge Air National Guard Base and its military presence, the location offers a unique blend of industrial and military influences. This creates an environment of innovation, security, and collaboration. The area's proximity to major highways provides seamless connectivity for logistics and transportation. Its strategic positioning is a significant draw for investors and tenants in the industrial and military sectors, offering a great opportunities for growth and success.



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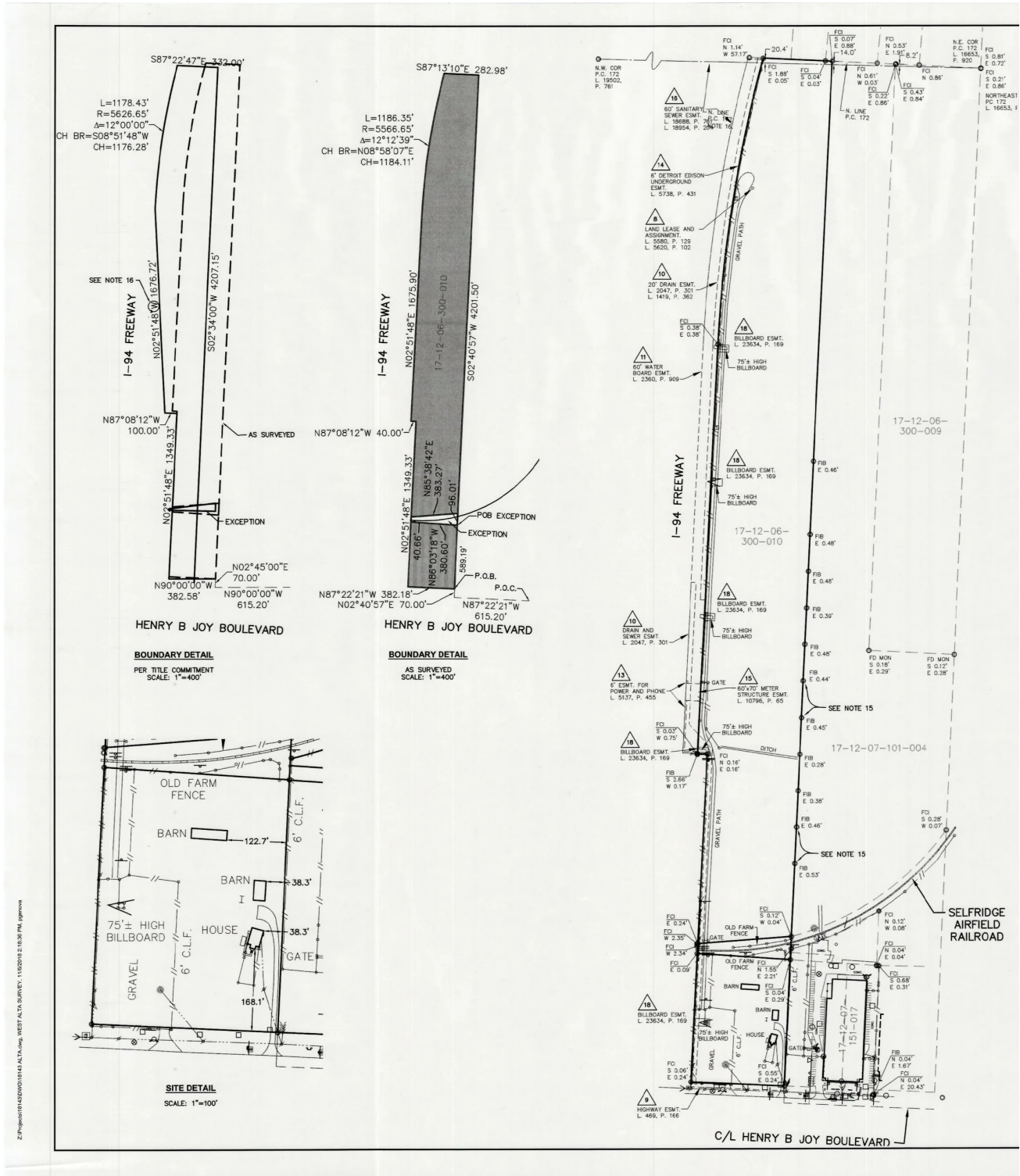


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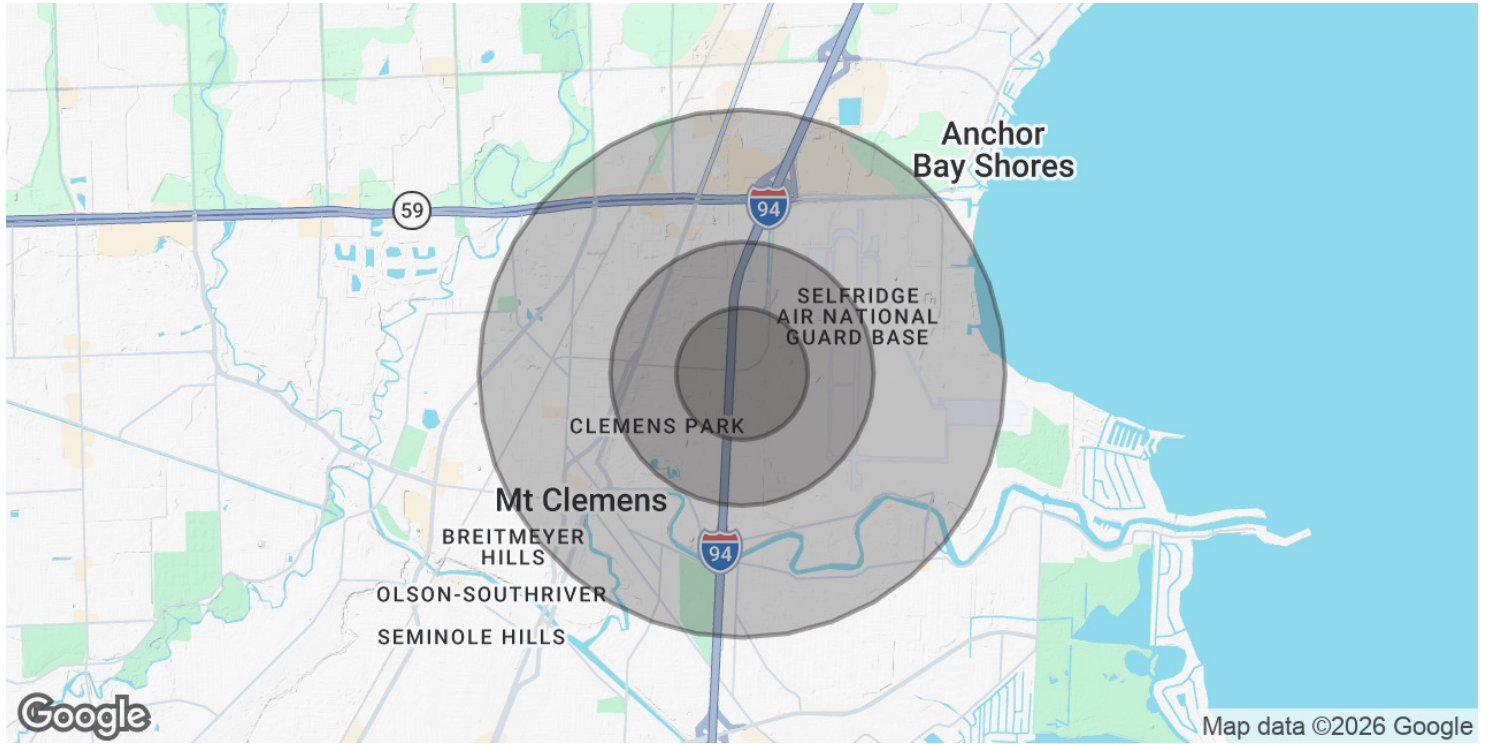
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POPULATION

0.5 MILES

1 MILE

2 MILES

Total Population	780	4,532	21,506
Average Age	35.1	36.6	39.0
Average Age (Male)	30.8	30.9	36.4
Average Age (Female)	41.9	39.8	39.7

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

2 MILES

Total Households	377	2,080	8,889
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$40,514	\$46,628	\$79,485
Average House Value	\$32,772	\$72,966	\$201,035

2023 American Community Survey (ACS)

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