

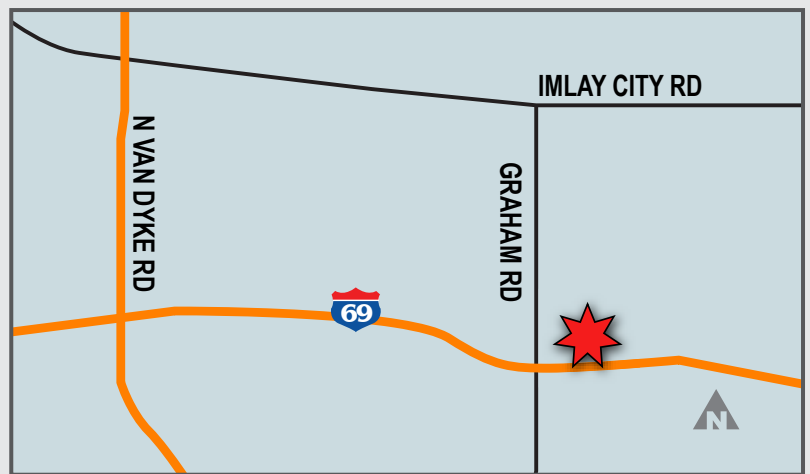
FOR SALE

2363 GRAHAM ROAD
IMLAY CITY, 48444



PROPERTY FEATURES

- 195 Acres Available
- Zoned Heavy Industrial
- Many Possible Uses Under Heavy Industrial Zoning Including Outside Storage
- Utilities on Site or within Close Proximity on Graham Road
- 30 Minutes from Port Huron BlueWater Bridge / Canada
- 2,646' of I-69 Frontage / Exposure



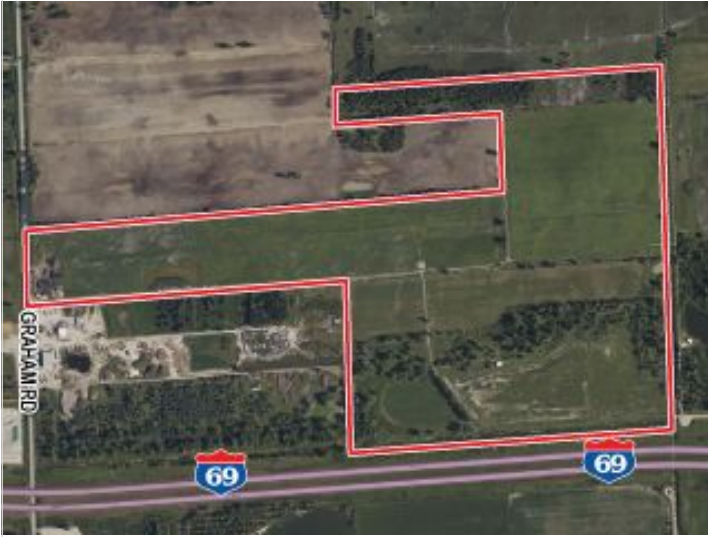
FOR DETAILS CONTACT

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2363 Graham Road, Imlay City, MI



Property Type: Land
Available Acres: 195.15
Market: SE Michigan
County: Lapeer

Availability Details

Available Acres:	195.15	Transaction Type:	Sale
Available SF:	8,500,734	Asking Sale Price:	Contact Broker for Pricing

Comments

Availability Comments: Water within close proximity - on Graham Road / Zoned Heavy Industrial / Many Heavy Industrial uses allowed / 30 Minutes from Blue Water Bridge.

Site			
Parcel Number:	011-025-007-00 011-025-008-00 011-025-002-00	Buildable SF:	Rail Status: Unavailable
Legal Description:		Development Capacity:	Rail Line: None
Lot Dimensions (LxW):		Zoning: Heavy Industrial	Topography:
Site Shape:		Primary Use: Industrial Land	Easement:
Spec/BTS:		Secondary Use: Agricultural	Land Condition:
Floodplain:		Access: Graham Road	Structure on Site: No
Density: 0%		Visibility:	Min Divisible Structure SF:
Permitted SF:		Frontage:	Max Contiguous Structure SF:
Permitted FAR:			
Additional Site/Parcel Information Comments:			
Frontage Traffic Count Comments:			

Utilities			
Gas: Natural		Power:	Phone:
Water: City Water on Graham Rd.		Amps:	Cable:
Sewer: To Be Verified		Volts:	Broadband:
		Phase:	Broadband Supplier:
		Power Supplier: DTE Energy	
Utilities Comments:			

Contacts for this Availability				
Role	Company	Name	Phone	Email
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