

Industrial Land | For Sale

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# Van Dyke Ave

Sterling Heights, MI

12.67 Acres Available



## Contact Us

**Eugene J. Agnone III**  
Senior Vice President  
+1 248 351 2024  
eugene.agnone@cbre.com

**Brendan George**  
Senior Vice President  
+1 248 351 2039  
brendan.george@cbre.com

12.67 ACRES AVAILABLE

15.5 Mile Rd & Van Dyke Ave, Sterling Heights, MI

For Sale

# Site Plan

Sixteen Mile Rd.  
(Metropolitan Pkwy.)

"F-9"

FD. 1/2" I.BAR  
© N. 1/4 POST  
SEC. 28, T2N, R12E  
(L.19500 P.246)

"G-9"

FD. 5/8" I.BAR  
MONUMENT  
© NE. COR.  
SEC. 28, T2N, R12E  
(L.04723 P.602)

FCA US, LLC  
L.19829 P.538

PAR:10-10-  
28-201-002

PARCEL "B"

Parcel for  
Sale

VAN DYKE AVE.

"F-10"

FD. ALUM. PLATE  
MONUMENT  
© CENTER  
SEC. 28, T2N, R12E  
(L.28337 P.671)

"G-10"

FD. ALUM. PLATE  
MONUMENT  
© E. 1/4 POST  
SEC. 28, T2N, R12E  
(L.19500 P.249)

FD. 5/8" I.BAR  
MONUMENT  
© E. R/W LINE OF R.R.  
POINT BEING  
25.09' M. (25.19' R.)  
E. FROM S. 1/4 POST  
SEC. 28, T2N, R12E  
(L.08565 P.880)

*Remainder*

FCA US, LLC  
L.19828 P.660

PAR:10-10-  
28-400-005

PARCEL "A"

"G-11"

FD. ALUM. PLATE  
MONUMENT  
© SE. COR.  
SEC. 28, T2N, R12E  
(L.08565 P.884)

Fifteen Mile Rd.

12.67 ACRES AVAILABLE

15.5 Mile Rd & Van Dyke Ave, Sterling Heights, MI

For Sale

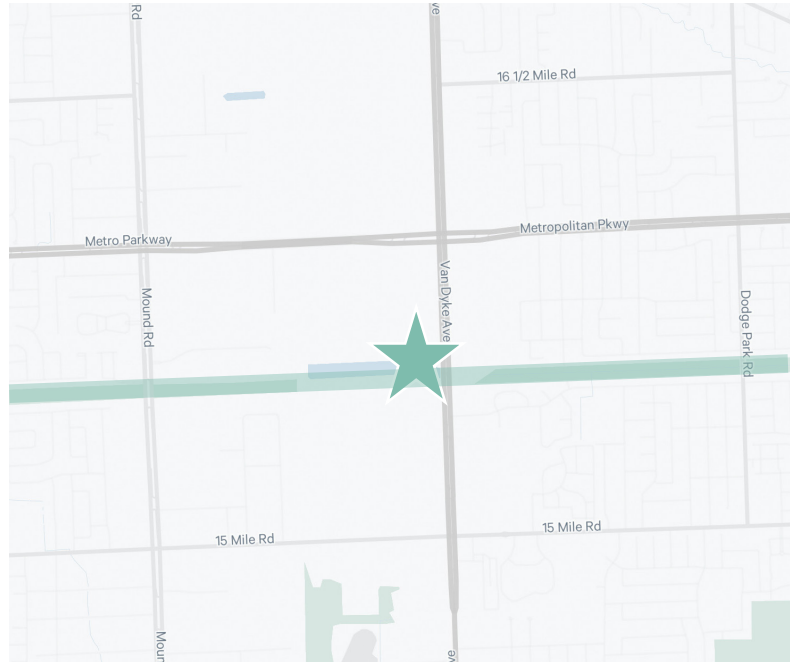
# Property Features

# 12.67

Acreage

# M-1 Light Industrial

Zoning



<b>Lot/Land Size</b>	12.67 Acres	<b>Zoning</b>	M-1 Light Industrial
<b>Frontage</b>	Main Road Frontage	<b>Asking Price</b>	See Transaction Details Herein

## Comments

- + Directly adjacent to Stellantis Sterling Stamping Plant
- + Prime location with proximity to area businesses and retail
- + Rare infill industrial land parcel

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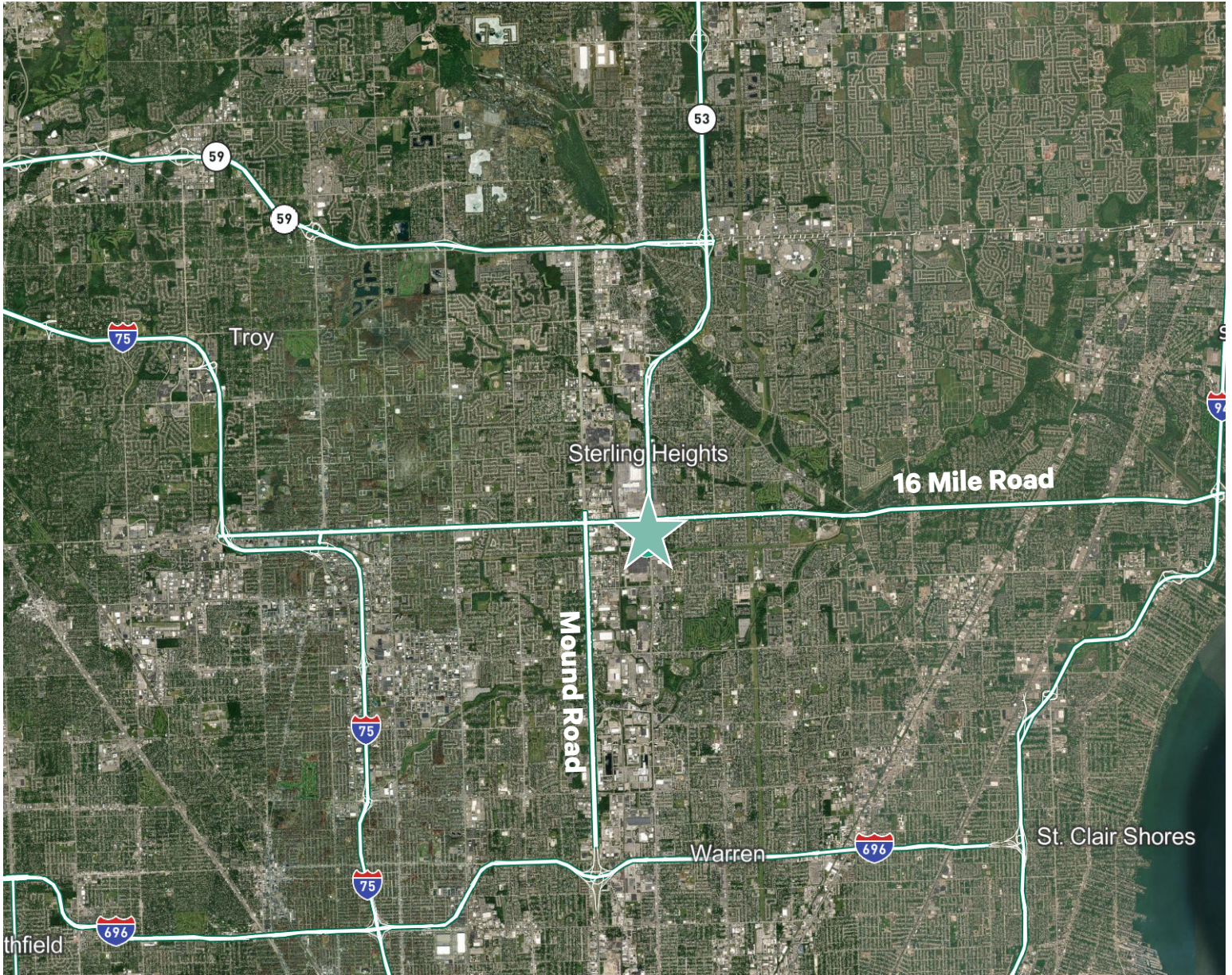
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12.6688 ACRES AVAILABLE

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# Map



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**CBRE**

# Transaction Guidelines

("Seller") has engaged CBRE as its exclusive agent in the offering of 12.67 acres of industrial land on Van Dyke Ave. in Sterling Heights, MI (the "Property"). The prospective purchasers will be selected by ("Seller") in its sole and absolute discretion on the basis of a variety of factors, including, but not limited to: i) offer price; ii) financial strength; iii) level of discretion to invest funds; iv) ability to close in a timely fashion; v) experience in closing similar transactions; vi) absence of any contingencies; vii) level of due diligence completed.

viii) Following the distribution of offering materials and receipt of Seller's Confidentiality Agreement signed by the prospective Purchaser and its Broker, if applicable, CBRE will be available to provide access to the information contained in its "virtual property data room".

All offers must be submitted using Seller's LOI template with any proposed revisions shown in redline format.

**PURCHASE PRICE** – The source of capital, both equity and debt (if necessary) and amount of earnest money deposit as outlined in CBRE's "call for offers" invitation.

**TIMING** – Agreement to the proposed schedule for closing as noted below.

**SURETY OF CLOSE** – Corporate and/or Board governance approval process defined, as well as a proven track record of closing similar transactions will be a significant factor.

**COMPLETION OF PRELIMINARY DUE DILIGENCE** – CBRE will provide an electronic "virtual property data room" with all available due diligence materials for potential purchasers. Information was prepared for the benefit of FCA US LLC and is provided to the interested party as a courtesy and neither potential purchaser nor their lender, nor any other entity shall rely on its content in making any decisions regarding the property.

**CONTINGENCIES** – A list of any contingencies that includes (1) Corporate and/or Board governance approval, necessary to execute a binding agreement and /or close this transaction, (2) Description of any physical or environmental faults that impact the price being offered.

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# Transaction Guidelines

1. **INITIAL CALL FOR OFFERS DUE DATE** – September 15, 2023
2. **CLOSING DATE** – Sixty (60) Days from execution of the Letter Of Intent.

**OFFERS** - CBRE requests that initial offers be submitted utilizing CBRE's to be provided call for offers invitation form to Eugene Agnone, CBRE via email at [eugene.agnone@cbre.com](mailto:eugene.agnone@cbre.com) on or before **September 15, 2023**

**The property will be sold to the purchaser in “as-is” condition with all faults, without any representations and warranties by the Seller relative to the physical conditions thereof, and the terms of the sale agreement will so provide. Buyer to waive all claims against Seller with respect to the condition of the property.**

Seller reserves the right to modify the bidding process in any way and to accept or reject any or all offers regardless of terms. The Seller, in consultation with CBRE, will use preliminary indications to select a prospective purchaser with whom it will work to finalize due diligence and a definitive Purchase and Sale Agreement and Lease Agreement. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering or making an offer to purchase the Property unless and until such offer is approved by the Seller, a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligations thereunder have been satisfied or waived.

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