

Wood Duck Professional Condo Site

Industrial Drive & Campus Pkwy., Saline, MI 48176



Listing ID: 571634
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Office
Gross Land Area: 1.85 Acres
Sale Price: \$125,000
Unit Price: \$67,567 Per Acre
Sale Terms: Cash to Seller, Build-to-Suit



Overview/Comments

Highly visible, high traffic location. Site improvements in place. PRICED BELOW IMPROVEMENT COSTS! Vacant Land - perfect for professional office medical condominium project in Wood Duck Business Park. Can build up to 24,000 square foot building - 12,000 each level. Parking at your door. Great location - across from the new Saline High School.

More Information Online

<http://www.cpix.net/listing/571634>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	City of Saline	Zoning:	I-2
Tax ID/APN:	18-12-31-110-012	Sale Terms:	Cash to Seller, Build-to-Suit
Possible Uses:	Office		

Area & Location

Market Type:	Medium	Property Visibility:	Excellent
Property Located Between:	North of US-12	Largest Nearby Street:	Industrial
Side of Street:	West	Feet of Frontage:	270
Road Type:	Paved		

Legal Description SC 43-9A-1 LOT 9, EXC THAT PT W OF THE FOLLOWING LINE; COM AT NE COR LOT 9 DONALD E. SHELTON INDUSTRIAL PARK SOUTH, TH N 89-01-36 W 265.52 FT TO A POB, TH S 00-33-35 W 93.43 FT, TH S 74-54-11 W 39.96 FT, TH S 00-33-35 W 127.95 FT, TH N 89-01-38- W 35.44 FT, TH S 40-56-25 W 49.00 FT TO THE POE. SPLIT ON 10/17/2005 FROM 18-12-31-110-011;

Land Related

Lot Frontage:	270	Easements:	Utilities
Lot Depth:	265	Available Utilities:	Electric, Water, Gas, Storm Drain, Cable
Development Name:	Wood Duck Business Park	Water Service:	Municipal
Topography:	Rolling	Sewer Type:	Municipal

Zoning Description I-2, general industrial. The I-2 district is intended for manufacturing, assembly and material distribution facilities. The permitted uses in this district tend to have a more intensive use of products and chemicals than those permitted in the I-1 district. Manufacturing, processing, or assembling shall be permitted, provided that the materials, equipment, and processes utilized are clean, quiet, to a considerable extent, and free from objectionable or dangerous nuisance or hazard. Outdoor storage is permitted if screened from the public view. Permitted uses. All permitted uses in the I-1 district. Manufacturing, processing packaging or assembling of the following: Pharmaceutical preparations, cosmetics and toiletries. Plastic products such as laminate pipe, plumbing products, and miscellaneous molded or extruded products. Stone, clay, glass and leather products. Food products, bakery goods, candy and beverages. Prefabricated buildings and structured members. Appliances. Paper and wood products such as office supplies, bags, books, cabinets, furniture and toys. Tool and die shops, job shops, and machine shops. Metal fabrication. Warehousing, refrigerated and general storage, but not including self-storage facilities. Packaging operation, but not including baling of discarded or junk materials, such as, but not

limited to, paper, cloth, rags, lumber, metal or glass. Manufacture and repair of signs, and heating and ventilating equipment. Special land uses. Automobile repair facilities and collision shops, subject to the requirements set forth in section 6.08. Self-storage facilities, subject to the requirements set forth in section 6.06. Offices and warehouses of general and heavy equipment contractors. Bulk storage, dispensing and distribution of petroleum and chemical products, flammable liquids or gases. Collection center for household waste materials to be recycled. Solid waste processing and transfer facilities. Retail sale of drug and health care products, when occupying no more than 15 percent of the floor area included as part of a building containing medical and dental offices, clinics, and medical laboratories. Business service establishments such as printing and photocopying services, publishing, mail and packaging services, typing and secretarial services and related activities. Studios for musical, dance or artistic instruction. Private service clubs, fraternal organizations and lodge halls. Business and/or technical schools. Retail sales of goods produced on the premises and occupying no more than 15 percent of the building floor area. Laundromats and dry cleaning customer outlets, including dry cleaning and laundry plants serving more than one customer outlet. Photographic studios. Health club/gymnasiums. Indoor sports facility. The following uses may be considered as special land uses in the I-2 general industrial district if the property where the use is proposed has frontage on Michigan Avenue or Maple Road: Medical and dental offices, including clinics and medical laboratories. Banks, credit unions, savings and loan associations. Funeral homes. Retail sales of musical instruments, hardware, paint and home decorating supplies, floor covering, sporting goods, furniture, home accessories and appliances.

Financials

Finance Data Year:	2012
Assessed Value - Total(\$):	\$162,300 (Annual)
Real Estate Taxes - Annual(\$):	\$2,608 (Annual)

Financials

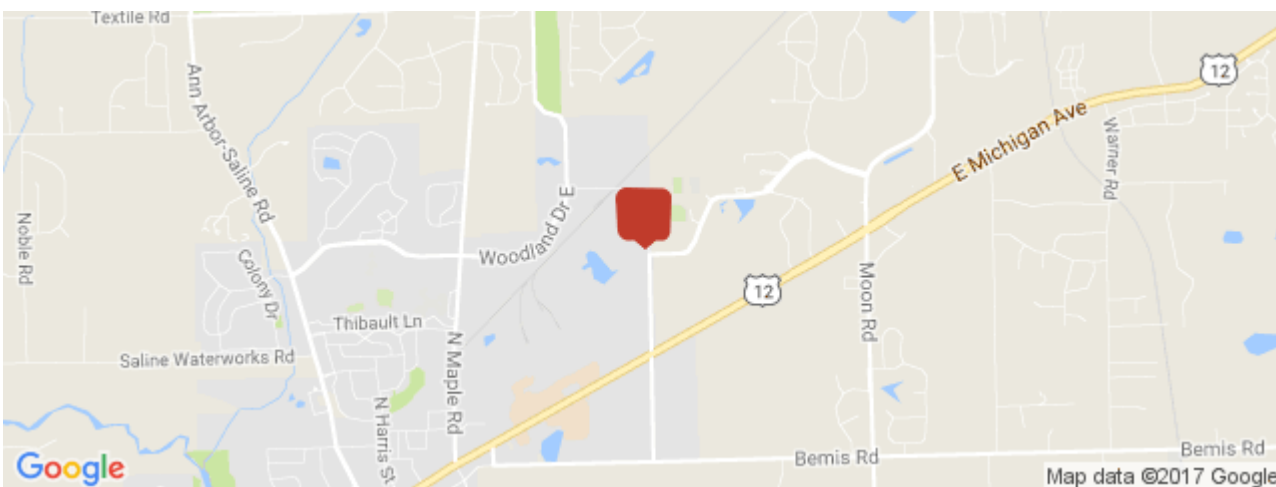
Finance Data Year:	2011
Assessed Value - Total(\$):	\$162,300 (Annual)
Real Estate Taxes - Annual(\$):	\$2,608 (Annual)

Financials

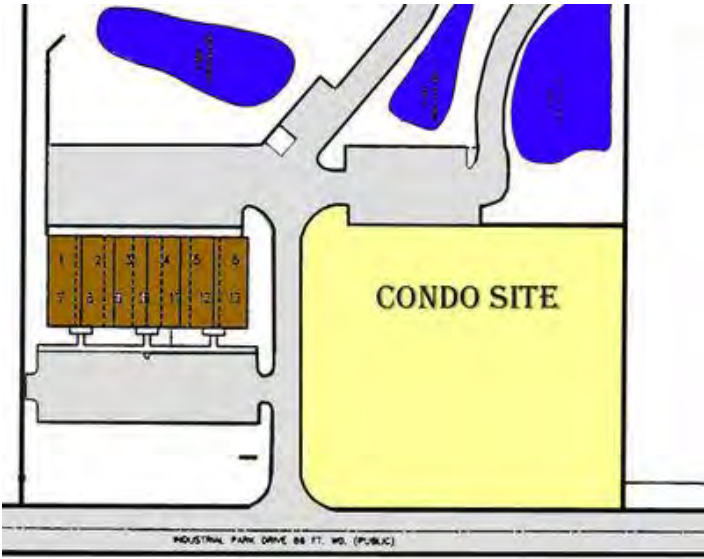
Finance Data Year:	2010
Assessed Value - Total(\$):	\$162,300 (Annual)
Real Estate Taxes - Annual(\$):	\$2,608 (Annual)

Location

Address:	Industrial Drive & Campus Pkwy., Saline, MI 48176	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



cropped_site_plan

Property Contacts



James H. Chaconas

Colliers International
734-769-5005 [0]
jim.chaconas@colliers.com