

FOR SALE or LEASE >

HEAVY INDUSTRIAL BUILD-TO-SUIT

17.46 ACRES GRATIOT AVE. AND 26 MILE | CHESTERFIELD TOWNSHIP, MI



**CONSTRUCTED BY ONE OF MICHIGAN'S
MOST-RESPECTED INDUSTRIAL BUILDERS**

> PROPERTY HIGHLIGHTS

- Up to 250,000 SF Available In 50,000 SF to 125,000 SF Ranges Or Build Out Entire Building to Suit
- Heavy Industrial Zoning With Tax Abatements Available
- Close to I-94 / Washington St. Exit
- \$6.50 NNN Lease Rate Upon Completion
- Premier Construction by Quadrate Development, L.L.C.

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

GARY P. GROCHOWSKI, SIOR

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JUSTIN FRANCEK

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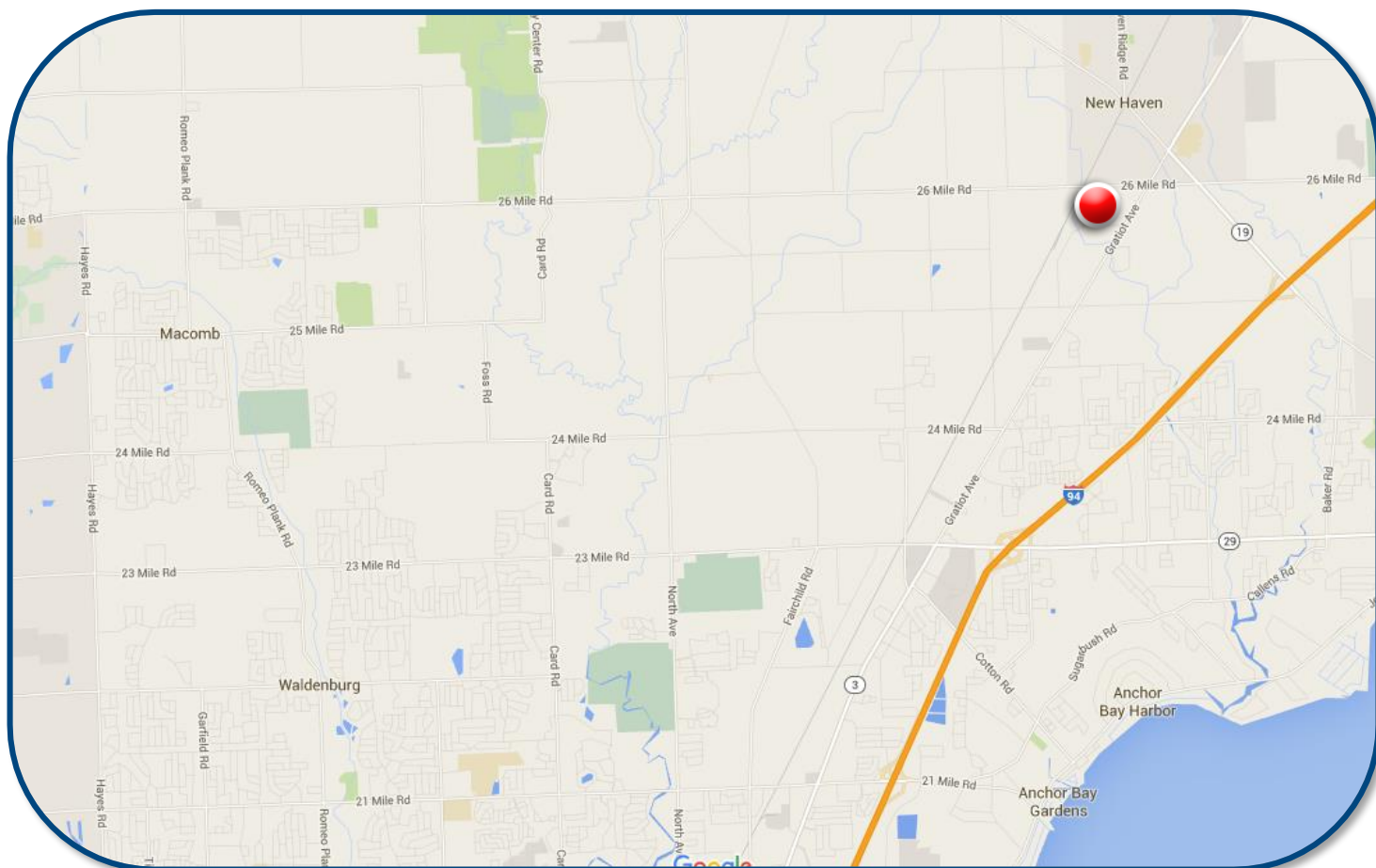
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> LOCATION MAP



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> AERIAL MAP



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> BIRD'S EYE VIEW



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Land Availability

For Sale / Lease

Heavy Industrial Land -17.46 Acres

Gratiot Avenue

Chesterfield, MI 48051

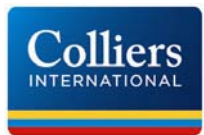


Sale Price: \$2,100,000 Cash
Sale Price /Acre: \$120,275
Sale Price /SF: \$2.76
Acreage- Min.: 9.00
Acreage- Max.: 17.46
Dimensions: 735' x 1386' x 982' x 623'
Zoning: M-2 Heavy Manufacturing
Possible Use: Industrial
Utilities: Water / Sewer / Gas
Property Taxes: \$8,606 (2016)

County: Macomb
Crossroads: Gratiot Avenue / 26 Mile Road
Parcel #: 09-04-226-015

- Nicely Dimensioned Parcel on a Main Road in North Macomb County
- Heavy Industrial Zoned Land with All Utilities
- Zoning Allows for Stamping and Other Heavy Industrial Uses
- Build-to-Suit Also Available.
- Tax Abatement Available for Qualified Companies
- 735' Frontage on Gratiot Avenue
- Close to I-94 Interchange

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