

4033 E Morgan Rd

4033 E Morgan Rd, Ypsilanti, MI 48197



Listing ID: 29989198
Status: Active
Property Type: Industrial For Sale
Industrial Type: Light Industrial, Manufacturing
Size: 29,200 SF
Sale Price: \$3,000,000
Unit Price: \$102.74 PSF
Sale Terms: Cash to Seller
Loading: 3 Docks, 2 Doors
Ceiling: 22 ft. / 20 ft. Clear
Drive-In Bays: 7 Bays



Overview/Comments

Possibly the finest construction yard in the Midwest for location and size. Currently used as laydown yard by a prominent Midwest contractor, this 23+ acre yard, has road perimeter fencing with coded auto security gate. The 6 buildings provide all the necessary turnkey components for executive & administrative offices, contractor offices, storage and repair garages. There are also 8 cross docks included. This all-weather crushed limestone based yard is Zoned Industrial.

Excellent location on class A roads, near the I-94 & US 23 interchange, with highway access to SE Michigan and the Midwest. More frontage available.

More Information Online

<http://www.cpix.net/listing/29989198>

QR Code

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General Information

Taxing Authority:	Pittsfield Township	Zoning:	I
Tax ID/APN:	L-12-13-300-008, L-12-13-300-010, L-12-13-300-014, L-12-13-300-015, L-12-13-300-024	Property Use Type:	Business
Industrial Type:	Manufacturing, Light Industrial, Warehouse/ Distribution	Gross Building Area:	29,200 SF
		Building/Unit Size (RSF):	29,200 SF
		Land Area:	23.08 Acres
		Sale Terms:	Cash to Seller

Area & Location

Property Located Between:	Carpenter Rd and W Michigan Avenue	Airports:	Detroit International Airport - 18 min, Ann Arbor Municipal Airport - 10 min
Highway Access:	Access to I-94 via Exit 181 A = 5 min, M12 = 2 min, and US 23 via Exit 34 = 2 min	Site Description:	6 Buildings
		Area Description:	Centrally Located with easy access to freeways.

Building Related

Total Number of Buildings:	6	Ceiling Height:	22
Number of Stories:	1	Clear Height:	20
Property Condition:	Good	Loading Doors:	2
Year Built:	1956	Loading Docks:	3
Roof Type:	Flat	Drive-In Bays:	7
Parking Type:	Surface	Heat Type:	Electricity

Land Related

Water Service:	Municipal, Well
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Zoning Description Industrial - This district is composed of those areas of the Township whose principal use is, or ought to be, light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. This district has been located within the Township to permit the development of these industrial uses, to protect adjacent agricultural, residential and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would

function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been excluded. SECTION 41.02 - - PERMITTED USES The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district, provided that materials and equipment to be used in the principal business and products resulting from the principal business shall be stored within a completely enclosed building. Such products, materials, and equipment may be stored outdoors if a conditional use permit therefore is obtained in accordance with this article. Research oriented and light industrial park uses. The manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, drugs, perfumes, pharmaceutical toiletries, and frozen food lockers. Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature. Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials. Printing, lithographic, blueprinting and similar uses. Light manufacturing industrial use which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet and free from any objectionable or dangerous nuisance or hazard including any of the following goods or materials: Drugs, jewelry, musical instruments, sporting goods, glass products, small household appliances, electronic products, printed matter, baked and dairy products, advertising displays, tents and awnings, brushes and brooms, cameras and photographic equipment and supplies, wearing apparel, leather products and luggage but not including tanning, products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell or yarn. Research and testing facilities. An accessory use, building or structure. A sign, only in accordance with the regulations specified in Article 53.0. Essential services, as provided in Section 30.02.E, herein. Warehousing and material distribution centers, contractors establishments. Indoor recreation facilities consisting of more than twenty thousand (20,000) square feet such as bowling alleys, indoor tennis courts and other indoor game courts, gymnasiums, and similar uses which by their nature require facilities of a comparable size.

Legal Description *OLD SID - L 12-013-015-00 PI 13-5G-1A-1 COM AT W 1/4 POST OF SEC, TH S 2244 FT IN W LINE OF SEC, TH S 87-50-27 E 400 FT FOR PL OF BEG, TH CONT E'LY IN S LINE OF N 136 RDS OF W 1/2 OF SW 1/4 TO E LINE OF W 1/2 OF SW 1/4, TH S IN E LINE OF W 1/2 OF SW 1/4 TO S LINE OF SEC, TH WLY IN S LINE OF SEC TO A POINT S 443.20 FT OF PL OF BEG, TH N 443.20 FT TO PL OF BEG BEING PART OF W 1/2 OF SW 1/4 SEC 13 T3S R6E 9.31 AC

Financials

Finance Data Year:	2015
Real Estate Taxes - Annual(\$):	\$38,996 (Annual)
Assessed Value - Total(\$):	\$796,100 (Annual)

Location

Address:	4033 E Morgan Rd, Ypsilanti, MI 48197	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



Property Images



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IMG_1597



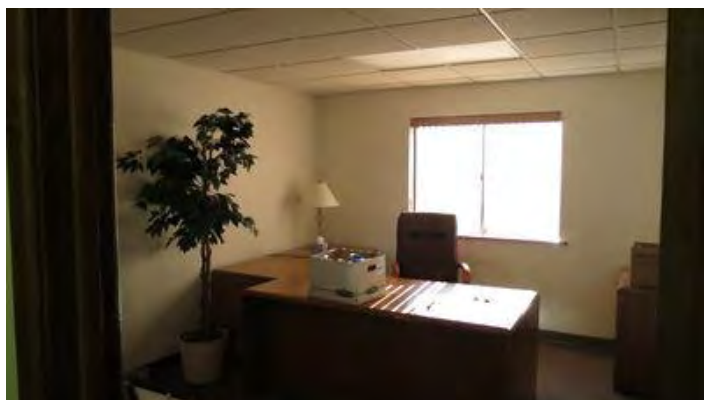
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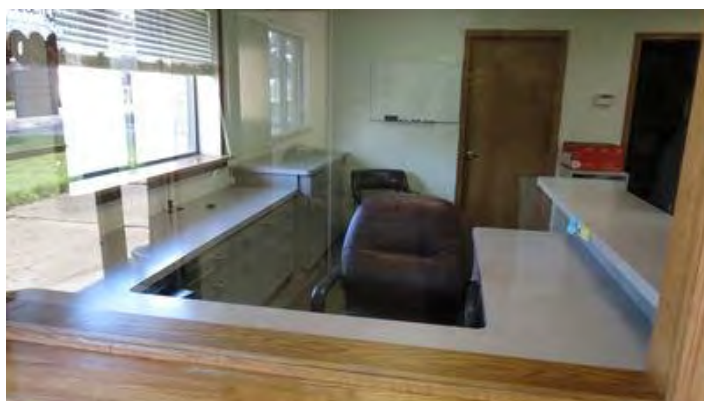
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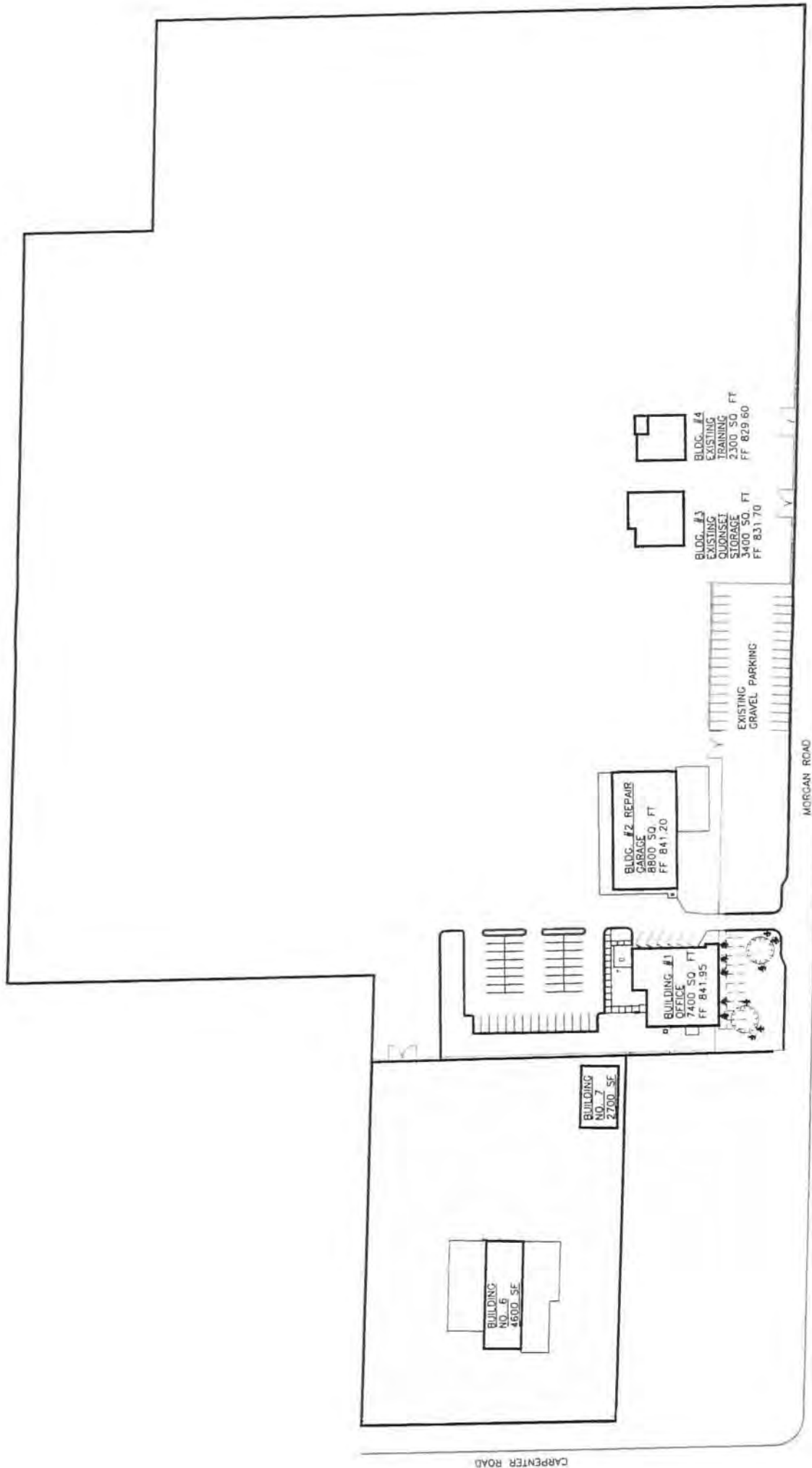
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Property Contacts



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CARPENTER ROAD