

FOR SALE OR LEASE

BUILD-TO-SUIT 2.54 AC / 38,000 SF



PLYMOUTH, MI

41335 CONCEPT DR.

For more information, please contact:

STEVE GORDON

(248) 948 0101

sgordon@signatureassociates.com

DAVE GREEN

(248) 948 4184

dgreen@signatureassociates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

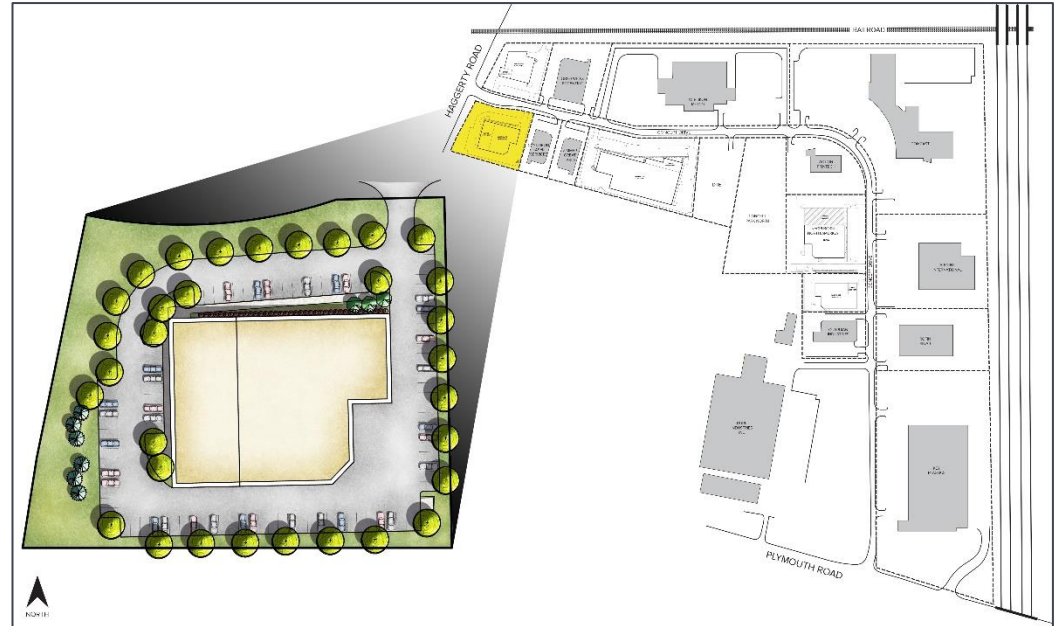


HILLSIDE
INVESTMENTS

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

PROPERTY OVERVIEW

- Great build-to-suit opportunity
- 38,000 total square feet
- 19,000 square feet of office space
- (1) grade level door, (2) truckwells
- Zoned Industrial
- 2.54 acre site
- 90 parking spaces
- Many possible uses
- First-class construction
- 28' clear height



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,615	\$68,561
3 MILE	74,911	\$87,414
5 MILE	207,085	\$91,353

TRAFFIC COUNTS (TWO-WAY)

140,845	I-275 S. of Plymouth Rd.	133,383	I-275 N. of Plymouth Rd.
14,476	Plymouth Rd. W. of N. Haggerty Rd.	10,902	N. Haggerty Rd. SW of Plymouth Rd.
19,893	Schoolcraft Rd. N. of I-275	6,489	Schoolcraft Rd. E. of Eckles Rd.

LOT #23
41335 CONCEPT DRIVE
 PLYMOUTH, MICHIGAN

For more information, please contact:
STEVE GORDON | (248) 948 0101
 sgordon@signatureassociates.com

DAVE GREEN | (248) 948 4184
 dgreen@signatureassociates.com



SITE PLAN



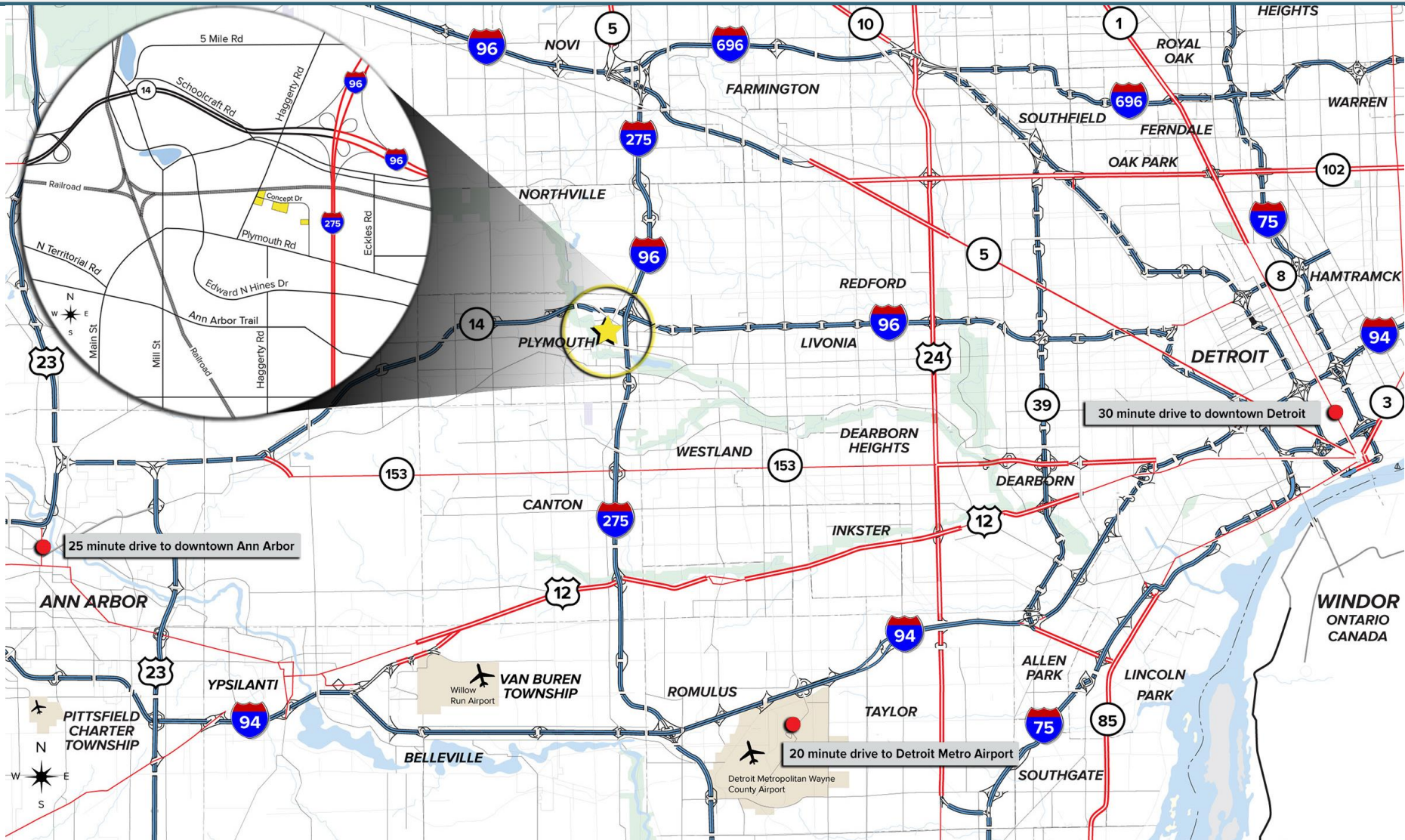
LOT #23
41335 CONCEPT DRIVE
PLYMOUTH, MICHIGAN

For more information, please contact:
STEVE GORDON | (248) 948 0101
sgordon@signatureassociates.com

DAVE GREEN | (248) 948 4184
dgreen@signatureassociates.com



REGIONAL MAP



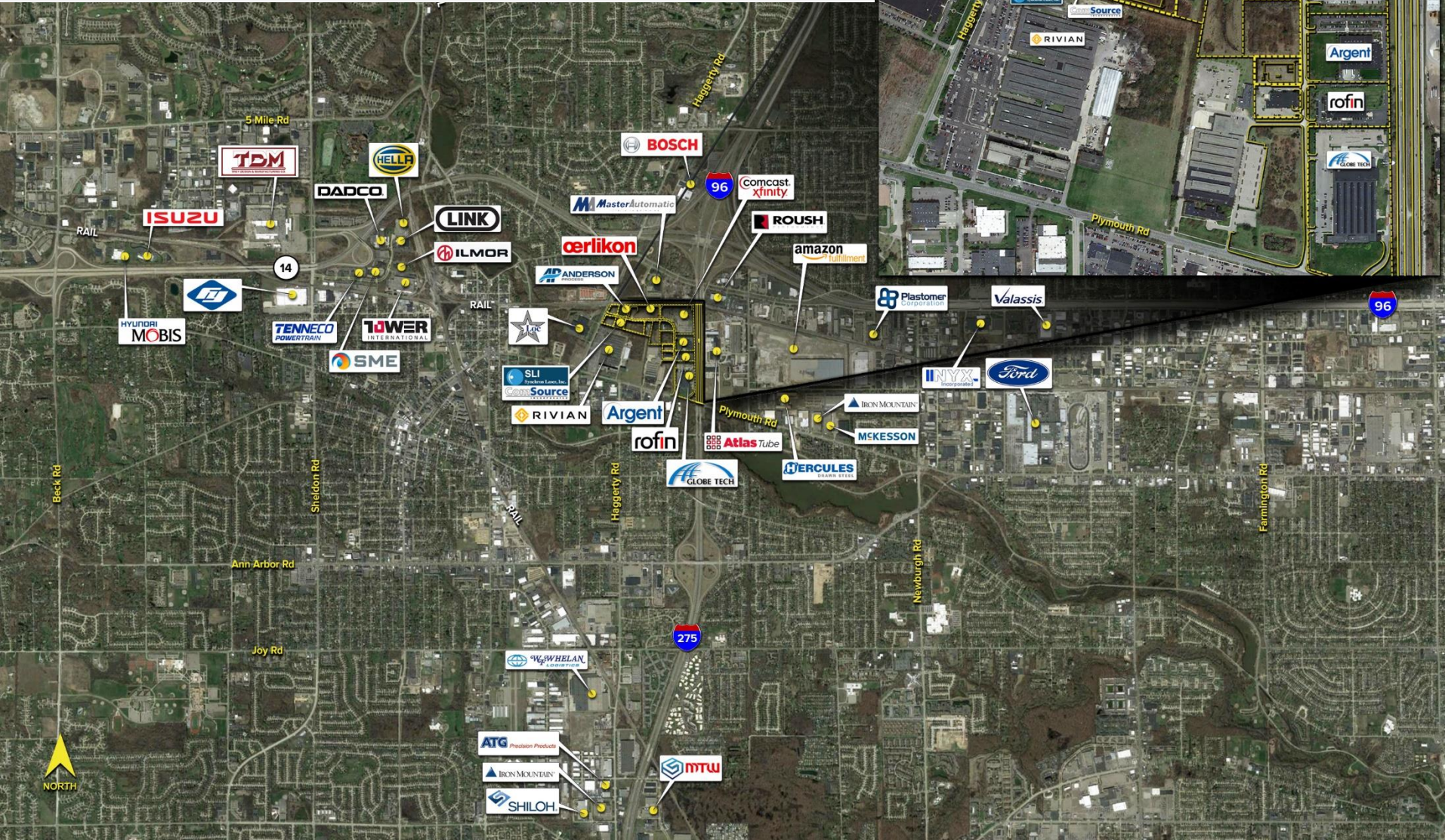
LOT #23
41335 CONCEPT DRIVE
 PLYMOUTH, MICHIGAN

For more information, please contact:
STEVE GORDON | (248) 948 0101
 sgordon@signatureassociates.com

DAVE GREEN | (248) 948 4184
 dgreen@signatureassociates.com



SURROUNDING BUSINESSES



LOT #23
41335 CONCEPT DRIVE
 PLYMOUTH, MICHIGAN

For more information, please contact:
STEVE GORDON | (248) 948 0101
 sgordon@signatureassociates.com

DAVE GREEN | (248) 948 4184
 dgreen@signatureassociates.com

