

# FOR SALE OR LEASE

## FORMER SHEMIN NURSERIES

6900 Pardee, Taylor, Michigan

### FOR DETAILS CONTACT

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[www.LEE-ASSOCIATES.com](http://www.LEE-ASSOCIATES.com)



### PROPERTY FEATURES

- 1 to 17 Acres Divisible
- Zoned Light Industrial
- 18' Clear
- 3 Buildings - 4,000-20,000 SF
- Rail Possible
- Immediate Access to Freeways



26211 Central Park Blvd., Suite 612 | Southfield, Michigan 48076

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.**



COMMERCIAL REAL ESTATE SERVICES

**Former Shemin Nurseries Distribution Center  
6900 Pardee Road, Taylor, MI 48180**



**Property Type:** Industrial  
**Available SF:** 20,000  
**Land Size (Acres):** 17.00  
**Market:** SE Michigan  
**Submarket:** Downriver  
**County:** Wayne

**Availability Details**

<b>Available SF:</b>	20,000	<b>Transaction Type:</b>	Sale / Lease
<b>Industrial SF:</b>	15,500		
<b>Office SF:</b>	4,500		
<b>Asking Sale Price:</b>	Negotiable		
<b>Asking Lease Rate:</b>	\$0.30/SF NNN		

**Comments**

**Availability Comments:** Includes roughly 13 acres of improved light industrial storage and 20,000 square feet of warehouse and office between three buildings. Rail access possible. Minutes from I-94 and I-275.

**Building & Construction Details**

<b>Construction Status:</b>	Existing	<b>Year Built:</b>	1980	<b>Roof Type:</b>	Steel
<b>Building Class:</b>	C	<b>Year Refurbished:</b>		<b>Roof Age:</b>	36
<b>Spec/BTS:</b>		<b>Floors:</b>	1	<b>Floor Type:</b>	Cement
<b>Primary Use:</b>	Landscaping	<b>Multi-Tenant:</b>	Yes	<b>Sprinkler:</b>	No
<b>Secondary Use:</b>	Distribution	<b>Construction Type:</b>	Steel	<b>Security:</b>	
<b>Flex:</b>	No				
<b># of Buildings:</b>	3				

**Clearance, Dock & Door**

<b>Ceiling Height:</b>	Varies	<b># GL/DID:</b>	3	<b># Int. Docks:</b>	
<b>Bay/Column Size(WxD):</b>		<b>GL/DID Dim.(HxW):</b>		<b># Int. Levelers:</b>	
<b>Column Spacing:</b>		<b># DH/Truck-Level Doors:</b>	2	<b># Ext. Docks:</b>	
		<b># Rail Doors:</b>		<b># Ext. Levelers:</b>	
		<b>Total Doors:</b>	5	<b>Cross-docked:</b>	No
<b>Loading &amp; Door Comments:</b>					

**Rail**

<b>Rail Status:</b>	Possible	<b># Ex Spots:</b>		<b>Rail Line:</b>	
		<b># Int Spots:</b>			
<b>Rail Comments:</b>					

**Parking**

<b># Spaces:</b>	20	<b># Covered Spaces:</b>		<b># Uncovered Spaces:</b>	
<b>Parking Ratio:</b>		<b>Monthly Rate:</b>		<b>Monthly Rate (\$):</b>	
<b>Parking Comments:</b>					

**Site**

<b>Land Size (Acres):</b>	17.00	<b>Lot Dimensions (LxW):</b>		<b>Zoning:</b>	Light Industrial
<b>Land SF:</b>	740,520	<b>Floodplain:</b>		<b>Site Condition/Quality:</b>	
<b>Land Usable Acres:</b>		<b>Density:</b>		<b>Topography:</b>	Flat
<b>Land Usable SF:</b>		<b>Permitted FAR:</b>		<b>Site Shape:</b>	
<b>Max Contiguous SF:</b>		<b>Development Capacity:</b>		<b>Access:</b>	Pardee Road
<b>Max Contiguous Acres:</b>		<b>Yard Type:</b>		<b>Visibility:</b>	Ecorse Road
<b>Permitted SF:</b>		<b>Yard SF:</b>		<b>Frontage:</b>	Pardee 200'
<b>Buildable SF:</b>					
<b>Additional Site/Parcel Information Comments:</b>					
<b>Frontage Traffic Count Comments:</b>					

**Utilities**

<b>Gas:</b>	Natural	<b>Power:</b>		<b>Phone:</b>	Available
<b>Water:</b>	City	<b>Amps:</b>		<b>Cable:</b>	
<b>Sewer:</b>	City	<b>Volts:</b>		<b>Broadband:</b>	
		<b>Phase:</b>		<b>Broadband Supplier:</b>	
		<b>Power Supplier:</b>			
<b>Utility Comments:</b>					

**Contacts for this Availability**

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Ryan Marchand	248.567.7999	<a href="mailto:ryan.marchand@lee-associates.com">ryan.marchand@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	<a href="mailto:scott.lyons@lee-associates.com">scott.lyons@lee-associates.com</a>

**Building #1 - 6,400 SF  
6900 Pardee Road  
Taylor, MI 48180**

**Property Type:** Industrial  
**Available SF:** 6,400  
**Land Size (Acres):** 1.60  
**Market:** SE Michigan  
**Submarket:** Downriver  
**County:** Wayne


**Availability Details**

<b>Available SF:</b>	6,400	<b>Transaction Type:</b>	Sale / Lease
<b>Industrial SF:</b>	6,400		
<b>Asking Sale Price:</b>	Negotiable		
<b>Asking Lease Rate:</b>	\$3.50/SF NNN		

**Comments**

**Availability Comments:** A total of three individual buildings currently available - 6,400 square foot and 9,100 square foot warehouses, and 4,500 square foot office building. Can be leased together or separately. Land sites flexible, may be leased with or without a building. Prices based on size and acreage leased.

**Building & Construction Details**

Feature	Property	Building #1	Feature	Property	Building #1
<b>Building Class:</b>	C	C	<b>Construction Type:</b>	Steel	Steel
<b># Floors:</b>	1	1	<b>Exterior Type:</b>		
<b># Units</b>			<b>Building/Construction Quality:</b>		
<b># of Buildings:</b>	3	1	<b>Physical Condition:</b>		
<b>Primary Use:</b>	Landscaping	Warehouse	<b>Building/Construction Appeal:</b>		
<b>Secondary Use:</b>	Light Industrial	Storage	<b>Roof Type:</b>	Steel	Steel
<b>Center Type:</b>			<b>Roof Age:</b>	36	36
<b>Construction Status:</b>	Existing	Existing	<b>Skylight:</b>		
<b>Year Built:</b>	1980	1980	<b>Deck:</b>		
<b>Date Built:</b>			<b>Floor Type:</b>	Cement	Cement
<b>Year Refurbished:</b>			<b>Floor Thickness (inches):</b>	6.00	6.00
<b>Current Occupancy %</b>			<b>Heat:</b>	Gas Forced Air	Gas Forced Air
<b>Multi-Tenant:</b>	Yes	No	<b>AC:</b>	HVAC	None
<b>Corporate HQ:</b>	No	No	<b>Lighting:</b>	Fluorescent	Fluorescent
<b>Spec/BTS:</b>			<b>Sprinkler:</b>	No	No
<b>Spec SF:</b>			<b>Security:</b>	Yes	Yes
<b>Flex:</b>	No	No	<b>Restroom:</b>	Multiple	None
<b>Condominium:</b>	No	No	<b>Shower:</b>		
<b>Space Build Out:</b>			<b>Lobby:</b>		
<b>Building Dimensions (LxW):</b>			<b>Signage:</b>		
<b>Typical Floorplate SF (Min):</b>			<b># Passenger Elevators:</b>		
<b>Typical Floorplate SF (Max):</b>			<b># Freight Elevators:</b>		
<b>Core Factor:</b>			<b>LEED Certification:</b>		
<b>Load Factor:</b>			<b>Handicapped Accessible (ADA):</b>		
<b>Floor Area Ratio:</b>					

Elevator Comments:

**Clearance, Dock & Door**

	Property	Building #1		Property	Building #1
<b>Ceiling Height:</b>	Varies	9'0" - 16'0"	<b># GL/DID:</b>	3	1
<b>Bay/Column Size(WxD):</b>			<b>GL/DID Dim.(HxW):</b>		
<b>Column Spacing:</b>			<b># DH/Truck-Level Doors:</b>	2	
<b># Int. Docks:</b>			<b>Truckwell Size:</b>		
<b># Int. Levelers:</b>			<b>Trailer Spots:</b>		
<b># Ext. Docks:</b>			<b>Truck Turning Radius:</b>		
<b># Ext. Levelers:</b>			<b># Rail Doors:</b>		
<b>Cross-docked:</b>	No	No	<b>Total Doors:</b>	5	1

Property Loading &amp; Door Comments:

Space Loading &amp; Door Comments:

**Rail**

	Property	Building #1		Property	Building #1
<b>Rail Status:</b>	Possible	Possible	<b># Ex Spots:</b>		
<b>Rail Line:</b>			<b># Int Spots:</b>		

Rail Comments:

## Parking

	Property	Building #1		Property	Building #1
# Spaces:	20	20	Monthly Rate:		
Parking Ratio:			# Uncovered Spaces:		
# Covered Spaces:			Monthly Rate (\$):		
Parking Comments:					

## Site

	Property	Building #1		Property	Building #1
Land Size (Acres):	17.00	1.60	Permitted FAR:		
Land SF:	740,520	69,696	Development Capacity:		
Land Usable Acres:			Yard Type:		
Land Usable SF:			Yard SF:		
Max Contiguous SF:			Zoning:	Light Industrial	Light Industrial
Max Contiguous Acres:			Site Condition/Quality:		
Lot Dimensions (LxW):			Topography:	Flat	Flat
Floodplain:			Site Shape:		
Density:			Access:	Pardee Road	Pardee Road
Permitted SF:			Visibility:	Ecorse Road	Ecorse Road
Buildable SF:			Frontage:	Pardee 200'	Pardee 200'

Additional Site/Parcel Information Comments:

Frontage Traffic Count Comments:

## Utilities

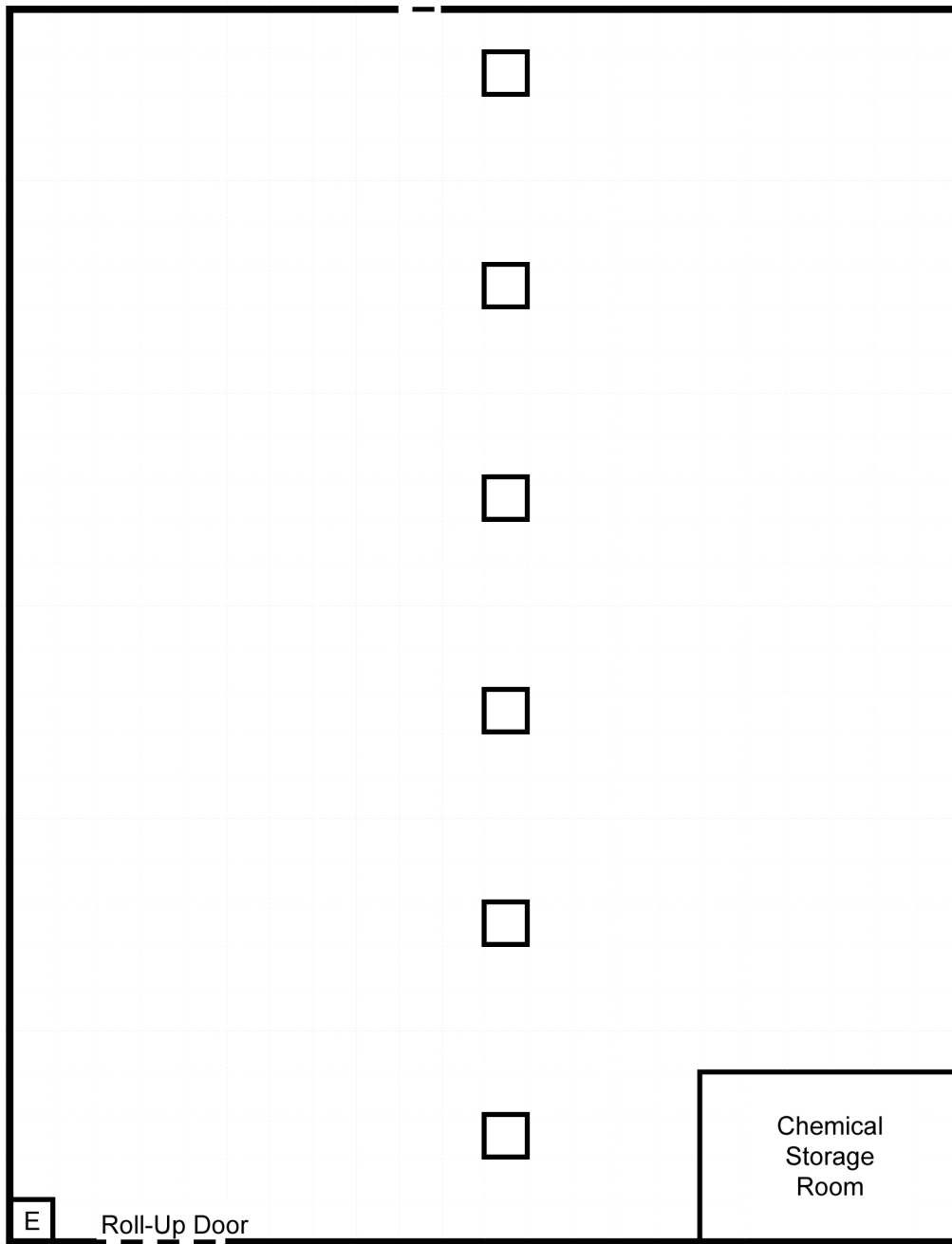
	Property	Building #1		Property	Building #1
Gas:	Natural	Natural	Phase:		Single
Water:	City	City	Power Supplier:		DTE Energy
Sewer:	City	City	Phone:	Available	Available
Power:			Cable:		
Amps:		70	Broadband:		
Volts:		208	Broadband Supplier:		

Utility Comments:

## Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Ryan Marchand	248.567.7999	<a href="mailto:ryan.marchand@lee-associates.com">ryan.marchand@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	<a href="mailto:scott.lyons@lee-associates.com">scott.lyons@lee-associates.com</a>

6900 PARDEE TAYLOR MICHIGAN 48180 - FORMER SHEMIN NURSERIES DISTRIBUTION CENTER  
FLOOR PLAN - APPROXIMATELY 6,400 SQUARE FEET



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**Building #2 - 9,100 SF  
6900 Pardee Road  
Taylor, MI 48180**


**Property Type:** Industrial  
**Available SF:** 9,100  
**Land Size (Acres):** 2.00  
**Market:** SE Michigan  
**Submarket:** Downriver  
**County:** Wayne

**Availability Details**

<b>Available SF:</b>	9,100	<b>Transaction Type:</b>	Sale / Lease
<b>Industrial SF:</b>	8,100		
<b>Office SF:</b>	1,000		
<b>Asking Sale Price:</b>	Negotiable		
<b>Asking Lease Rate:</b>	\$5.50 NNN		

**Comments**

**Availability Comments:** A total of three individual buildings currently available - 6,400 square foot and 9,100 square foot warehouses, and 4,500 square foot office building. Can be leased together or separately. Land sites flexible, may be leased with or without a building. Prices based on size and acreage leased.



**Building & Construction Details**

Feature	Property	Building #2	Feature	Property	Building #2
<b>Building Class:</b>	C	C	<b>Construction Type:</b>	Steel	Steel
<b># Floors:</b>	1	1	<b>Exterior Type:</b>		
<b># Units</b>			<b>Building/Construction Quality:</b>		
<b># of Buildings:</b>	3	1	<b>Physical Condition:</b>		
<b>Primary Use:</b>	Landscaping	Distribution	<b>Building/Construction Appeal:</b>		
<b>Secondary Use:</b>	Light Industrial	Warehouse	<b>Roof Type:</b>	Steel	Steel
<b>Center Type:</b>			<b>Roof Age:</b>	36	36
<b>Construction Status:</b>	Existing	Existing	<b>Skylight:</b>		
<b>Year Built:</b>	1980	1980	<b>Deck:</b>		
<b>Date Built:</b>			<b>Floor Type:</b>	Cement	Cement
<b>Year Refurbished:</b>			<b>Floor Thickness (inches):</b>	6.00	6.00
<b>Current Occupancy %</b>			<b>Heat:</b>	Gas Forced Air	Gas Forced Air
<b>Multi-Tenant:</b>	Yes	No	<b>AC:</b>	HVAC	None
<b>Corporate HQ:</b>	No	No	<b>Lighting:</b>	Fluorescent	Fluorescent
<b>Spec/BTS:</b>			<b>Sprinkler:</b>	No	No
<b>Spec SF:</b>			<b>Security:</b>	Yes	Yes
<b>Flex:</b>	No	No	<b>Restroom:</b>	Multiple	2
<b>Condominium:</b>	No	No	<b>Shower:</b>		
<b>Space Build Out:</b>			<b>Lobby:</b>		
<b>Building Dimensions (LxW):</b>			<b>Signage:</b>		
<b>Typical Floorplate SF (Min):</b>			<b># Passenger Elevators:</b>		
<b>Typical Floorplate SF (Max):</b>			<b># Freight Elevators:</b>		
<b>Core Factor:</b>			<b>LEED Certification:</b>		
<b>Load Factor:</b>			<b>Handicapped Accessible (ADA):</b>		
<b>Floor Area Ratio:</b>					

Elevator Comments:

**Clearance, Dock & Door**

	Property	Building #2		Property	Building #2
<b>Ceiling Height:</b>	Varies	15'0" - 20'0"	<b># GL/DID:</b>	3	2
<b>Bay/Column Size(WxD):</b>			<b>GL/DID Dim.(HxW):</b>		
<b>Column Spacing:</b>		80'	<b># DH/Truck-Level Doors:</b>	2	2
<b># Int. Docks:</b>			<b>Truckwell Size:</b>		
<b># Int. Levelers:</b>			<b>Trailer Spots:</b>		
<b># Ext. Docks:</b>			<b>Truck Turning Radius:</b>		
<b># Ext. Levelers:</b>			<b># Rail Doors:</b>		
<b>Cross-docked:</b>	No	No	<b>Total Doors:</b>	5	4

Property Loading &amp; Door Comments:

Space Loading &amp; Door Comments:

**Rail**

	Property	Building #2		Property	Building #2
<b>Rail Status:</b>	Possible	Possible	<b># Ex Spots:</b>		
<b>Rail Line:</b>			<b># Int Spots:</b>		

Rail Comments:

**Parking**

	Property	Building #2		Property	Building #2
# Spaces:	20	20	Monthly Rate:		
Parking Ratio:			# Uncovered Spaces:		
# Covered Spaces:			Monthly Rate (\$):		
Parking Comments:					

**Site**

	Property	Building #2		Property	Building #2
Land Size (Acres):	17.00	2.00	Permitted FAR:		
Land SF:	740,520	87,120	Development Capacity:		
Land Usable Acres:			Yard Type:		
Land Usable SF:			Yard SF:		
Max Contiguous SF:			Zoning:	Light Industrial	Light Industrial
Max Contiguous Acres:			Site Condition/Quality:		
Lot Dimensions (LxW):			Topography:	Flat	Flat
Floodplain:			Site Shape:		
Density:			Access:	Pardee Road	Pardee Road
Permitted SF:			Visibility:	Ecorse Road	Ecorse Road
Buildable SF:			Frontage:	Pardee 200'	Pardee 200'

Additional Site/Parcel Information Comments:

Frontage Traffic Count Comments:

**Utilities**

	Property	Building #2		Property	Building #2
Gas:	Natural	Natural	Phase:		3
Water:	City	City	Power Supplier:		DTE Energy
Sewer:	City	City	Phone:	Available	Available
Power:			Cable:		
Amps:		600	Broadband:		
Volts:		208	Broadband Supplier:		

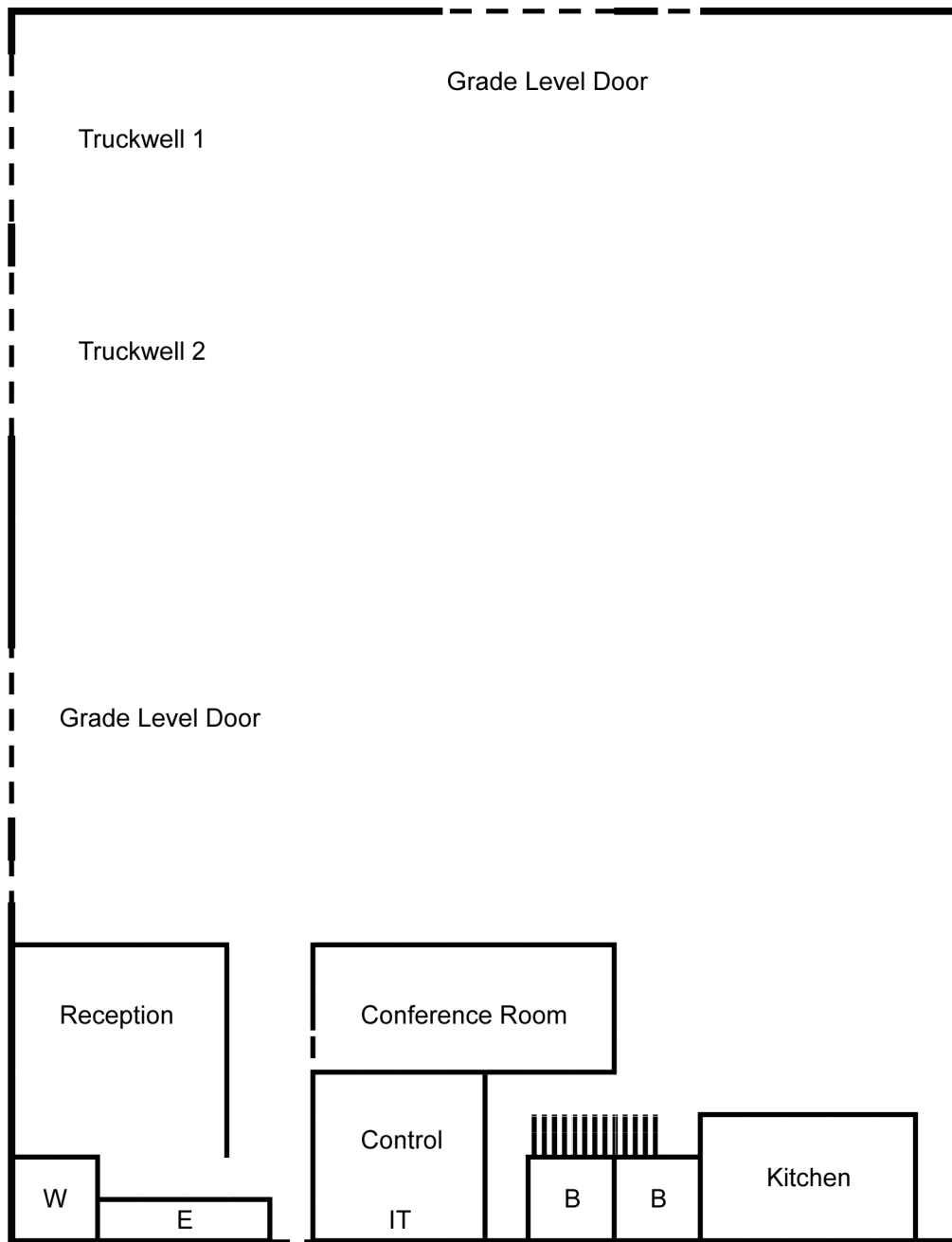
Utility Comments:

**Contacts for this Availability**

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Ryan Marchand	248.567.7999	<a href="mailto:ryan.marchand@lee-associates.com">ryan.marchand@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	<a href="mailto:scott.lyons@lee-associates.com">scott.lyons@lee-associates.com</a>

6900 PARDEE TAYLOR MICHIGAN 48180 - FORMER SHEMIN NURSERIES DISTRIBUTION CENTER

SUITE 2 FLOOR PLAN - APPROXIMATELY 9,100 SQUARE FEET



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**Building #3 - 4,500 SF  
6900 Pardee Road  
Taylor, MI 48180**


**Property Type:** Industrial  
**Available SF:** 4,500  
**Land Size (Acres):** 0.15  
**Market:** SE Michigan  
**Submarket:** Downriver  
**County:** Wayne

**Availability Details**

<b>Available SF:</b>	4,500	<b>Transaction Type:</b>	Sale / Lease
<b>Office SF:</b>	4,500		
<b>Asking Sale Price:</b>	Negotiable		
<b>Asking Lease Rate:</b>	\$8.00/SF NNN		

**Comments**

**Availability Comments:** A total of three individual buildings currently available - 6,400 square foot and 9,100 square foot warehouses, and 4,500 square foot office building. Can be leased together or separately. Land sites flexible, may be leased with or without a building. Prices based on size and acreage leased.

**Building & Construction Details**

Feature	Property	Building #3	Feature	Property	Building #3
<b>Building Class:</b>	C	C	<b>Construction Type:</b>	Steel	Steel
<b># Floors:</b>	1	1	<b>Exterior Type:</b>		
<b># Units</b>			<b>Building/Construction Quality:</b>		
<b># of Buildings:</b>	3	1	<b>Physical Condition:</b>		
<b>Primary Use:</b>	Landscaping	Office	<b>Building/Construction Appeal:</b>		
<b>Secondary Use:</b>	Light Industrial	Call Center	<b>Roof Type:</b>	Steel	Steel
<b>Center Type:</b>			<b>Roof Age:</b>	36	36
<b>Construction Status:</b>	Existing	Existing	<b>Skylight:</b>		
<b>Year Built:</b>	1980	1980	<b>Deck:</b>		
<b>Date Built:</b>			<b>Floor Type:</b>	Cement	Cement
<b>Year Refurbished:</b>			<b>Floor Thickness (inches):</b>	6.00	6.00
<b>Current Occupancy %</b>			<b>Heat:</b>	Gas Forced Air	Gas Forced Air
<b>Multi-Tenant:</b>	Yes	No	<b>AC:</b>	HVAC	HVAC
<b>Corporate HQ:</b>	No	No	<b>Lighting:</b>	Fluorescent	Fluorescent
<b>Spec/BTS:</b>			<b>Sprinkler:</b>	No	No
<b>Spec SF:</b>			<b>Security:</b>	Yes	Yes
<b>Flex:</b>	No	No	<b>Restroom:</b>	Multiple	2
<b>Condominium:</b>	No	No	<b>Shower:</b>		
<b>Space Build Out:</b>			<b>Lobby:</b>		
<b>Building Dimensions (LxW):</b>			<b>Signage:</b>		
<b>Typical Floorplate SF (Min):</b>			<b># Passenger Elevators:</b>		
<b>Typical Floorplate SF (Max):</b>			<b># Freight Elevators:</b>		
<b>Core Factor:</b>			<b>LEED Certification:</b>		
<b>Load Factor:</b>			<b>Handicapped Accessible (ADA):</b>		
<b>Floor Area Ratio:</b>					
<b>Elevator Comments:</b>					

**Clearance, Dock & Door**

	Property	Building #3		Property	Building #3
<b>Ceiling Height:</b>	Varies	10'0" - 10'0"	<b># GL/DID:</b>	3	0
<b>Bay/Column Size(WxD):</b>			<b>GL/DID Dim.(HxW):</b>		
<b>Column Spacing:</b>			<b># DH/Truck-Level Doors:</b>	2	
<b># Int. Docks:</b>			<b>Truckwell Size:</b>		
<b># Int. Levelers:</b>			<b>Trailer Spots:</b>		
<b># Ext. Docks:</b>			<b>Truck Turning Radius:</b>		
<b># Ext. Levelers:</b>			<b># Rail Doors:</b>		
<b>Cross-docked:</b>	No	No	<b>Total Doors:</b>	5	0

**Property Loading & Door Comments:**
**Space Loading & Door Comments:**
**Rail**

	Property	Building #3		Property	Building #3
<b>Rail Status:</b>	Possible	Possible	<b># Ex Spots:</b>		
<b>Rail Line:</b>			<b># Int Spots:</b>		

**Rail Comments:**

**Parking**

	Property	Building #3		Property	Building #3
# Spaces:	20	20	Monthly Rate:		
Parking Ratio:			# Uncovered Spaces:		
# Covered Spaces:			Monthly Rate (\$):		
Parking Comments:					

**Site**

	Property	Building #3		Property	Building #3
Land Size (Acres):	17.00	0.15	Permitted FAR:		
Land SF:	740,520	6,534	Development Capacity:		
Land Usable Acres:			Yard Type:		
Land Usable SF:			Yard SF:		
Max Contiguous SF:			Zoning:	Light Industrial	Light Industrial
Max Contiguous Acres:			Site Condition/Quality:		
Lot Dimensions (LxW):			Topography:	Flat	Flat
Floodplain:			Site Shape:		
Density:			Access:	Pardee Road	Pardee Road
Permitted SF:			Visibility:	Ecorse Road	Ecorse Road
Buildable SF:			Frontage:	Pardee 200'	Pardee 200'

Additional Site/Parcel Information Comments:

Frontage Traffic Count Comments:

**Utilities**

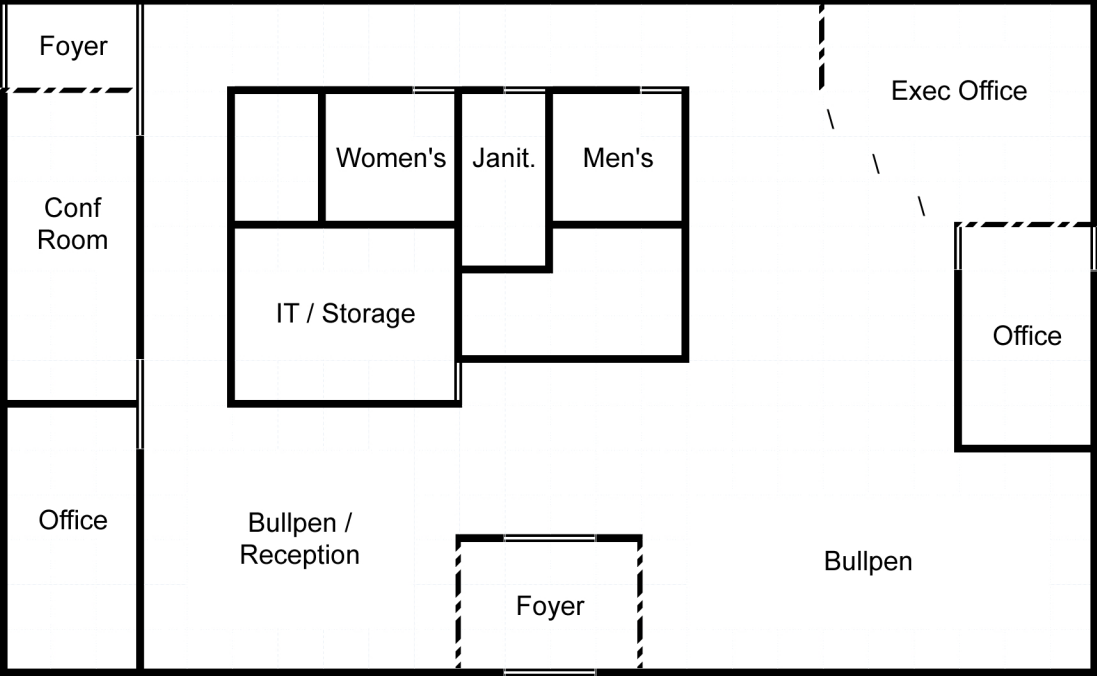
	Property	Building #3		Property	Building #3
Gas:	Natural	Natural	Phase:		3
Water:	City	City	Power Supplier:		DTE Energy
Sewer:	City	City	Phone:	Available	Available
Power:			Cable:		
Amps:		200	Broadband:		
Volts:		208	Broadband Supplier:		

Utility Comments:

**Contacts for this Availability**

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Ryan Marchand	248.567.7999	<a href="mailto:ryan.marchand@lee-associates.com">ryan.marchand@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	<a href="mailto:scott.lyons@lee-associates.com">scott.lyons@lee-associates.com</a>

6900 PARDEE ROAD, TAYLOR, MI 48180 - FORMER SHEMIN NURSERIES DISTRIBUTION CENTER  
OFFICE BUILDING - APPROXIMATELY 4,500 SQUARE FEET



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**13 Acres of Vacant Land  
6900 Pardee Road  
Taylor, MI 48180**



**Property Type:** Land  
**Available Acres:** 13.00  
**Market:** SE Michigan  
**Submarket:** Downriver  
**County:** Wayne

**Availability Details**

**Available Acres:** 13.00  
**Available SF:** 566,280  
**Asking Sale Price:** Negotiable  
**Asking Lease Rate:** \$1,400.00/Acre  
Gross

**Transaction Type:** Sale / Lease

**Comments**

**Availability Comments:** Land sites flexible, one to thirteen acres. May be leased with or without buildings. Prices based on size and acreage leased. One acre minimum.



Site					
Feature	Property	Acreage	Feature	Property	Acreage
<b>Parcel Number:</b>	60-007-99-0003-001 & 60-007-99-0003-002	60-007-99-0003-002	<b>Secondary Use:</b>		
<b>Legal Description:</b>			<b>Access:</b>	Pardee Road	Pardee Road
<b>Lot Dimensions (LxW):</b>			<b>Visibility:</b>	Ecorse Road	Ecorse Road
<b>Site Shape:</b>			<b>Frontage:</b>	Pardee 200'	Pardee 200'
<b>Spec/BTS:</b>			<b>Rail Status:</b>	Possible	Possible
<b>Floodplain:</b>			<b>Rail Line:</b>		
<b>Density:</b>			<b>Topography:</b>		Flat
<b>Permitted SF:</b>			<b>Easement:</b>		
<b>Permitted FAR:</b>			<b>Land Condition:</b>		
<b>Buildable SF:</b>			<b>Structure on Site:</b>		No
<b>Development Capacity:</b>			<b>Min Div.Struct SF:</b>		
<b>Zoning:</b>	Light Industrial	Light Industrial	<b>Max Contig.Struct SF:</b>		
<b>Primary Use:</b>	Landscaping	Light Industrial			
<b>Additional Site/Parcel Information Comments:</b>					
<b>Frontage Traffic Count Comments:</b>					

Contacts for this Availability				
Role	Company	Name	Phone	Email
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