

FOR SALE OR LEASE

BUILD-TO-SUIT 1.86 AC / 25,400 SF



PLYMOUTH, MI

41336 CONCEPT DR.

For more information, please contact:

STEVE GORDON

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DAVE GREEN

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**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

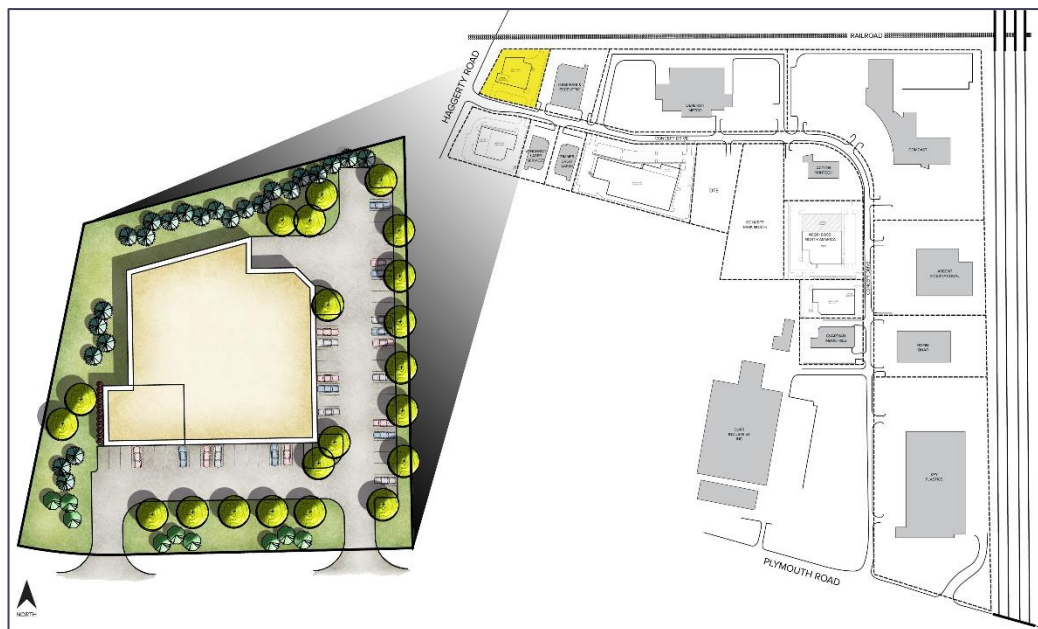


HILLSIDE
INVESTMENTS

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
- 25,400 total square feet
- 6,000 square feet of office space
- (1) grade level door, (1) truckwell
- Zoned Industrial
- 1.86 acre site
- 55 parking spaces
- Many possible uses
- First-class construction
- 26' clear height



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,615	\$68,561
3 MILE	74,611	\$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.

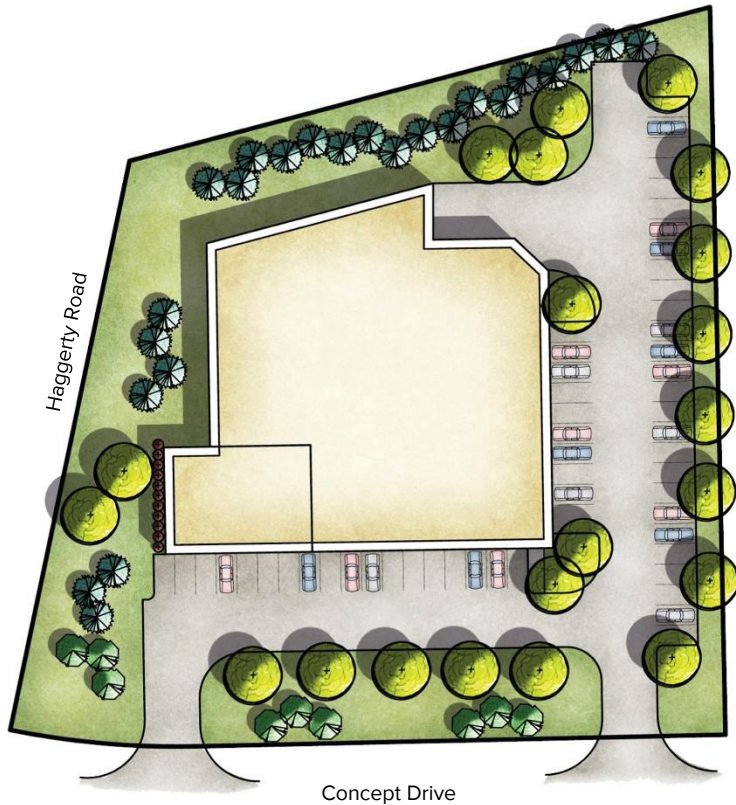
LOT #1
41336 CONCEPT DRIVE
 PLYMOUTH, MICHIGAN

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SITE PLAN



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