

For Sale HIGH DENSITY INDUSTRIAL DEVELOPMENT OPPORTUNITY



14740 220th Ave. | Big Rapids, MI 49307



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- **Prime 16.95-acre development site:** strategically located off Interstate 131
- **Heavy Industrial Zoning** versatile for various uses including manufacturing, warehousing, wholesale, and contractor operations
- **Critical Location:** Less than 2 miles from Ferris State University, tapping into a large student and workforce population

Parcel Information

Municipality Big Rapids Township

County Mecosta

Lot Size 16.95 Acres

Parcel Numbers 05-021-006-002

Assessed Value (2024) \$89,000

Taxable Value (2024) \$31,894

Property Tax (2024) \$1,539.76

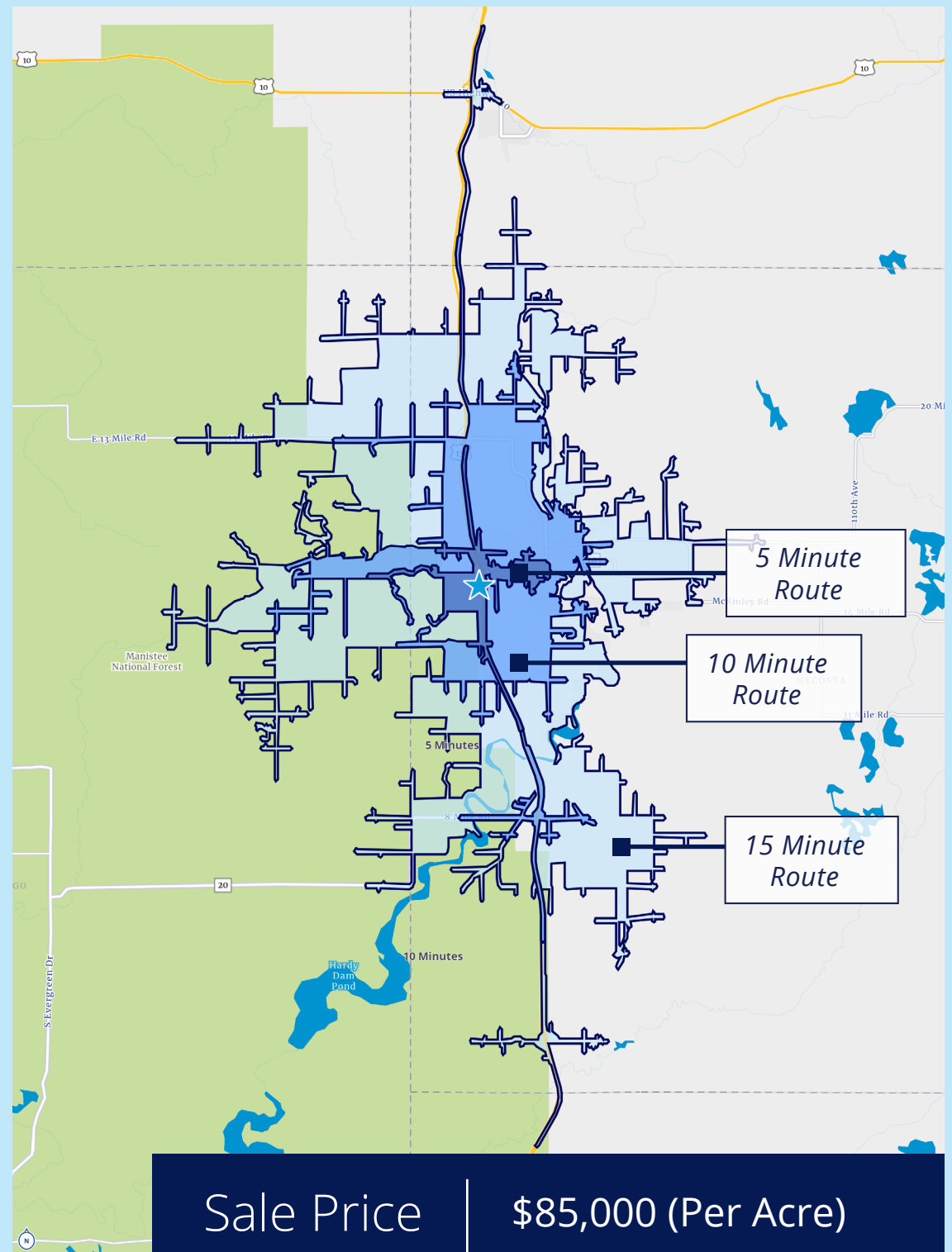
Utilities

- Private well for water
- Requires a private septic system
- Gas and Electric provided by Consumers Energy

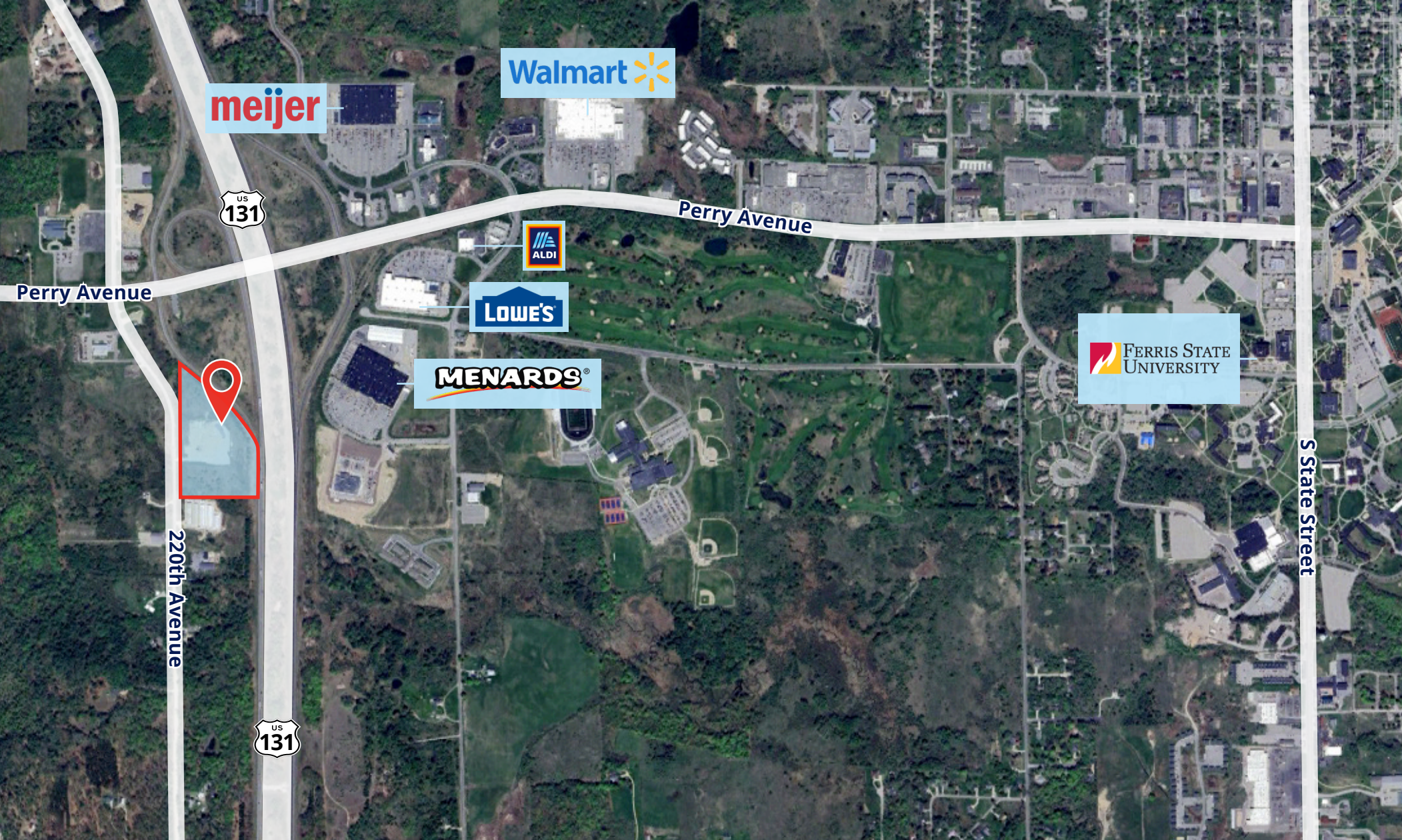
Zoning HI (Heavy Industrial)

Zoning Uses

- Manufacturing, processing, or assembly plants
- Warehouses or storage
- Wholesale establishments
- Contractors' shops and/or yards
- Boat and recreational vehicle storage



Sale Price | \$85,000 (Per Acre)



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