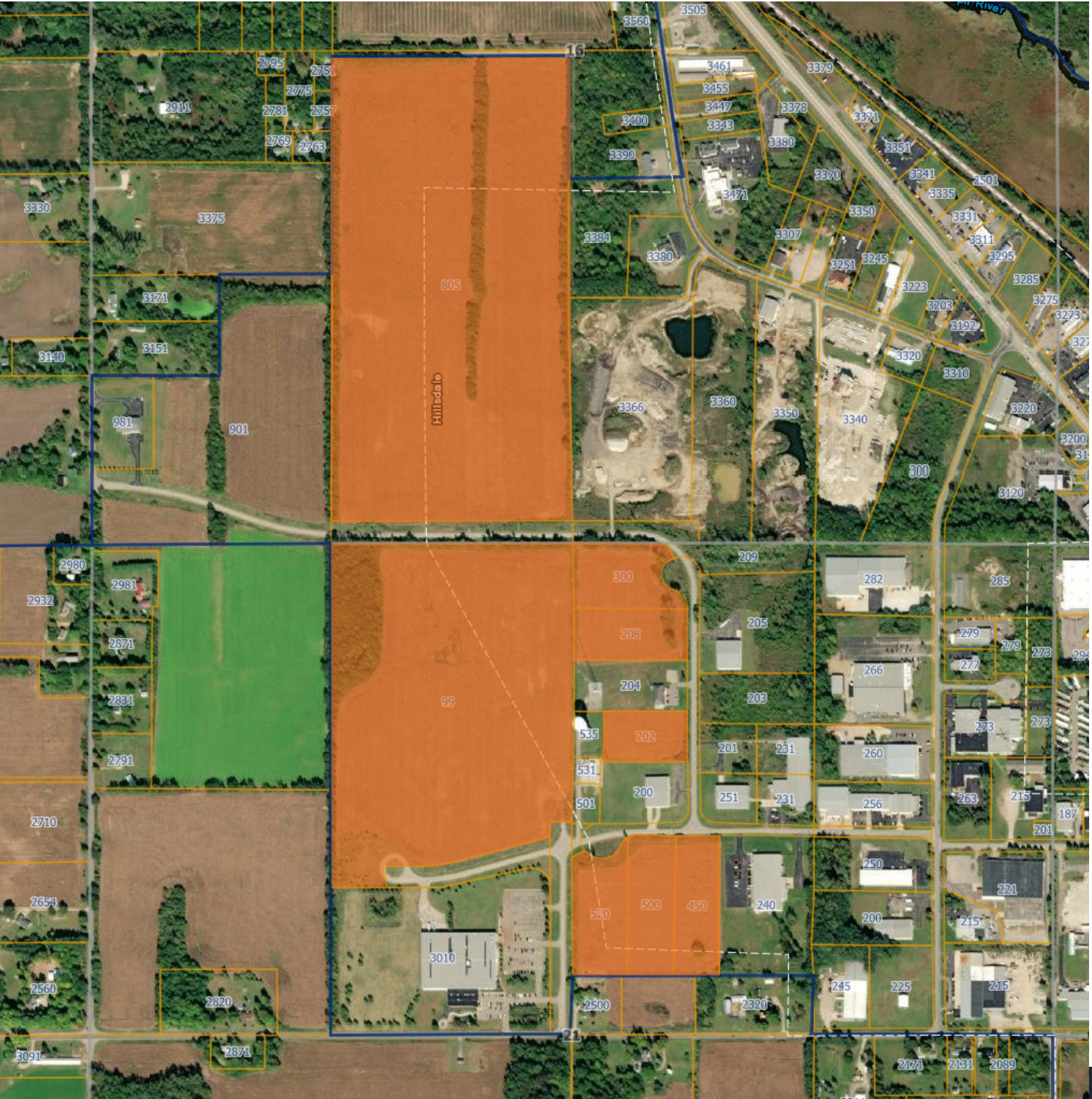


UP TO 198 ACRES INDUSTRIAL LAND

Michigan Certified Business Park Manufacturing & Technology Park

Hillsdale, MI 49242



CONTACT

DUKE SUWYN SIOR, CCIM
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Duke.Suwyn@AdvantageCRE.com

www.AdvantageCRE.com



FOR SALE INDUSTRIAL DEVELOPMENT OPPORTUNITY

Rare opportunity to acquire industrial zoned land with all utilities available. Great accessibility to multiple highways and 3 minutes from Hillsdale Airport. Hillsdale is a community eager to support your growth in this Michigan Certified Business Park. Industrial Development District in place allowing for tax abasements to qualified users.

VARIOUS PARCELS

**UP TO
152.02**

ACRES

**I-1, LIGHT
INDUSTRIAL**

ZONING

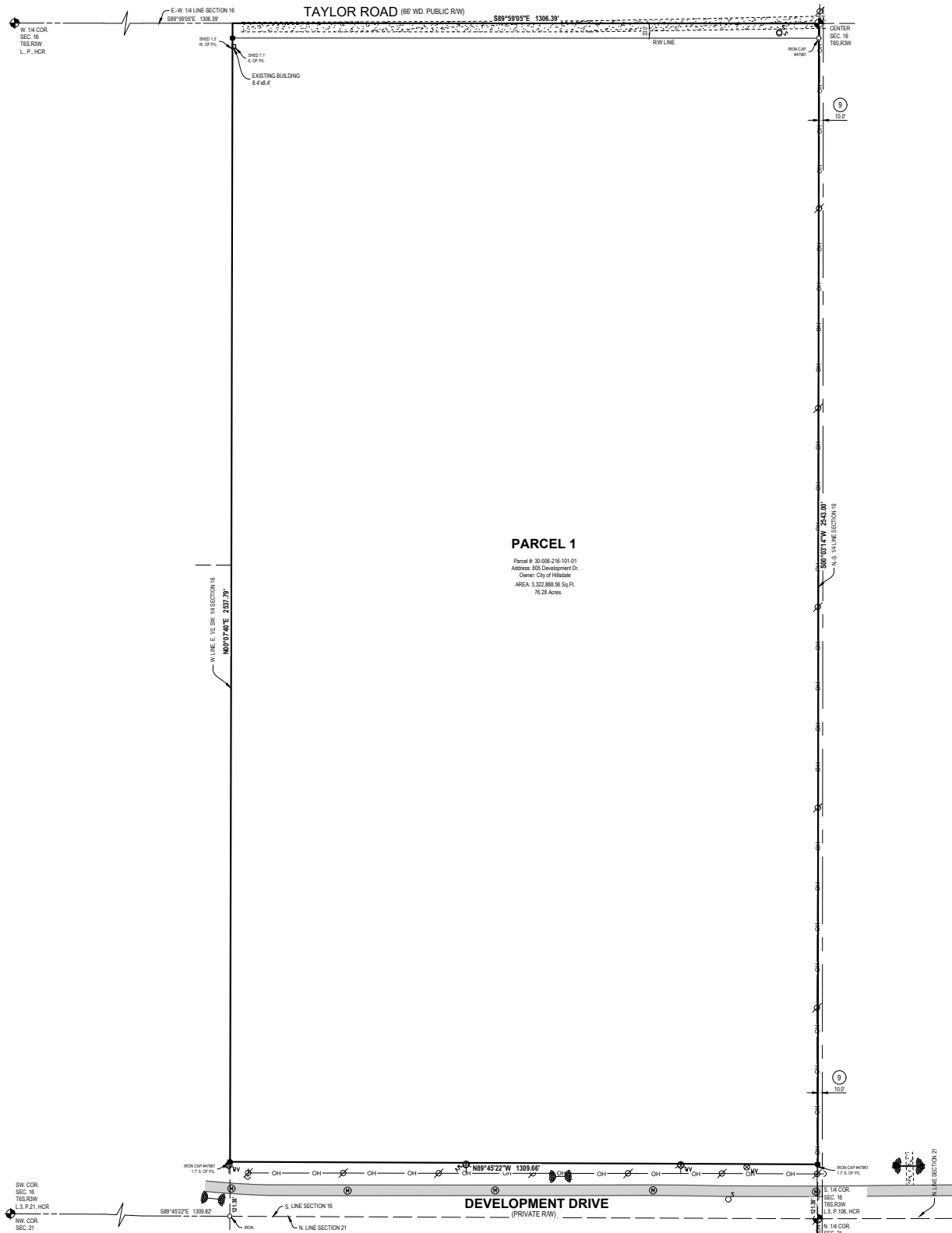






805 DEVELOPMENT DRIVE

Parcel Numbers	30-006-216-101-01
Acreage	76.35 Acres
Sale Price	\$763,500
Sale Price/Acre	\$10,000/Acre
Current Zoning	I-1, Light Industrial
Utilities (See page 21)	To Site

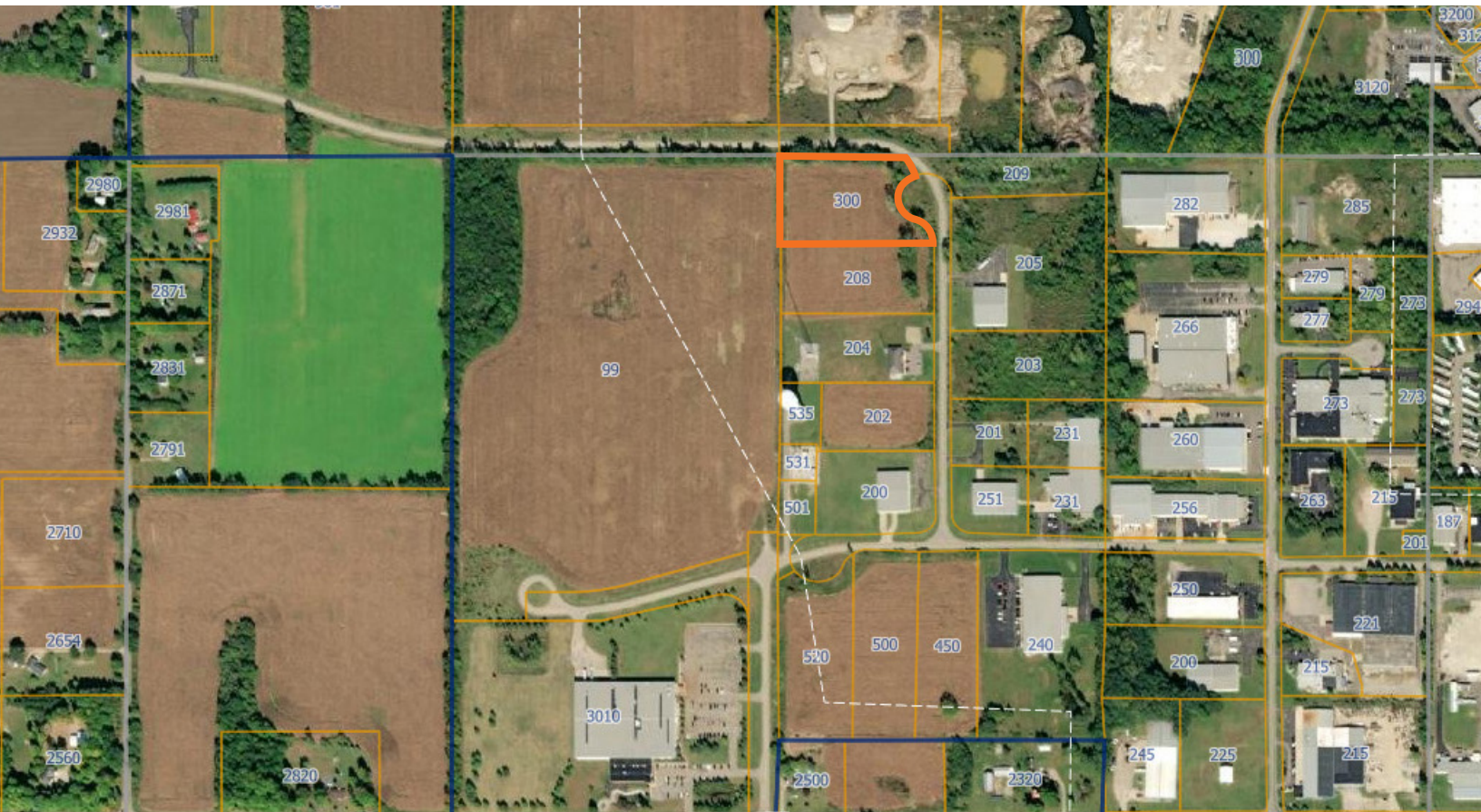




99 HINE DRIVE

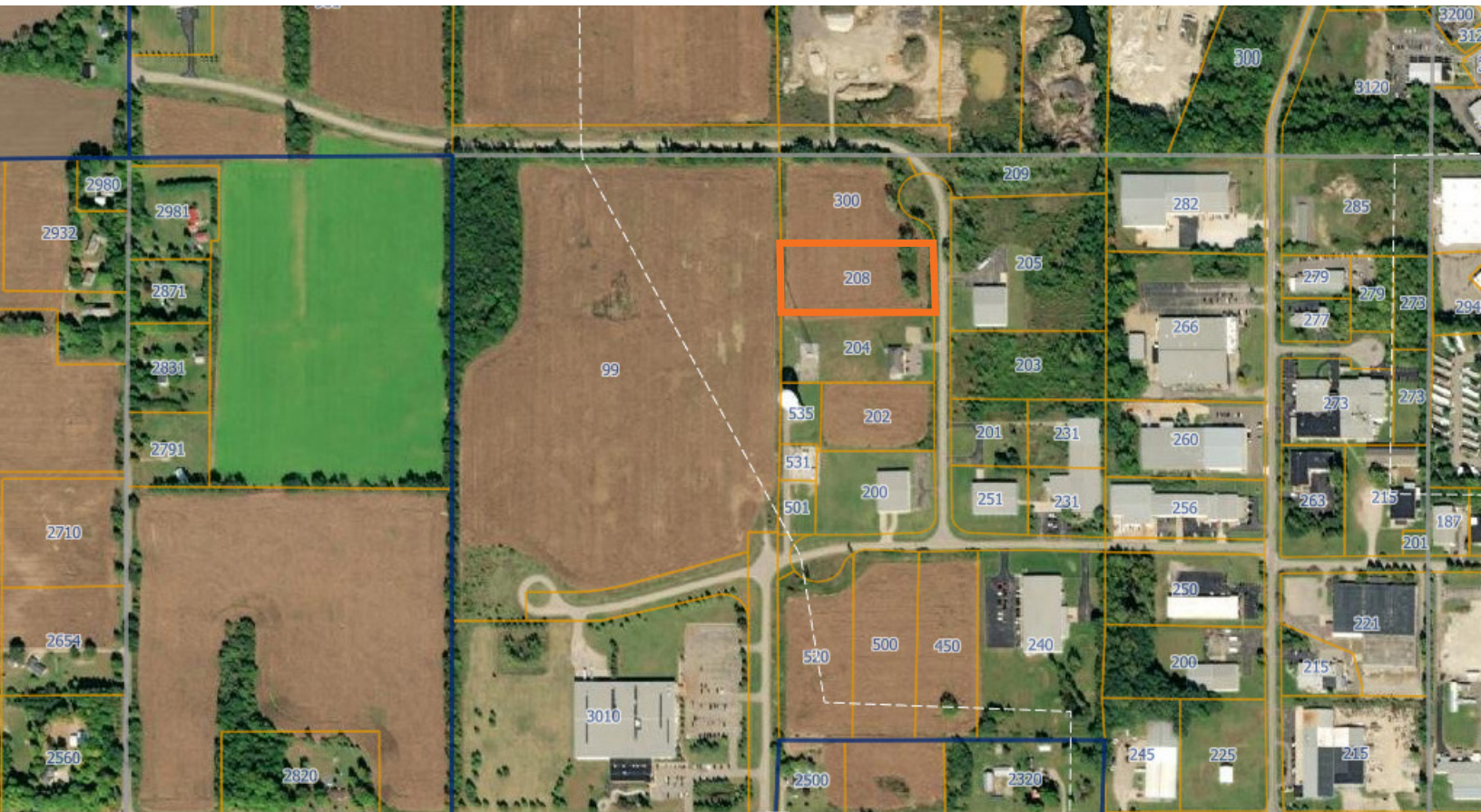
Parcel Numbers	30-006-221-301-02
Acreage	51.72 Acres
Sale Price	\$646,500
Sale Price/Acre	\$12,500/Acre
Current Zoning	I-1, Light Industrial
Utilities (See page 21)	To Site





300 DEVELOPMENT DRIVE

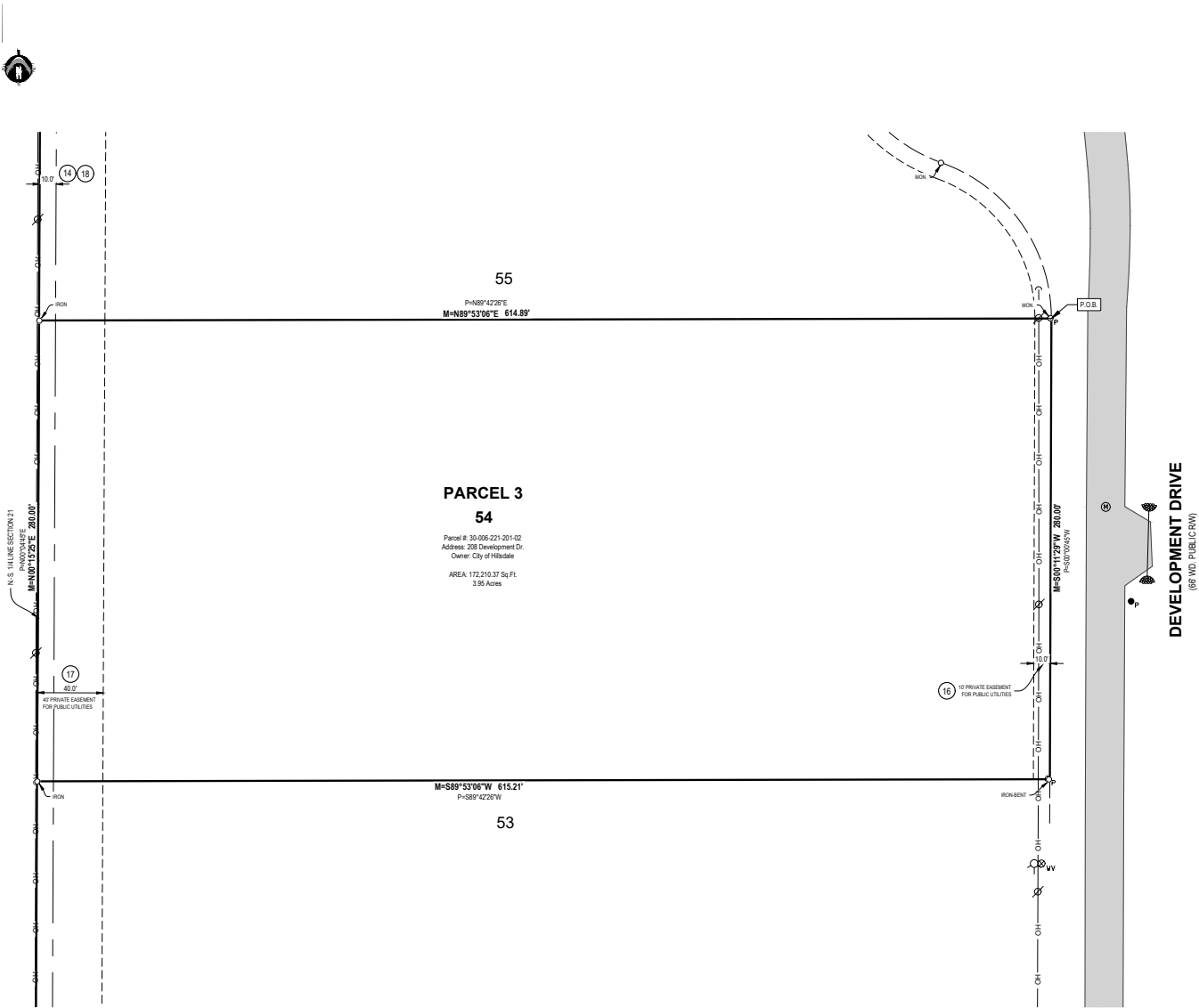
Parcel Numbers	30-006-221-201-01
Acreage	4.31 Acres
Sale Price	\$86,200
Sale Price/Acre	\$20,000/Acre
Current Zoning	I-1, Light Industrial
Utilities (See page 21)	To Site

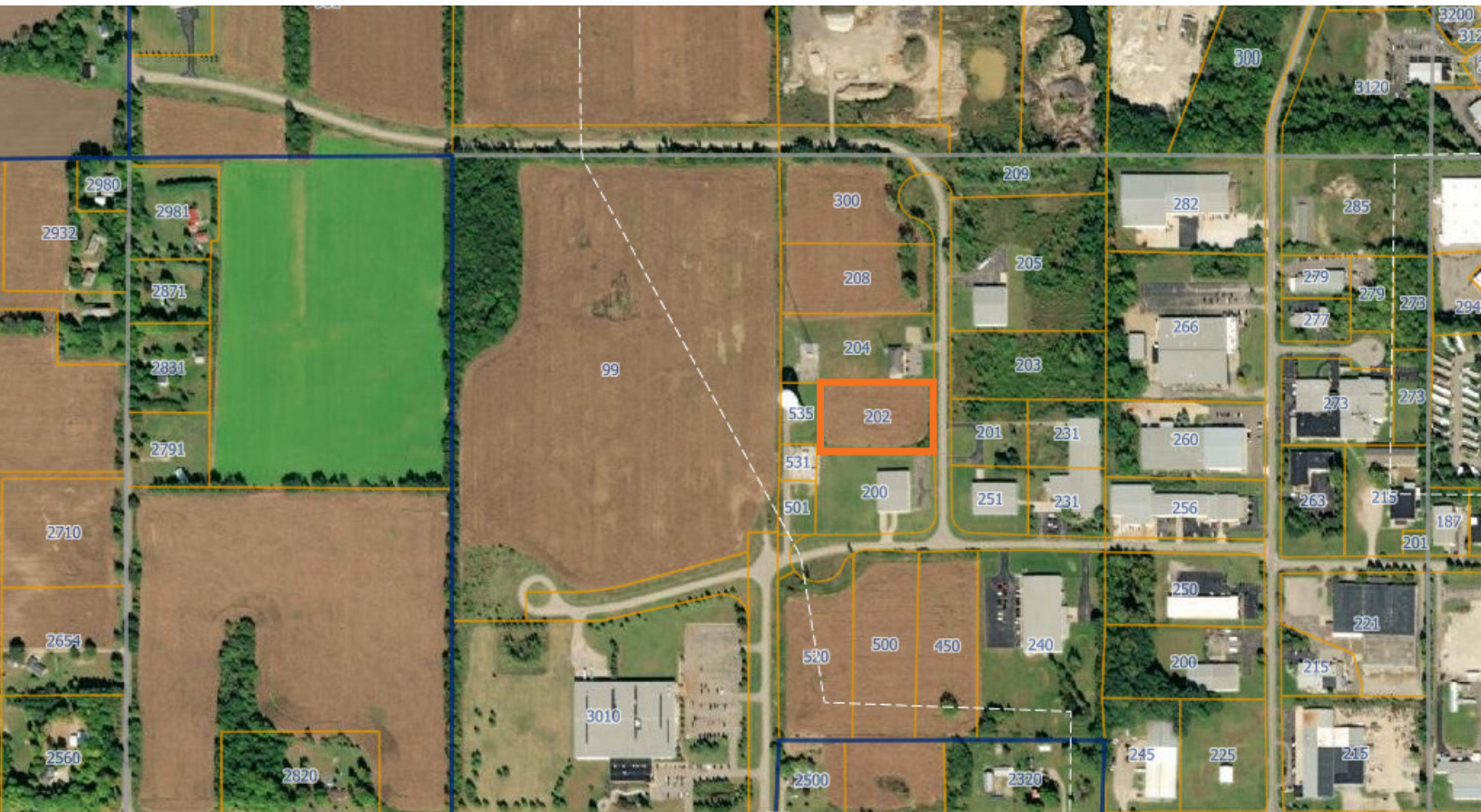


208 DEVELOPMENT DRIVE

Parcel Numbers	30-006-221-201-02
Acreage	3.96 Acre
Sale Price	\$79,200
Sale Price/Acre	\$20,000/Acre
Current Zoning	I-1, Light Industrial
Utilities (See page 21)	To Site

SITE SURVEY

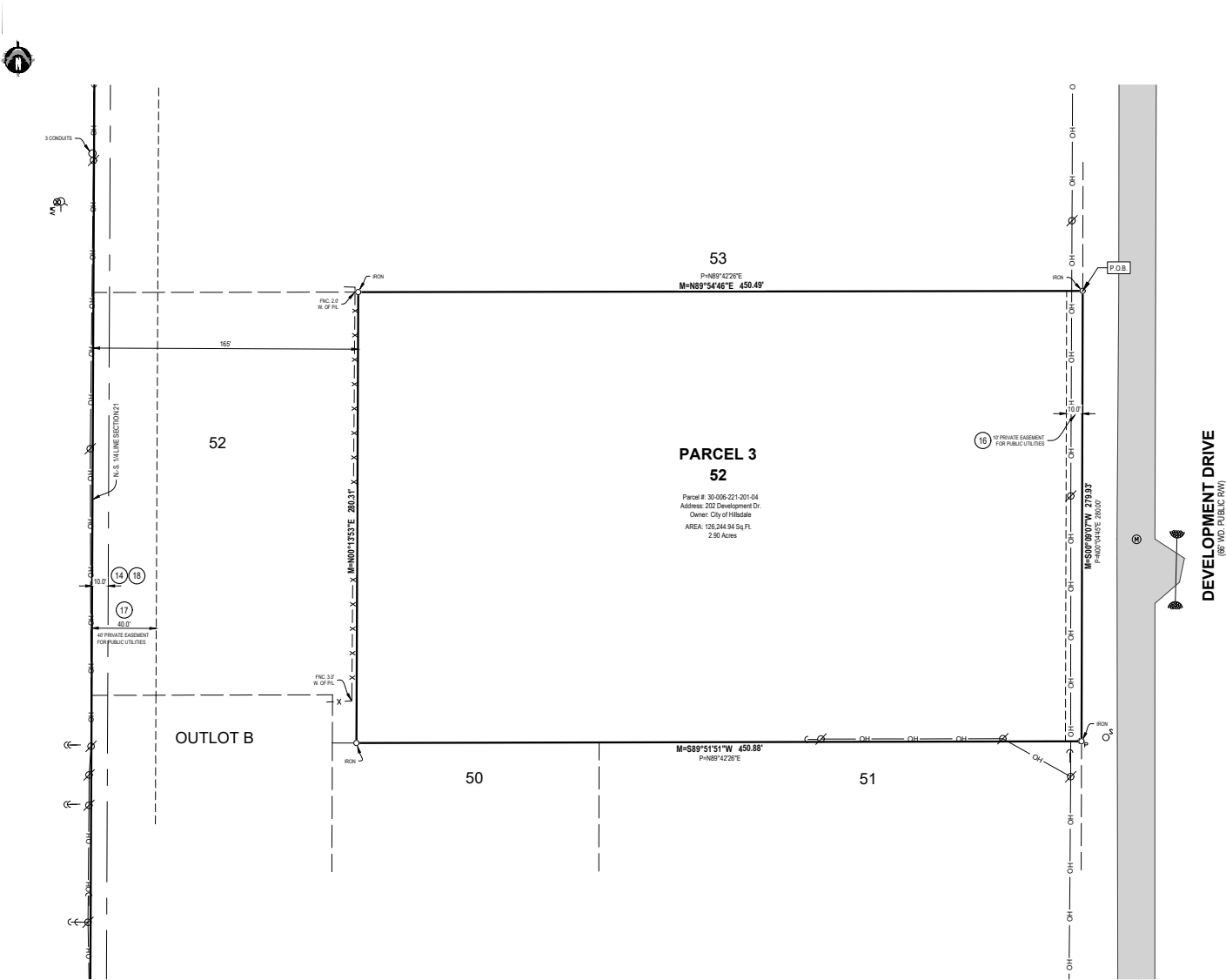


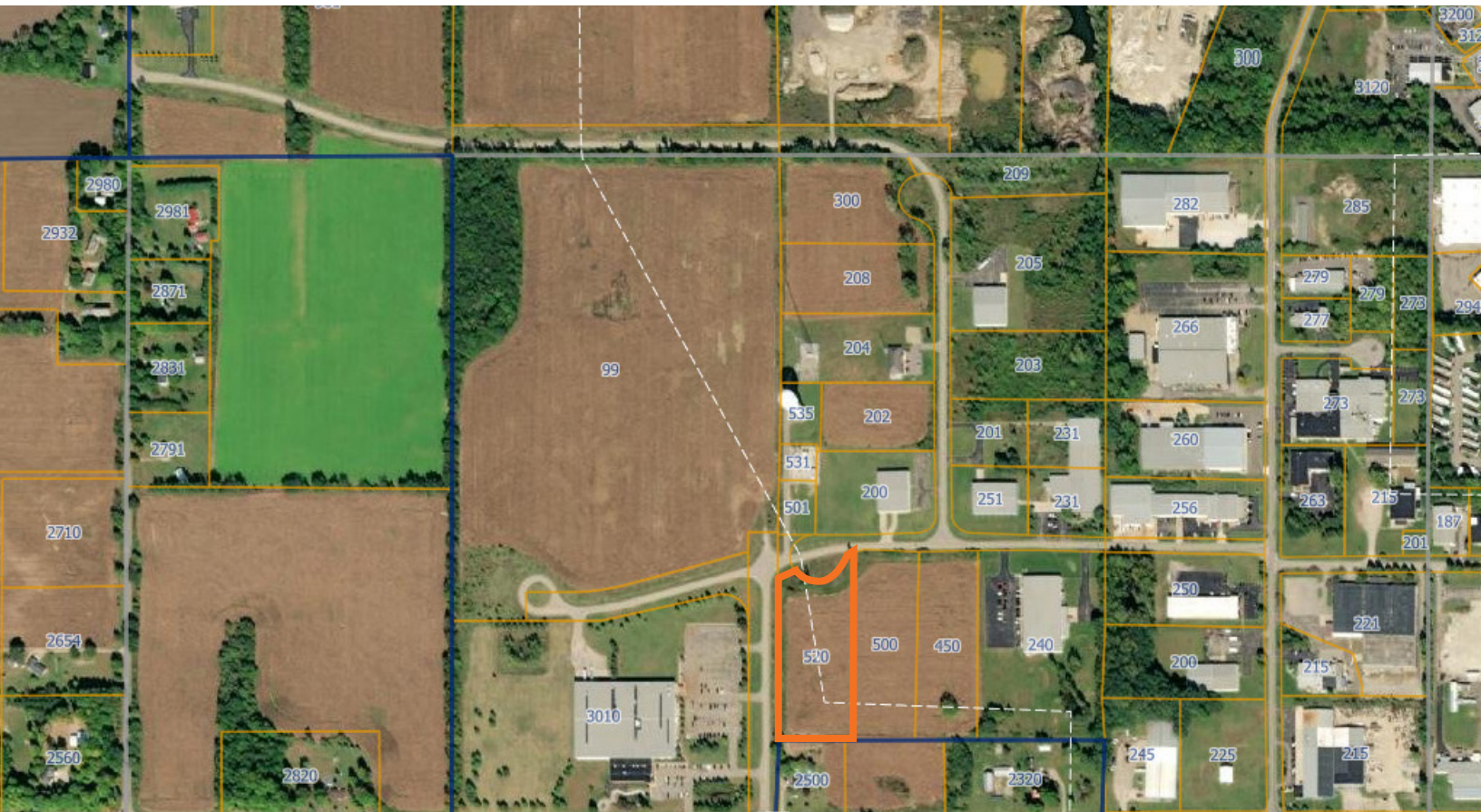


202 DEVELOPMENT DRIVE

Parcel Numbers	30-006-221-201-04
Acreage	2.67 Acre
Sale Price	\$53,400
Sale Price/Acre	\$20,000/Acre
Current Zoning	I-1, Light Industrial
Utilities (See page 21)	To Site

SITE SURVEY



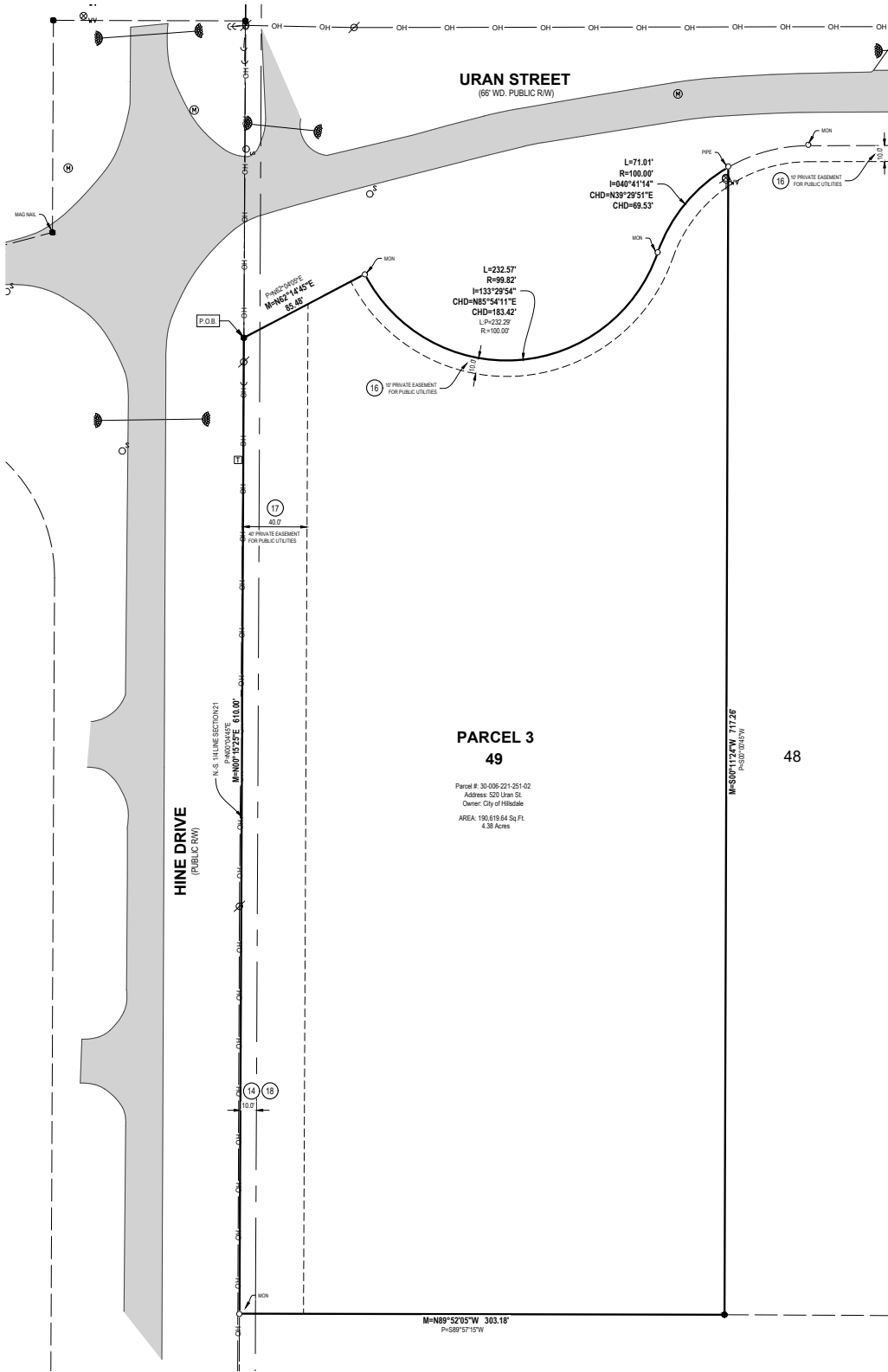


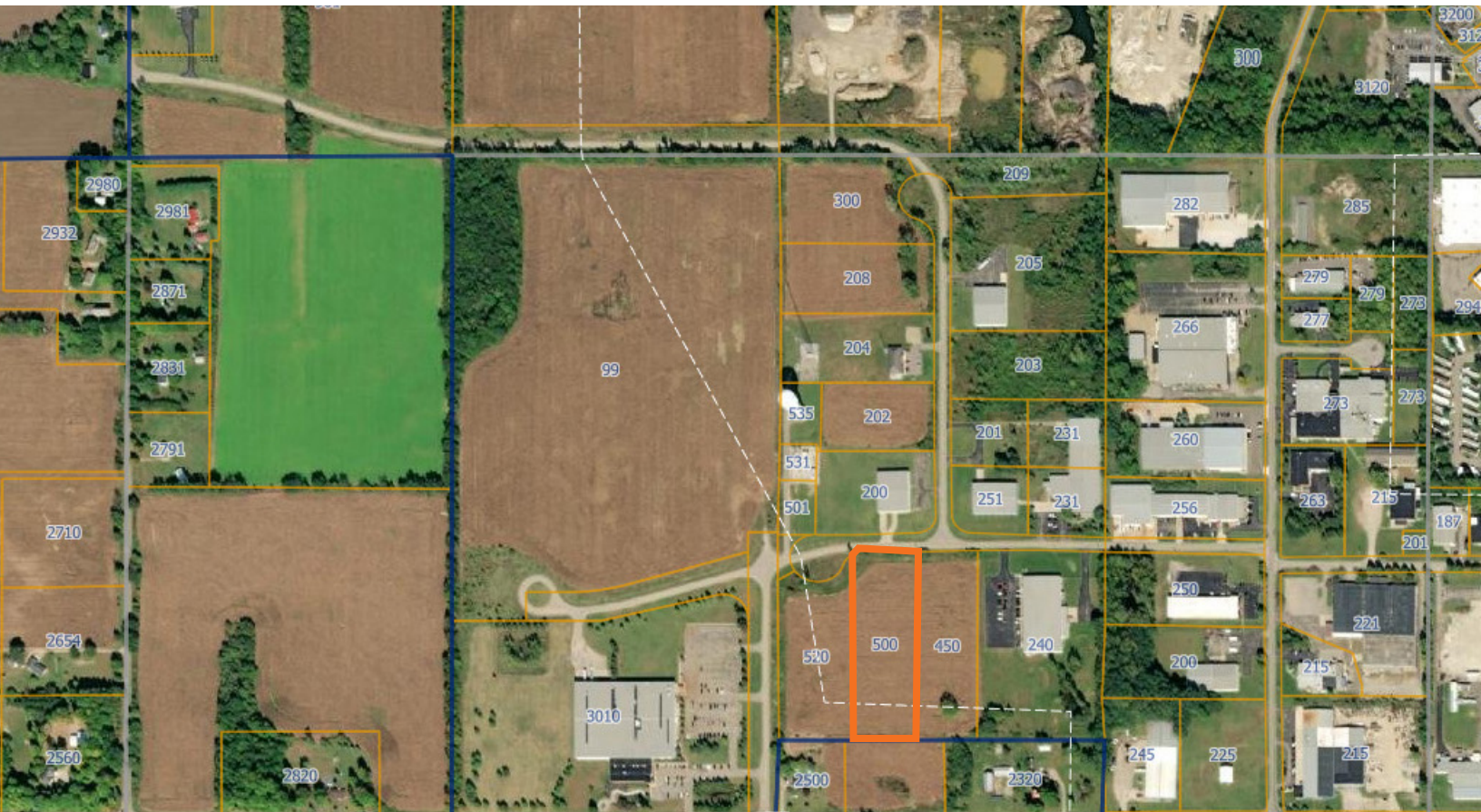
520 URAN STREET

Parcel Numbers	30-006-251-02
Acreage	4.62 Acres
Current Zoning	I-1, Light Industrial
Utilities (See page 21)	To Site

PENDING

SITE SURVEY

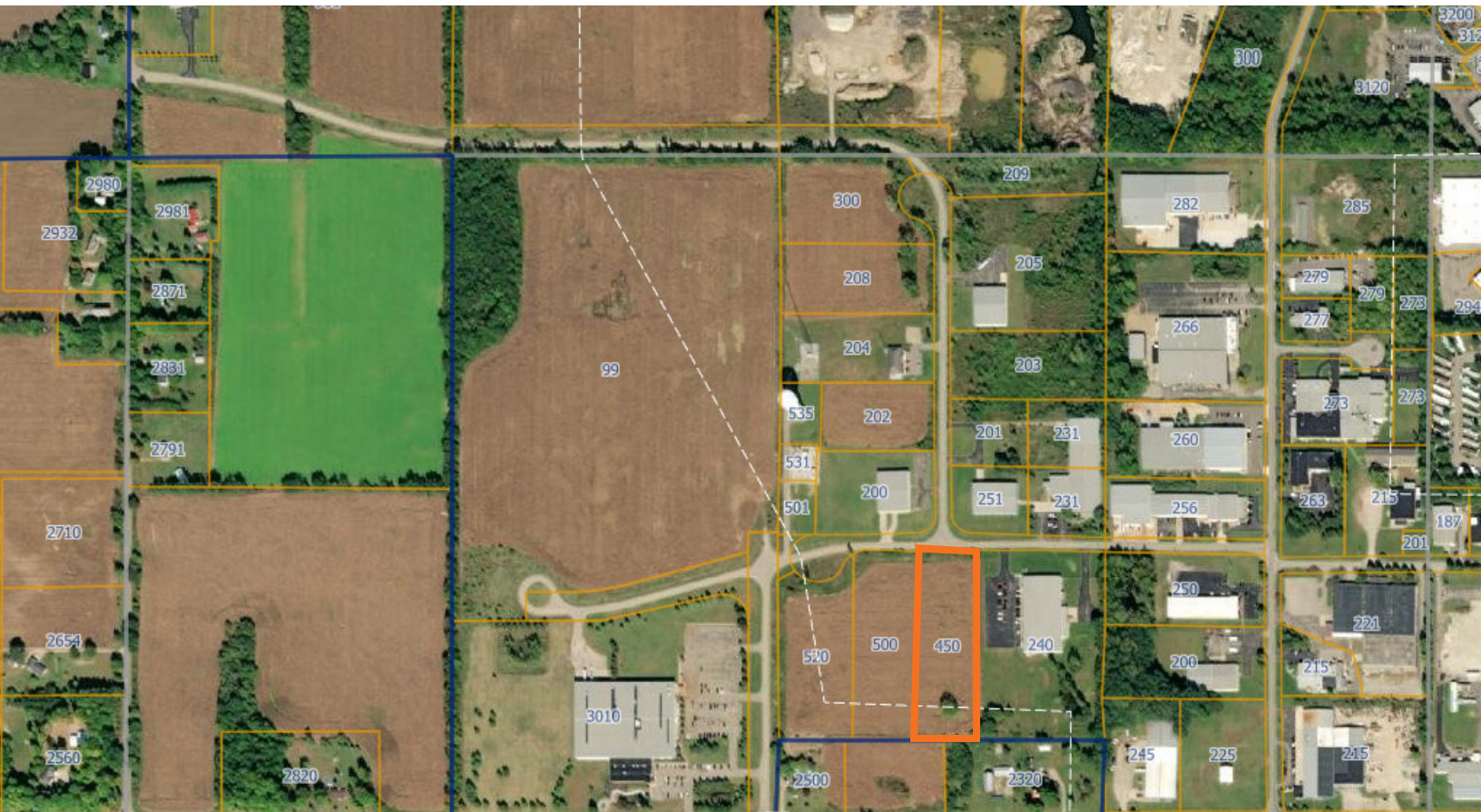




500 URAN STREET

Parcel Numbers	30-600-221-251-03
Acreage	4.18
Current Zoning	I-1, Light Industrial
Utilities (See page 21)	To Site

PENDING



450 URAN STREET

Parcel Numbers	30-006-221-251-04
Acreage	4.21
Current Zoning	I-1, Light Industrial
Utilities (See page 21)	To Site

PENDING



PROPERTY LOCATION

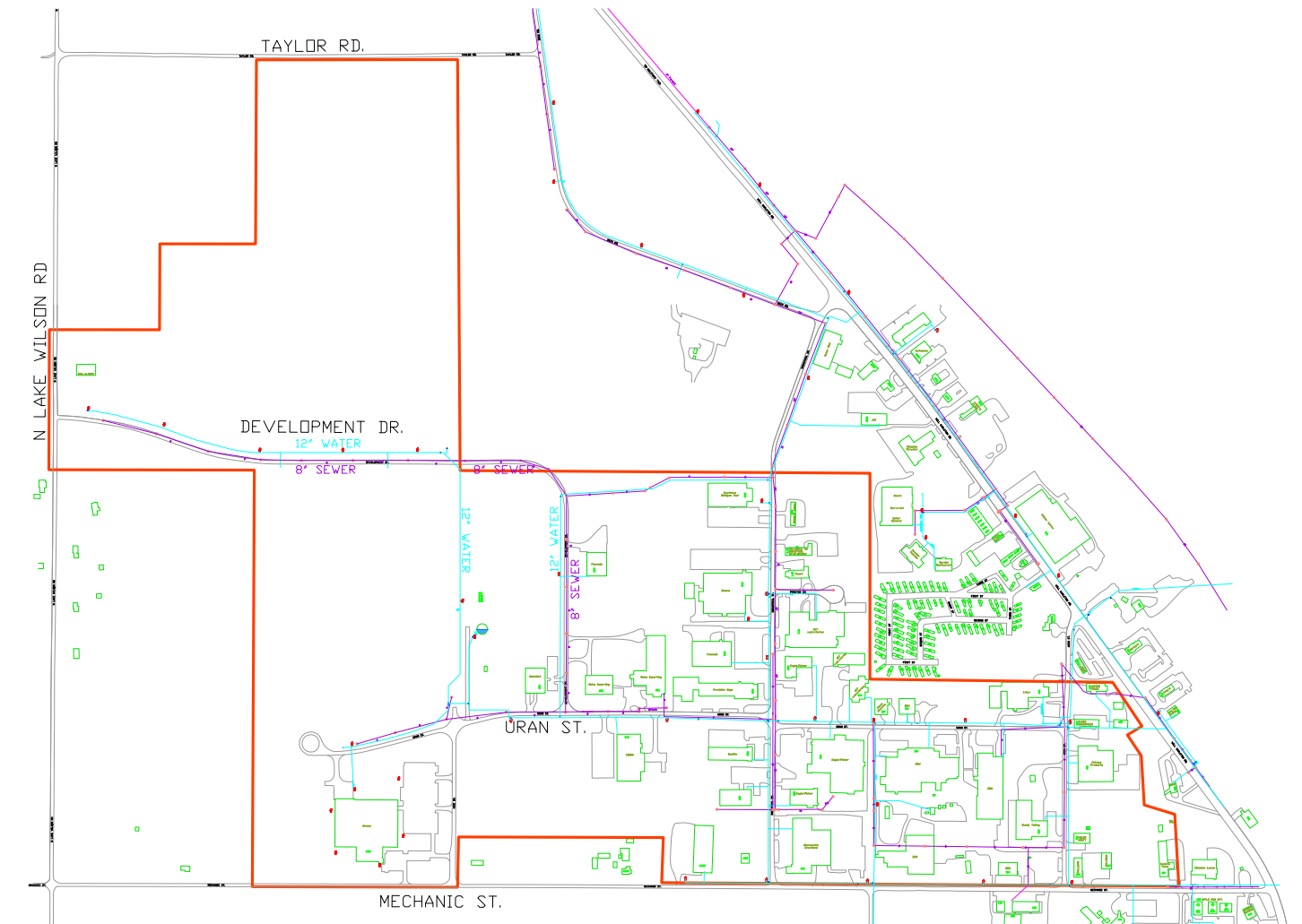


PROXIMITY TO

Hillsdale Municipal Airport	4.8 miles
Kalamazoo/Battle Creek International Airport	73 miles
Lansing	73 miles
Port of Toledo	86 miles
Detroit Metropolitan Wayne County Airport	92 miles
Gerald R Ford International Airport	101 miles
Detroit	109 miles
Grand Rapids	127 miles
Chicago	194 miles
Indianapolis	205 miles



UTILITIES



WATER MAIN —————

SEWER MAIN —————

ADDITIONAL UTILITIES

Power: 5MW of power, with increased capabilities, if needed
Data: Fiber data capacity currently on-site

CITY OF HILLSDALE I-1, INDUSTRIAL ZONING

Sec. 36-311. - Generally.

The I-1 industrial district is designed so as to primarily accommodate wholesale and warehouse activities, and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of raw, finished or semi-finished products from previously prepared material.

(Ord. No. 2018-007, 11-5-2018)

Sec. 36-312. - Principal uses permitted.

In an I-1 industrial district, no land or building shall be used and no building shall be erected except for one or more of the following uses as described in section 36-311, unless otherwise provided in this chapter:

- (1) All uses shall be conducted wholly within a completely enclosed building, or within a designated area enclosed on all sides except the front with a six-foot obscuring fence or solid wall. The fence or wall shall be completely obscuring on those sides where abutting or adjacent to districts zoned for residential use.
- (2) All public utilities, including buildings, necessary structures, storage yards and other related uses.

(Ord. No. 2018-007, 11-5-2018)

Sec. 36-313. - Uses subject to special conditions.

The following uses shall be permitted in an I-1 industrial district, after review and approval of the site plan by the planning commission or zoning administrator, whichever is indicated, subject to the conditions imposed in this section for each use:

- (1) Restaurants, other places serving food or beverage, or other businesses which in the opinion of the planning commission are intended to serve the convenience needs of persons working in the industrial district subject to the regulations applicable to such uses.
- (2) Child care facility, as defined in section 36-6, for the care of one or more minor children in other than a private home. A designated outdoor play

area shall be required which complies with state licensing rules. The outdoor play area must be located in the rear yard, as defined in section 36-6, and be enclosed by a fence at least four feet in height.

- (3) An educational facility which is a trade or vocational.
- (4) The use of a lot for the sale or lease of new or used automobiles, trailers, boats, farm machinery or equipment, recreational vehicles, lawn furniture, playground equipment or garden supplies, which meets all of the following conditions:
 - a. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets.
 - b. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed structure.
- (5) A motor vehicle repair station.
- (6) A walk-in clinic for district related medical testing and the treatment of minor injuries shall be permitted in the I-1 industrial district. Each point of ingress or egress shall be directly onto a principal or minor street.
- (7) A structure which is used by a governmental entity.

(Ord. No. 2018-007, 11-5-2018)

Sec. 36-314. - Required conditions.

Any use established in the I-1 district after the effective date of the ordinance codified in this chapter shall be operated so as to comply with the performance standards set forth in article VII of this chapter.

(Ord. No. 2018-007, 11-5-2018)

Sec. 36-315. - Area and bulk requirements.

See division 16 of this article limiting the height and bulk of buildings and the minimum size of lot by permitted land use in the I-1 industrial district.

(Ord. No. 2018-007, 11-5-2018)

Secs. 36-316—36-330. - Reserved.



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Updated 9/22/2022

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