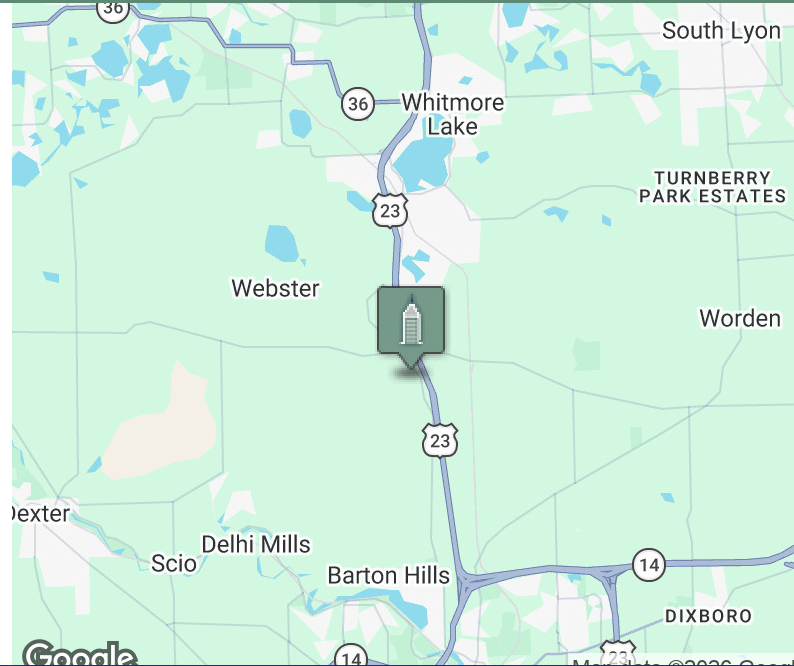


Industrial Vacant Land Northfield Twp

Whitmore Lake Road, Whitmore Lake, MI 48189



FOR SALE



OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	10.01 Acres
Parcel Number:	B-02-20-300-028
2025 SEV:	\$461,600
2025 Taxes:	\$7,755.37

PROPERTY HIGHLIGHTS

- 10 ± acres of vacant industrial land
- Located in Northfield Township
- Zoned LI (Limited Industrial) – WLNT Overlay
- Permits industrial, office, retail, animal clinic, indoor recreation & more
- Gas, electricity & sewer available
- Easy access to US-23 and M-14
- Minutes to Ann Arbor and regional commercial hubs

Bart Wise

734.358.0354

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For Sale



PROPERTY DESCRIPTION

10 ± acres of vacant industrial land available for sale in Whitmore Lake, located in Northfield Township. This strategically positioned development site (Parcel No. B-02-20-300-028) offers exceptional flexibility for a range of commercial and light industrial users seeking strong regional access and growth potential in northern Washtenaw County.

The property is situated south of N. Territorial Road and west of US-23, providing immediate access to US-23 and convenient connectivity to M-14. The location allows for efficient travel to Ann Arbor, Brighton, and the broader Southeast Michigan market while maintaining a business-friendly township setting.

Zoned LI (Limited Industrial) within the WLNT Overlay District, the site permits a variety of uses including industrial, office, retail, animal clinic, indoor recreation, and other compatible commercial operations. Public utilities including gas, electricity, and sewer are available, supporting streamlined development and reduced infrastructure timelines.

This offering presents a rare opportunity to secure a sizable industrial land parcel in a high-demand corridor with strong transportation access and versatile zoning allowances.

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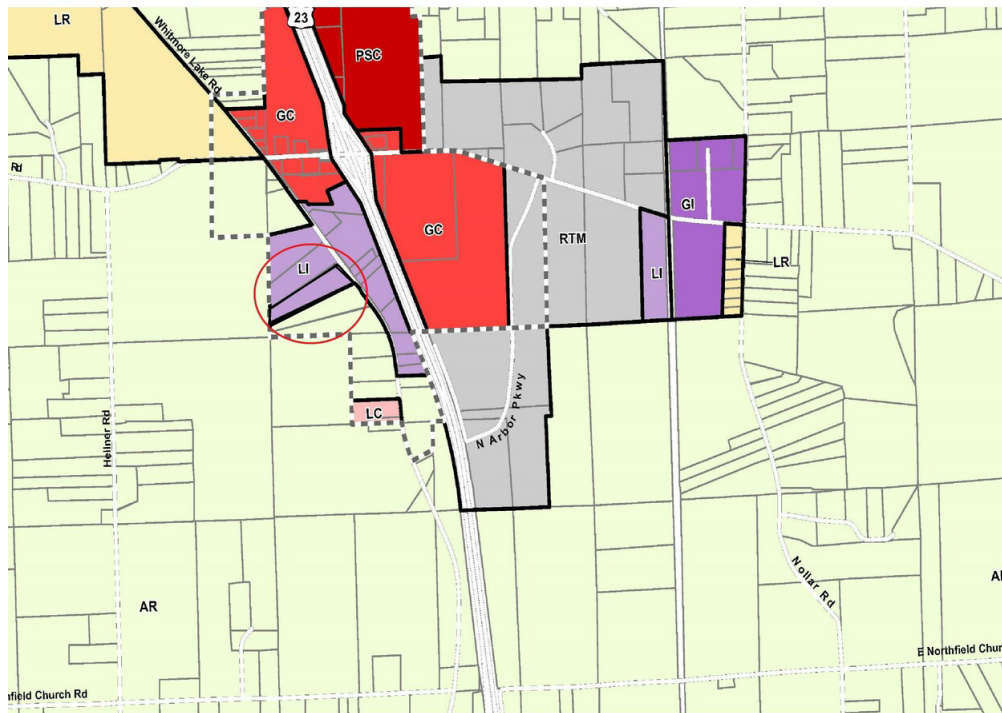
Zoning Map

Northfield Township
Washtenaw County, Michigan

January 13, 2021

LEGEND

- AR - Agriculture
- LR - Low-Density Residential
- MR - Multiple-Family Residential
- MHP - Mobile Home Park
- SR1 - Single-Family Residential
- SR2 - Single-Family Residential
- RO - Residential/Office
- LC - Local Commercial
- GC - General Commercial
- LI - Limited Industrial
- GI - General Industrial
- RTM - Research/ Technology/ Manufacturing
- PUD - Planned Unit Development
- PSC - Planned Shopping Center
- RC - Recreation Conservation
- WLD-DD - Whitmore Lake Downtown
- WLD-NV - Whitmore Lake North Village
- WLD-W - Whitmore Lake Waterfront
- WLNT - Whitmore Lake/North Territorial Overlay District
- WLHL - Whitmore Lake/Horseshoe Lake Overlay District



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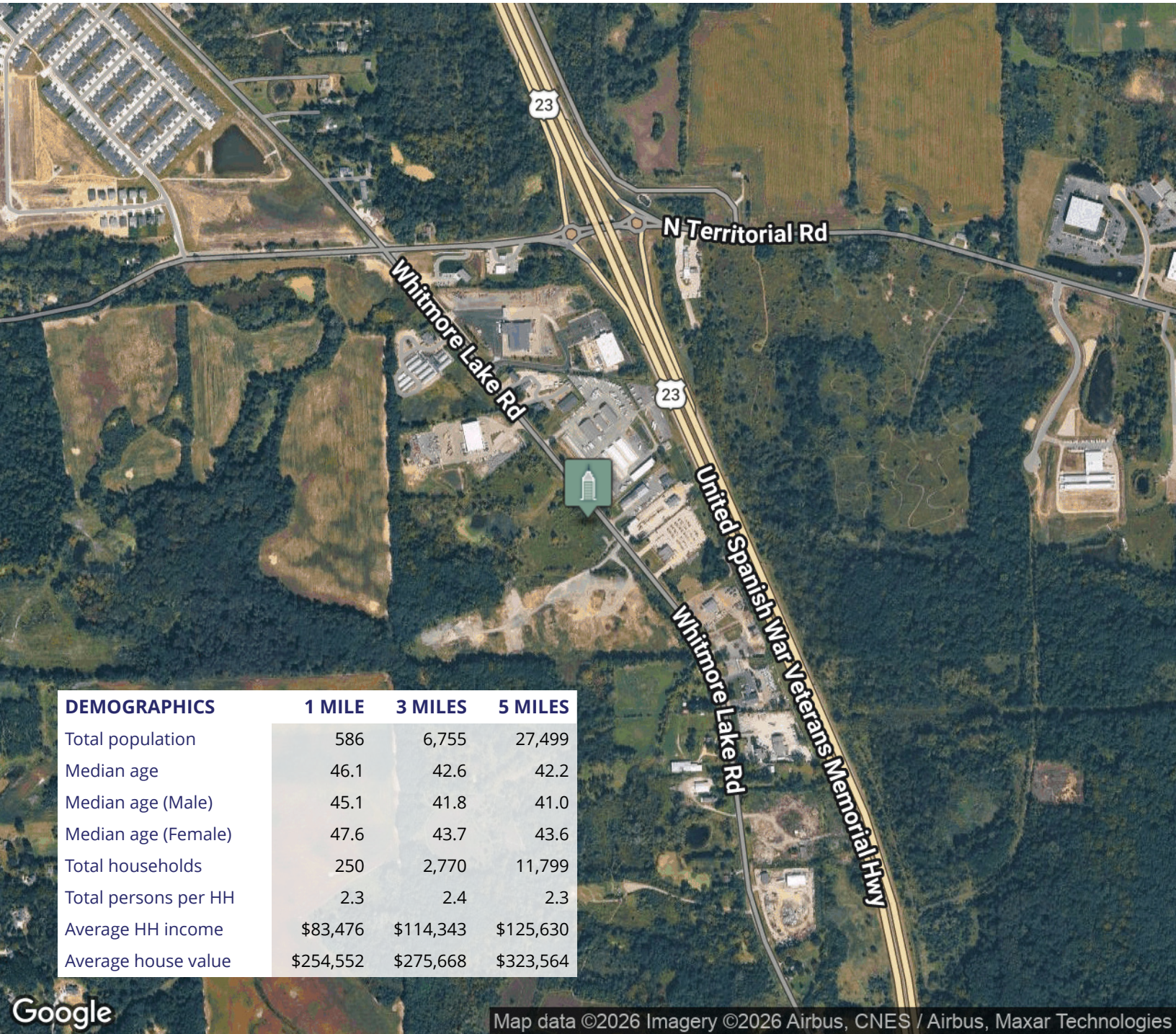
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