



OFFERING MEMORANDUM

11.87 Acre Salvage Yard

INDUSTRIAL OUTDOOR STORAGE • TRUCK SCALE ON SITE



2574 & 2600 State St

YPSILANTI TOWNSHIP, MI

11.874 AC

TWO PARCELS

\$4.80M

ASKING PRICE

I-C

ZONING

PRESENTED BY

MATTHIAS RHEIN

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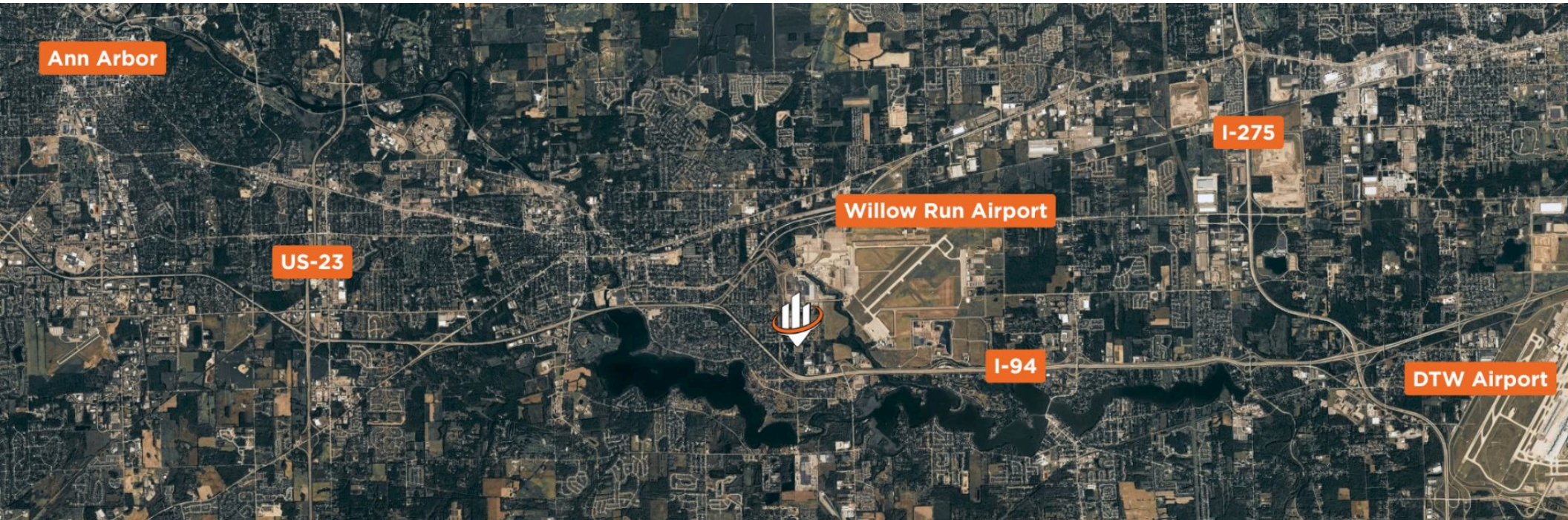
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DAN STEWART, CCIM

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MI #6502361450



11.874 Acres, Fully Fenced

Two parcels, one owner, sold together. The whole perimeter is fenced.

Between Ann Arbor And Detroit

On I-94, about 8 miles from downtown Ann Arbor and 33 miles from downtown Detroit.

Truck Scale In Place

In-ground scale for weighing loads in and out. A buyer won't need to put one in.

Near Willow Run And DTW

Willow Run Airport is 3 miles away. Detroit Metro (DTW) is 18 miles east on I-94.

11.87-acre fenced salvage yard on I-94 between Ann Arbor and DTW

SALE PRICE

\$4,800,000

The site operates as a salvage yard under a single owner. Per ownership, improvements include an in-ground truck scale, a hoop building for covered storage, and a 3,500 SF service building with two drive-in doors.

Most outdoor storage along this part of I-94 is two to four acres behind a building. At nearly 12 acres, this yard fits a hauling, salvage, contractor or equipment operation on one site.

The property will be delivered vacant. Ownership is open to a land contract or a lease.

PROPERTY DETAILS

ADDRESS	2574 & 2600 State Street
CITY & ZIP	Ypsilanti Township, MI 48198
PARCEL – 2574	K-11-13-330-006
PARCEL – 2600	K-11-13-382-004
TOTAL ACREAGE	11.874 AC
BUILDING AREA	3,500 SF
ZONING	I-C, both parcels
TOWNSHIP / COUNTY	Ypsilanti Twp / Washtenaw

OFFERING

TERMS	Cash or conventional
OCCUPANCY	Vacant at closing

STRUCTURE

Ownership will consider a land contract or a lease of the yard. Terms on request.

Parcel and acreage figures from Ypsilanti Township assessing records retrieved 09/03/2026 via BS&A Online, tax year 2026. Improvements as represented by ownership; acreage and boundaries should be confirmed by survey.



YARD – 11.87 ACRES, IMPROVED AND FENCED

BUILDING, HOOP ENCLOSURE AND TRUCK SCALE ON SITE

ADDITIONAL PHOTOS



VEHICLE STORAGE – FENCED YARD



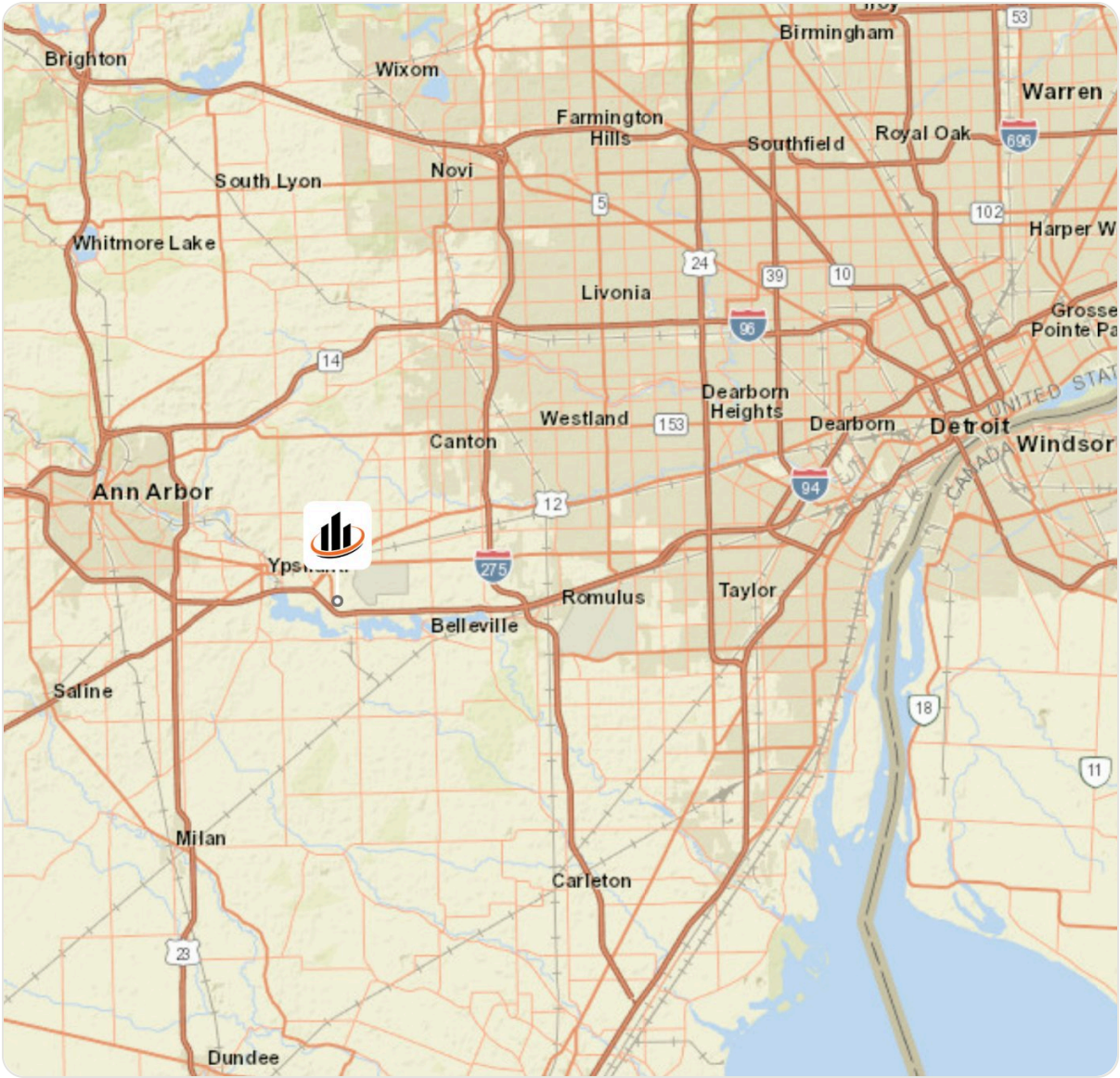
SHOP BUILDING – TWO DRIVE-IN DOORS



HOOP ENCLOSURE – COVERED STORAGE



YARD OVERVIEW – OPEN-SIDED SHED



DRIVE TIMES & DISTANCES

I-94 INTERCHANGE	2 mi
I-275	13 mi
US-12 / MICHIGAN AVE	1 mi
WILLOW RUN AIRPORT	3 mi
DETROIT METRO (DTW)	18 mi
DOWNTOWN ANN ARBOR	8 mi
DOWNTOWN DETROIT	33 mi
MUNICIPALITY	Ypsilanti Charter Township
COUNTY	Washtenaw
CORRIDOR POSITION	Midway, Ann Arbor to Detroit

DISTANCE NOTE

Approximate driving miles from the site. Buyer to verify.



Dan Stewart, CCIM

MANAGING DIRECTOR

EMAIL dan.stewart@svn.com

DIRECT **734.649.5064**

LICENSE MI #6502361450

PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN | Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 20 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter.

He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

EDUCATION

Bachelor of Arts degree in Marketing from Michigan State University's Broad College of Business.



Matthias Rhein

ASSOCIATE ADVISOR

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PROFESSIONAL BACKGROUND

Matthias Rhein is an associate advisor at SVN | Stewart Commercial Group in Ann Arbor. Prior to joining the team, Rhein was an associate at a vertically-integrated \$2B AUM real estate investment and management firm in Austin, Texas, where he was involved in the acquisition of over \$75M of real estate. He was eventually promoted to a director level, spearheading business development, marketing, and capital raising for the company.

He also served in a fractional capacity for a blockchain-powered real estate investment platform and a cybersecurity compliance company. At SVN, he specializes in small-bay industrial (sub 100,000 square foot) investment properties and development land in the greater Southeast Michigan area.

Rhein graduated from Hillsdale College in 2023 with a Bachelor of Arts degree in English. He currently resides with his wife and infant daughter in Whitmore Lake, MI.

EDUCATION

Bachelor of Arts degree in English, Magna Cum Laude, from Hillsdale College.



2574 & 2600 STATE STREET • YPSILANTI TOWNSHIP, MI

SVN markets every listing to the full brokerage community and shares fees with cooperating brokers.

200+

GLOBAL OFFICES

\$15.5B

ANNUAL VOLUME

2,000+

ADVISORS NATIONWIDE

66M+

SF MANAGED

DISCLAIMER

This Offering Memorandum is furnished solely for the purpose of evaluating a possible acquisition of 2574 and 2600 State Street, Ypsilanti Township, Michigan. All information is furnished by ownership and sources deemed reliable, but no warranty or representation is made as to its accuracy or completeness. SVN | Stewart Commercial Group, LLC has not verified, and will not verify, any of it. Acreage, frontage, boundaries, easements, access rights, zoning and assessing figures are taken from Ypsilanti Township parcel records and should be confirmed by survey and with the township; building area, the hoop enclosure, the truck scale and its reported certification, and yard surface, fencing, gating, power and drainage are as represented by ownership. No physical inspection, survey, title commitment or environmental report has been reviewed. This document is not an appraisal and was not prepared under USPAP, and nothing here is investment, legal, tax or accounting advice. Prospective purchasers must conduct their own independent investigation and rely on their own conclusions. This is not an offer to sell or a solicitation of an offer to buy; any transaction is subject to a fully executed purchase agreement. The property is offered without regard to race, color, religion, sex, familial status, national origin, or disability. Each SVN office is independently owned and operated.

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