SVN
STEWART COMMERCIAL GROUP, LLC

FOR SALE

11.87-Acre Outdoor Storage Yard



2574 & 2600 State Street

YPSILANTI TWP, MI 48198

PRESENTED BY:

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PROPERTY SUMMARY

2574 & 2600 STATE STREET

YPSILANTI TWP, MI 48198

OFFERING SUMMARY	
SALE PRICE:	**$4,300,000**
LOT SIZE:	11.874 Acres
BUILDING SIZE:	3,500 SF
ZONING:	I-C
OCCUPANCY:	Vacant at closing



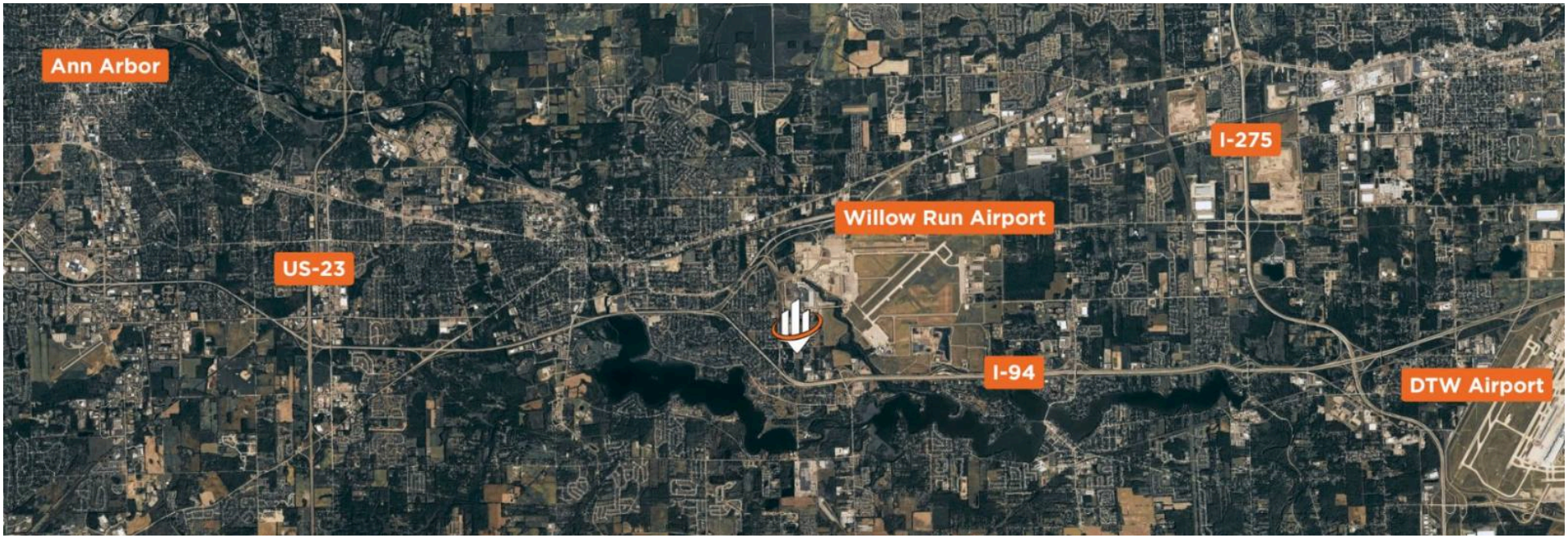
PROPERTY SUMMARY

SVN Stewart Commercial Group is pleased to present 2574 & 2600 State Street, an 11.87-acre fenced salvage yard on I-94 between Ann Arbor and DTW, offered at $4,300,000. 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 HIGHLIGHTS



THE SITE

- **11.874 acres, fully fenced.** Two parcels, one owner, sold together. The whole perimeter is fenced.
- **Truck scale in place.** In-ground scale for weighing loads in and out. A buyer won't need to put one in.

THE LOCATION

- **Between Ann Arbor and Detroit.** On I-94, about 8 miles from downtown Ann Arbor and 33 miles from downtown Detroit.
- **Near Willow Run and DTW.** Willow Run Airport is 3 miles away. Detroit Metro (DTW) is 18 miles east on I-94.

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	2574 & 2600 State St
CITY, STATE, ZIP	Ypsilanti Township, MI 48198
MUNICIPALITY	Ypsilanti Charter Twp
COUNTY	Washtenaw
PARCEL — 2574	K-11-13-330-006
PARCEL — 2600	K-11-13-382-004

OFFERING

SALE PRICE	**$4,300,000**
TERMS	Cash or conventional
OCCUPANCY	Vacant at closing

PROPERTY INFORMATION

PROPERTY TYPE	Industrial Outdoor Storage
TOTAL ACREAGE	11.874 AC
BUILDING AREA	3,500 SF
ZONING	I-C, both parcels
TRUCK SCALE	In-ground, on site
COVERED STORAGE	Hoop building

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.

PROPERTY PHOTO

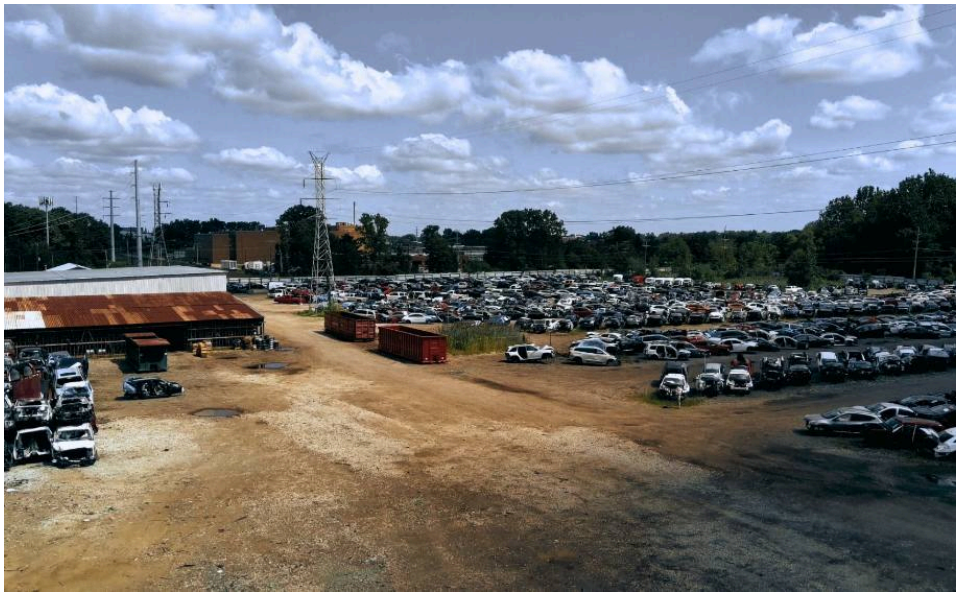


ADDITIONAL PHOTOS

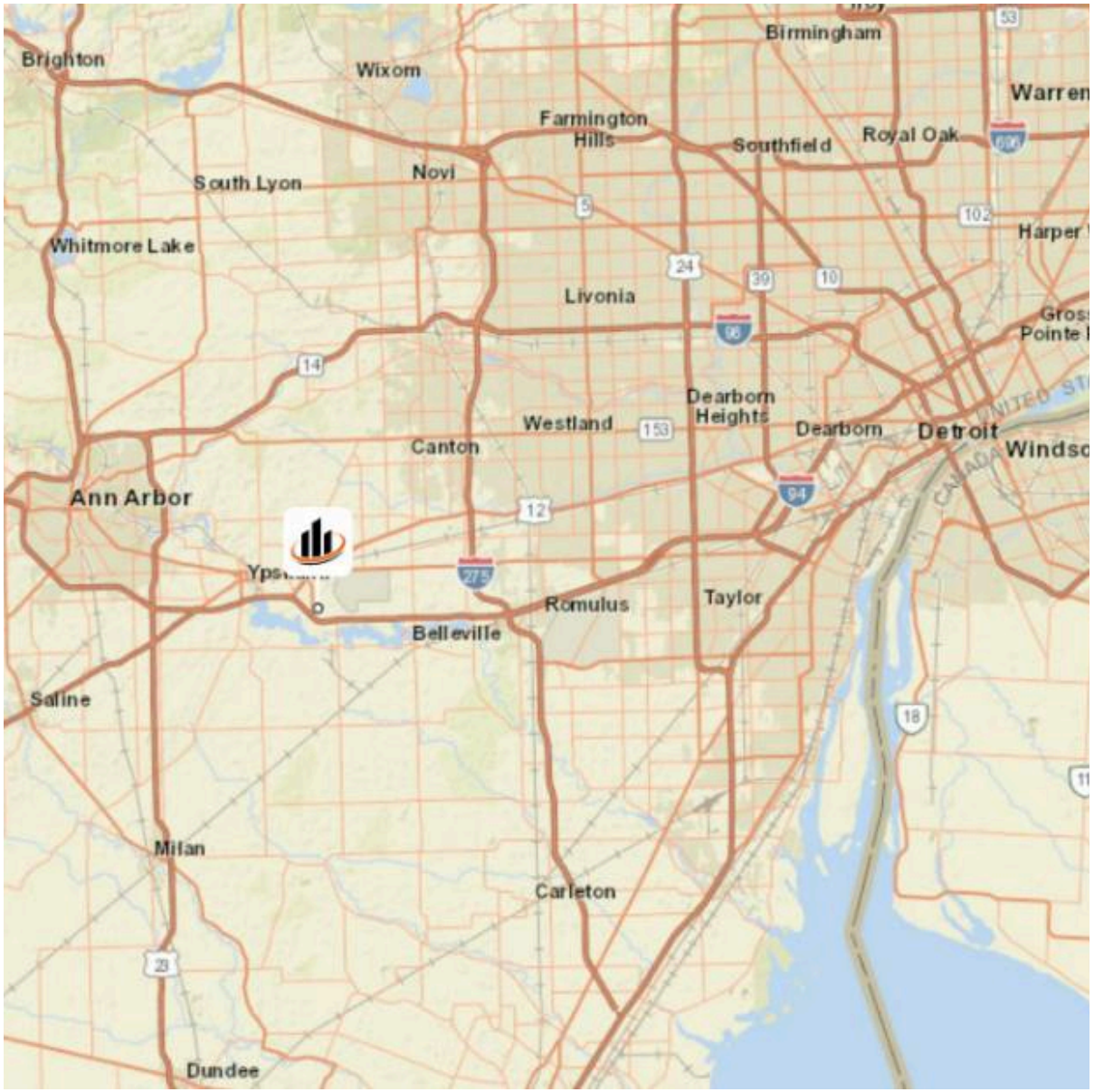








AREA MAP

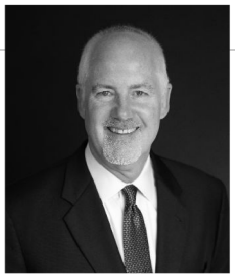


DRIVE DISTANCES	
I-94 INTERCHANGE	2 mi
US-12 / MICHIGAN AVE	1 mi
WILLOW RUN AIRPORT	3 mi
DOWNTOWN ANN ARBOR	8 mi
I-275	13 mi
DETROIT METRO (DTW)	18 mi
DOWNTOWN DETROIT	33 mi

JURISDICTION	
MUNICIPALITY	Ypsilanti Charter Twp
COUNTY	Washtenaw

Approximate driving miles from the site. Buyer to verify.

ADVISOR BIO 1



DAN STEWART, CCIM

Managing Director

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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 25 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.

ADVISOR BIO 2



MATTHIAS RHEIN

Associate Advisor

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Direct: **734.585.0995**
Cell: **248.396.6506**

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 in the greater Southeast Michigan area.

Rhein graduated from Hillsdale College in 2023 with a Bachelor of Arts degree in English. He currently resides in Ypsilanti, MI.

EDUCATION

B.A. English, Magna Cum Laude | Hillsdale College

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Acreage, boundaries, 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 yard surface, fencing, power and drainage are as represented by ownership. No survey, title commitment or environmental report has been reviewed.

Collective Strength, Accelerated Growth

1310 S. MAIN STREET,
SUITE 12
ANN ARBOR, MI 48104

STEWART COMMERCIAL GROUP, LLC

SVN.COM
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225+	$15.5B	2,000+	1987
OFFICES	ANNUAL VOLUME	ADVISORS & STAFF	FOUNDED