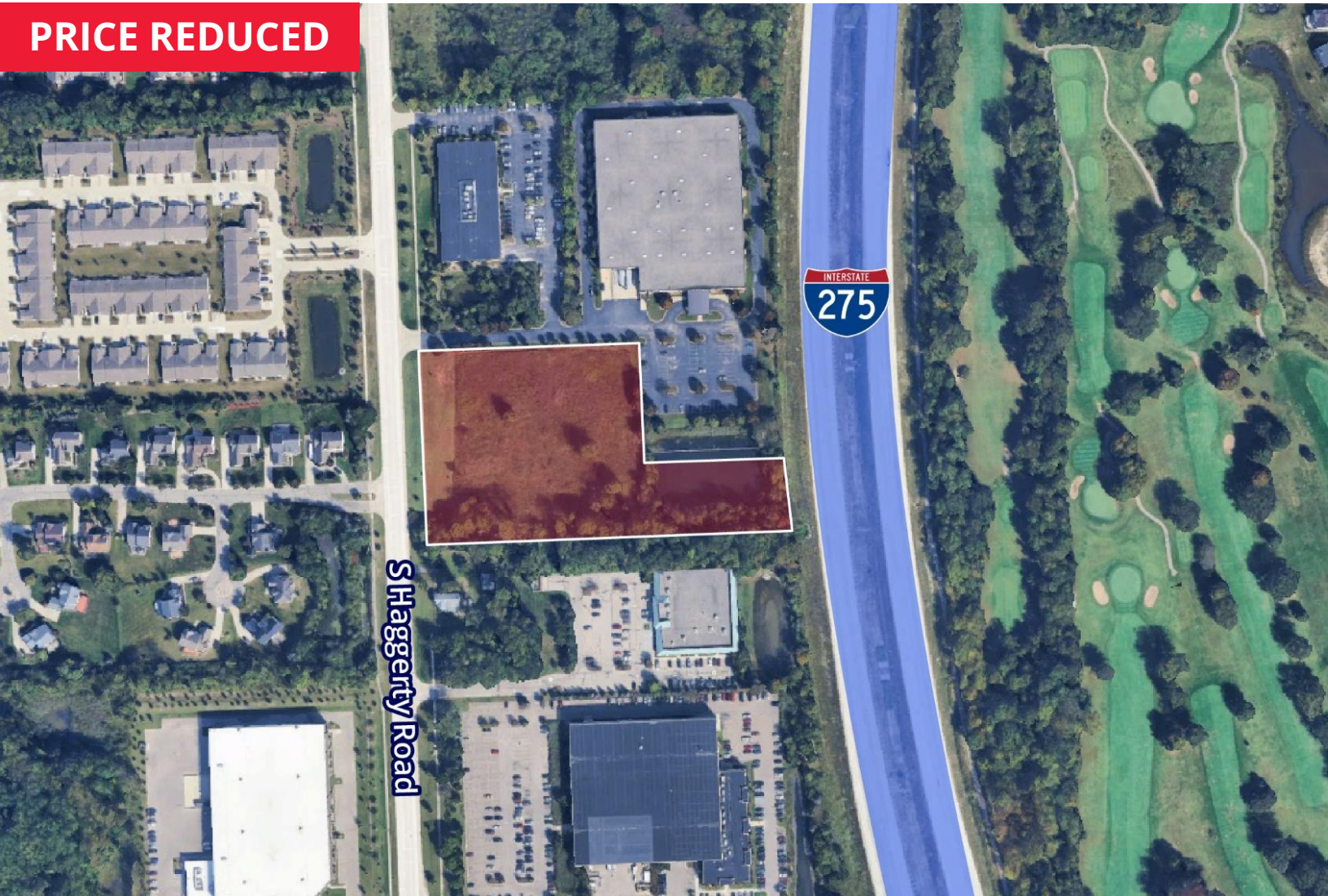


Rare, Canton Township Industrial Land For Sale

2435 S. Haggerty Road, Canton Township, MI

PRICE REDUCED



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2435 S. Haggerty Road Canton Township, MI

Significant Industrial Development Opportunity

This rare 4.85-acre industrial land offering encompasses approximately 211,266 SF providing a meaningful development opportunity in one of Canton Township's established commercial and industrial corridors.

Outstanding Regional Accessibility

The property offers immediate access to several major transportation routes, including I-275, Michigan Avenue, and Ford Road. This central location allows for efficient movement of goods, employees, and customers throughout the surrounding region.

Flexible Light Industrial Zoning

Zoned LI-R (Light Industrial Research), the site accommodates a wide range of permitted uses, including light industrial, research and development, technology, manufacturing, and related commercial operations.

Development-Ready Site Characteristics

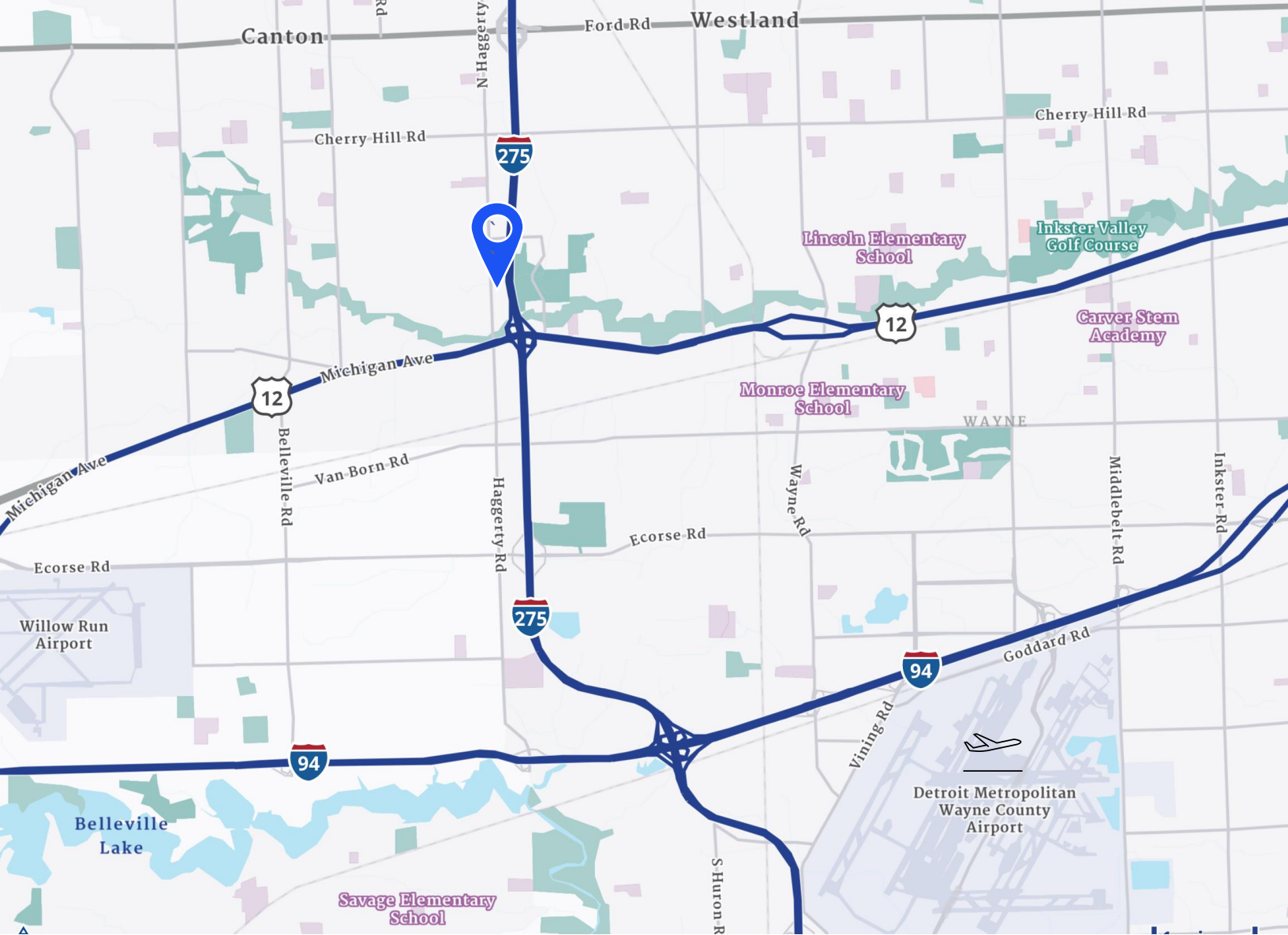
With level topography and access to key utility services, including water, electricity, telephone, and cable, the property is positioned for efficient development.

Build-to-Suit Potential

The property presents an excellent build-to-suit opportunity for owner-users, investors, and developers seeking to create a facility tailored to specific operational requirements. Its strategic location, zoning flexibility, and development-ready characteristics provide a strong foundation for a customized industrial project.

Sale Price

\$695,000



2435 S. Haggerty Road
Canton Township, MI

Exceptional I-275 Visibility

The site benefits from prominent frontage along I-275 offering exceptional freeway presence and convenient regional connectivity.

Prime Haggerty Road Frontage

Featuring approximately 392 feet of frontage on Haggerty Road, the property enjoys a highly visible position along one of the area's primary north-south commercial thoroughfares.

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