DIXIE HIGHWAY/BENORE ROAD
ERIE, MI 48133 (ERIE TWP.)

VACANT INDUSTRIAL LAND FOR SALE
97.05 Acres Available

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

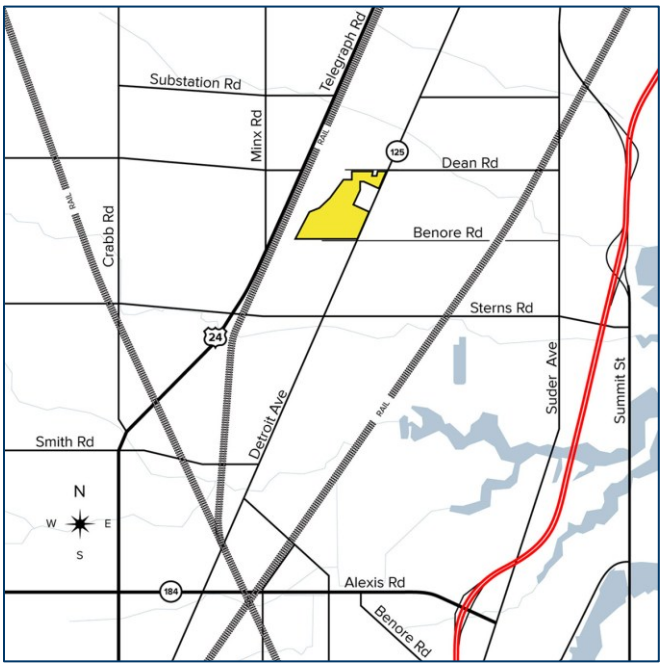
FULL-SERVICE COMMERCIAL REAL ESTATE

VERIFIED IND. PROPERTY (DRP/VIP)



GENERAL INFORMATION

Sale Price:	$2,910,000 ($30,000 per acre)
Acreage:	97.05 AC
Closest Cross Street:	Sterns Rd./Benore Rd.
County:	Monroe
Township:	Erie
Zoning:	I-1 Light Industrial District
Easements:	Of Record
Topography:	Flat
Rail:	Yes - CSX (see rail info.)



For more information, please contact:

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PROPERTY DESCRIPTION	
Environmental Report:	Yes (Wetland delineation)
Drainage:	Good
Improvements:	None
Restrictions:	Per zoning
Sign on Property:	Yes
Adjacent Land	
North:	Agricultural (AC)
South:	I-1 Industrial – Solar Power Farm
East:	Agricultural (AC) + Residential Dixie Highway (E. of Dixie)
West:	Industrial – CSX Rail

UTILITIES	
Electric:	Consumers Energy - w. side of Dixie Hwy 3.0 MW capacity | 7.2/12.47 kV system
Gas:	Michigan Gas - 4" line - 25 MCFH at 57 psig
Water:	20" water main, w. side of Dixie Hwy
Sanitary:	12" line – at property
Fiber Service:	Spectrum – w. side Dixie Hwy – 940 Mbps download/35 Mbps upload

2025 REAL ESTATE TAXES	
TD:	05
Parcel Number:	030-004-00
2025 Summer Taxes:	$1,389.51
2025 Winter Taxes:	$1,892.10
Total Annual Taxes:	$3,281.61

STRATEGIC PARTNERS

Click on the interactive links below to visit each website:

MONROE COUNTY BDC BUSINESS DEVELOPMENT CORP

DRP Detroit Regional Partnership

MONROE COUNTY

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VIP By DRP – (LAC North):

- The Detroit Regional Partnership (DRP) has established this site under the Verified Industrial Property (VIP) Program.
- All site readiness engineering has been performed ($97,200)

Rail Information:

- Class 1 railroad borders the west side of the property.
- Rail owner is CSX Transportation.
- Distance to nearest rail yard, 8 miles to the south in Toledo.
- On-site spur/no (formerly owned by CSX)
- Site – specific rail connection requirements:
  - The site borders the railroad for nearly ½ mile, and it is anticipated that a rail spur could be feasibly constructed. Connection to the existing railroad would require coordination with CSX Transportation.
- Great location for intermodal yard for bulk or automotive roll-on/roll-off (RORO) traffic.

Comments:

- Industrial vacant land ready for development in southeastern Michigan. Large tract located in a business-friendly community just 1 ½miles north of the Ohio/Michigan line. 40 miles south of Detroit.
- Easy access to I-75 (exit 2) and US-23. Close proximity to I-80/90 (Ohio Turnpike).
- Possible development incentives available from state and local agencies.

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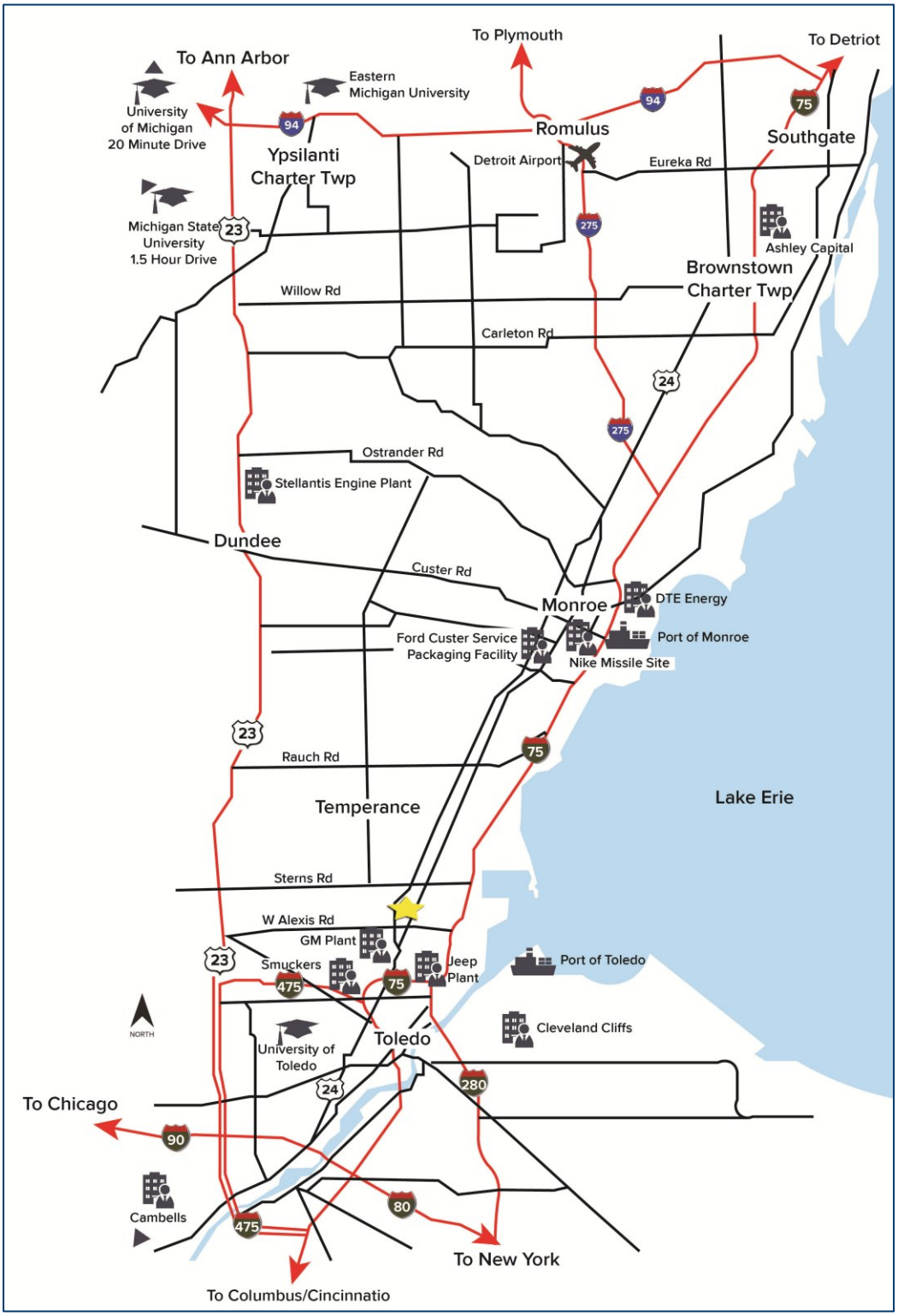

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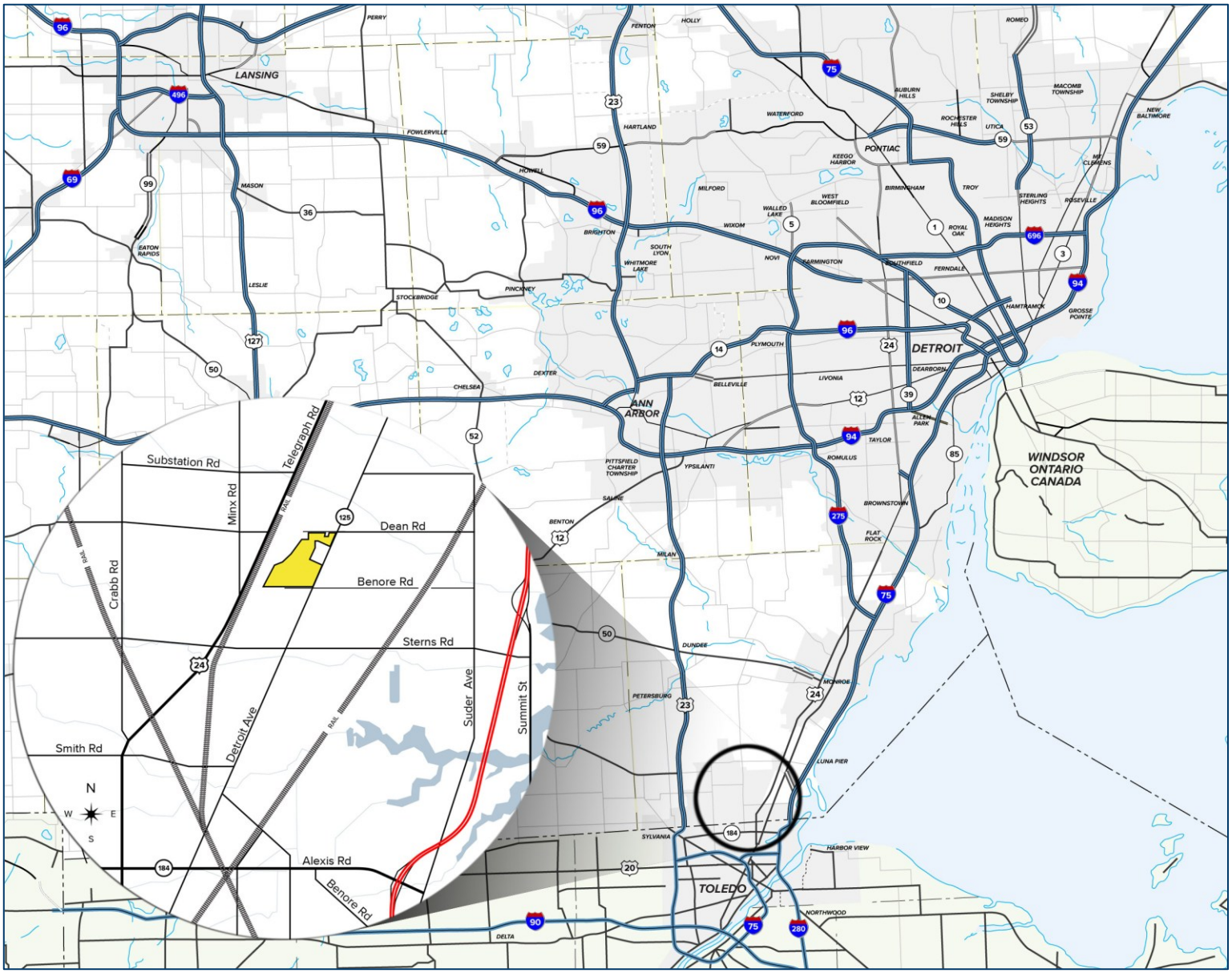

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