



LAND For Sale or Lease

Location: Brown Road
Side of Street: North
City: Orion Twp., MI
Cross Streets: Jamm Rd.
County: Oakland

Acreage:	17.31	Improvements:	BTS For Lease
Zoning:	Industrial	Dimensions:	

UTILITIES

Sanitary Sewer:	Yes	Gas:	Yes
Storm Sewer:	Yes	Outside Storage:	No
Water:	Yes	Rail Siding:	No

ADJACENT LAND

North:	Industrial	East:	Industrial
South:	Industrial	West:	Ind./Res.

PRICING INFORMATION

Asking Price:	\$3,770,000.00	Lease Rate:	TBD
Per Acre:		Parcel #:	09-33-426-054
Per SqFt :		Assessor Number:	N/A
Terms:		Taxes:	\$22,151.42 (2024)

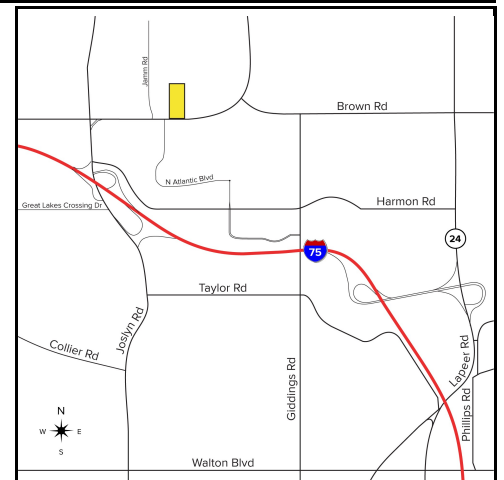
TRAFFIC INFORMATION

Yr:	2024	Count:	16,045	Brown Rd. W. of Giddings Rd.
Yr:	2024	Count:	14,057	Brown Rd. E. of Giddings Rd.
Yr:	2024	Count:	4,213	Giddings Rd. S. og Brown Rd.
Yr:		Count:		

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	629	\$43,751
3 Mile Radius	36,462	\$82,816
5 Mile Radius	130,344	\$93,231

Comments: Site is adjacent to and west of 1427 Brown Road. High visibility, industrial build-to-suit, 85,000 sq. ft. - 160,000 sq. ft. possible. Utilities, sewers at Brown Road, outside storage possible. Tax abatement possible for qualified users. Property is 17.31 acres, available For Sale or Build-to-Suit For Sale or Lease. Property can be split.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Banyai, (248) 948-0108, jbanyai@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.