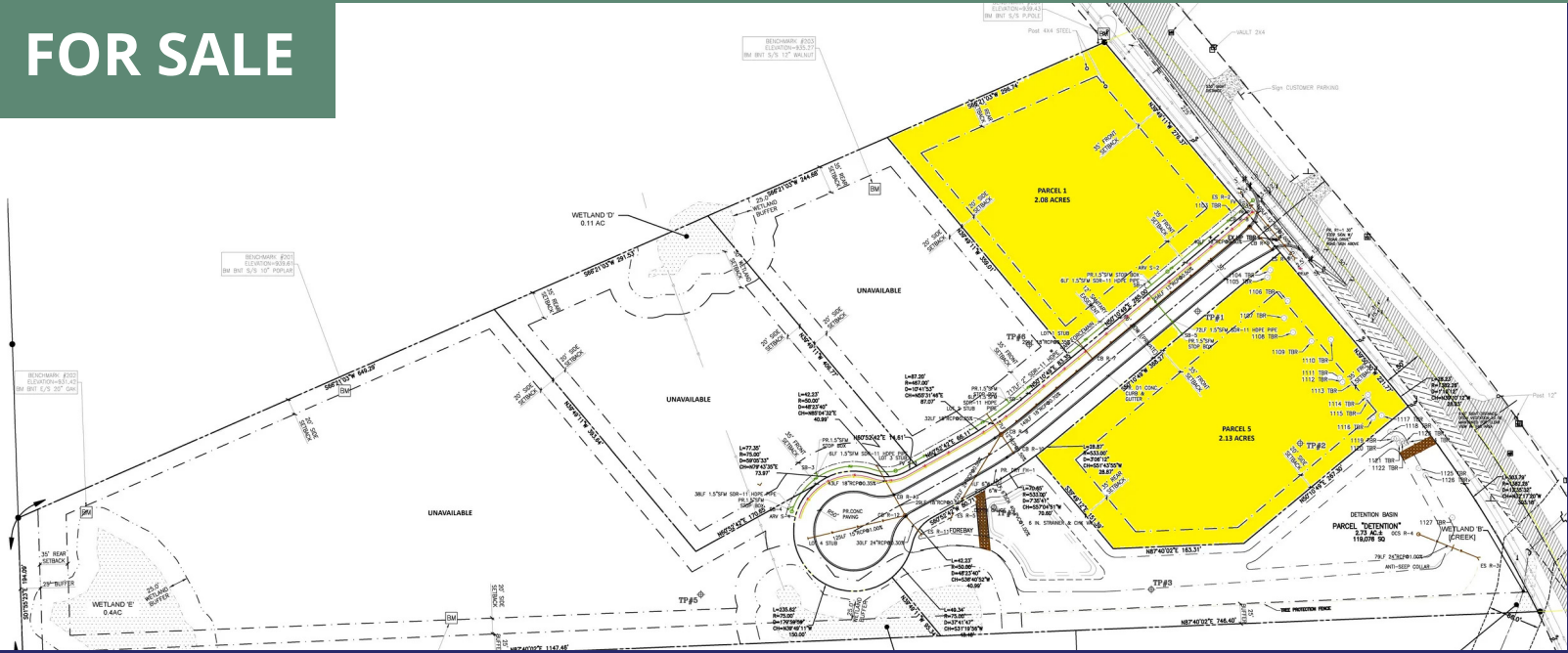


Industrial Land in Northfield Twp Parcel 1 - 2.08 AC Parcel 5 - 2.13 AC

Whitmore Lake Rd, Whitmore Lake, MI 48189



FOR SALE



OFFERING SUMMARY

Parcel 1:	2.08 AC \$416,000
Parcel 5:	2.13 AC \$426,000
Zoning:	LI (Limited Industrial)

PROPERTY HIGHLIGHTS

- 2.08 Acres and 2.13 acres with Industrial zoning in Northfield Township
- Access via Doan Dr, to be installed
- South of US-23 / North Territorial interchange
- 70,000+ VPD on US-23
- Excellent visibility
- Electric, gas and sewer at the road
- Quick access to Ann Arbor and Brighton
- Connectivity to US-23, M-14, I-96, and I-94
- Approximately 5 miles from Ann Arbor

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Industrial Land in Northfield Twp Parcel 1 - 2.08 AC Parcel 5 - 2.13 AC

Whitmore Lake Rd - Parcel 1, Whitmore Lake, MI 48189



For Sale

PROPERTY DESCRIPTION

2.08 Acre and 2.13 acre parcels located off Whitmore Lake Rd. offer a rare opportunity to develop within Northfield Township's LI (Limited Industrial) District. The site sits south of the US-23/North Territorial interchange, with future access planned via Doan Drive off Whitmore Lake Road, and benefits from road frontage and visibility along Whitmore Lake Road. Build your new location with preferred builder Vanston/O'Brien.

Regional connectivity is a defining strength of this location: US-23 carries 70,000+ vehicles per day, providing rapid access to Ann Arbor, Brighton, US-23, M-14, I-96, and I-94 — placing this site within easy reach of the broader southeast Michigan industrial and logistics network.

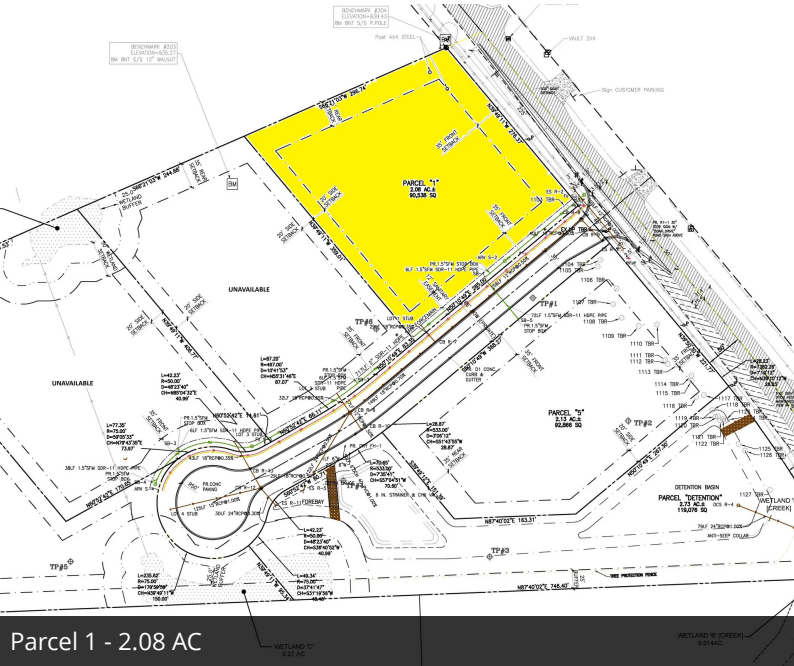
Utility infrastructure is available at the road, including electric, natural gas, and municipal sanitary sewer; water service is provided via private well.

Zoned LI—Limited Industrial, the site accommodates a broad range of light manufacturing, warehousing, distribution, assembly, contractor operations, and research/testing uses, making it well-suited for an owner-user.

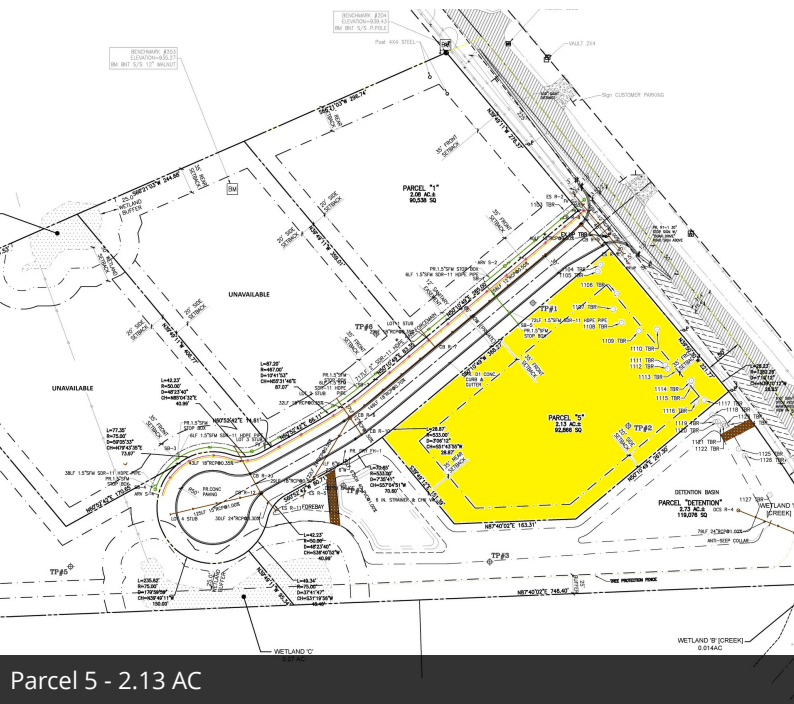
Excellent visibility and strategic freeway access makes this a prime site.

LOCATION DESCRIPTION

The site is located off Whitmore Lake Rd, south of the US-23 / North Territorial interchange, with access planned via Doan Drive off of Whitmore Lake Road. The property benefits from strong visibility along Whitmore Lake Rd and quick regional connectivity to Ann Arbor, Brighton, M-14, I-96, and I-94.



Parcel 1 - 2.08 AC



Parcel 5 - 2.13 AC

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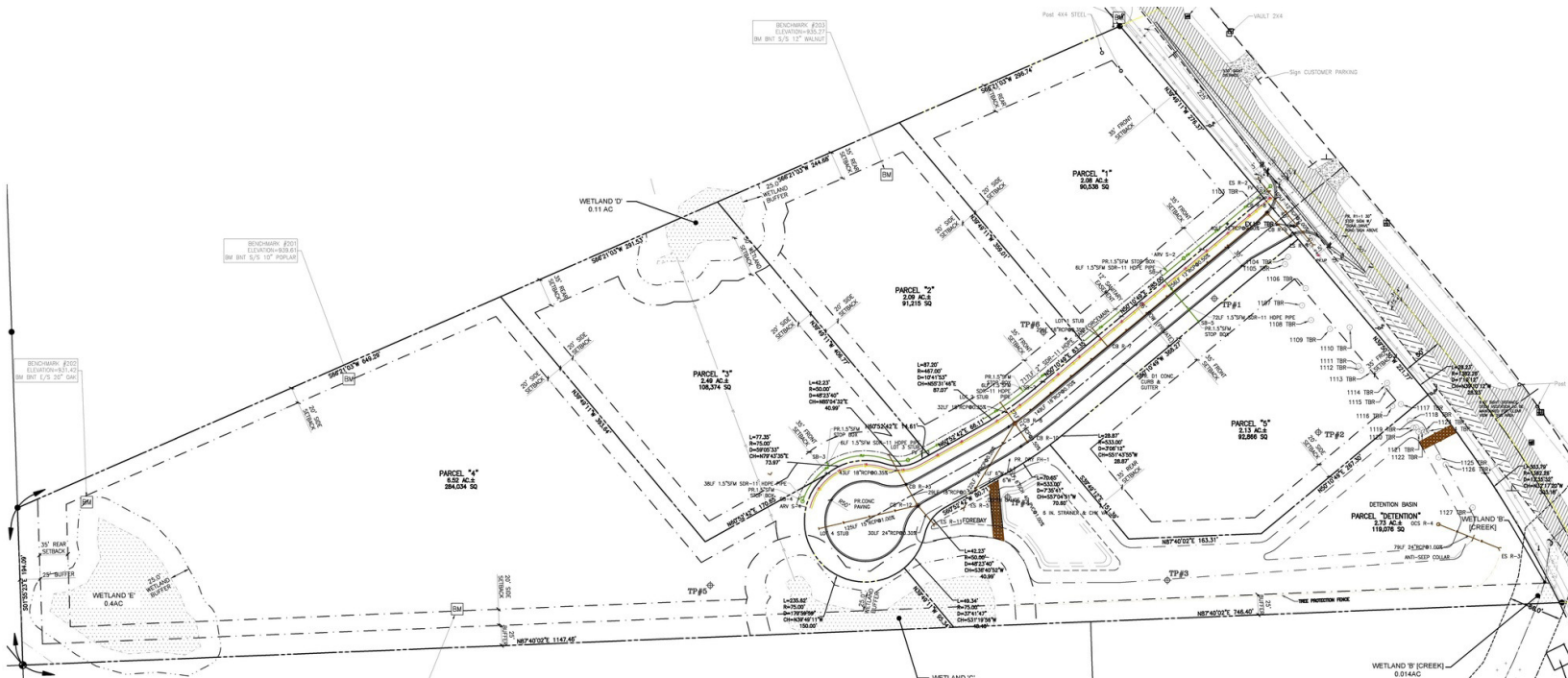
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Industrial Land in Northfield Twp Parcel 1 - 2.08 AC Parcel 5 - 2.13 AC

Whitmore Lake Rd, Whitmore Lake, MI 48189



For Sale



Parcel Survey

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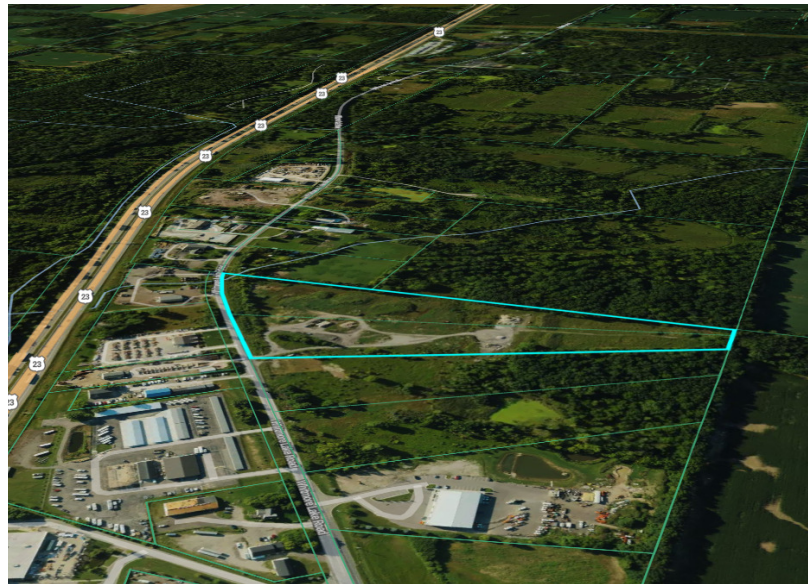
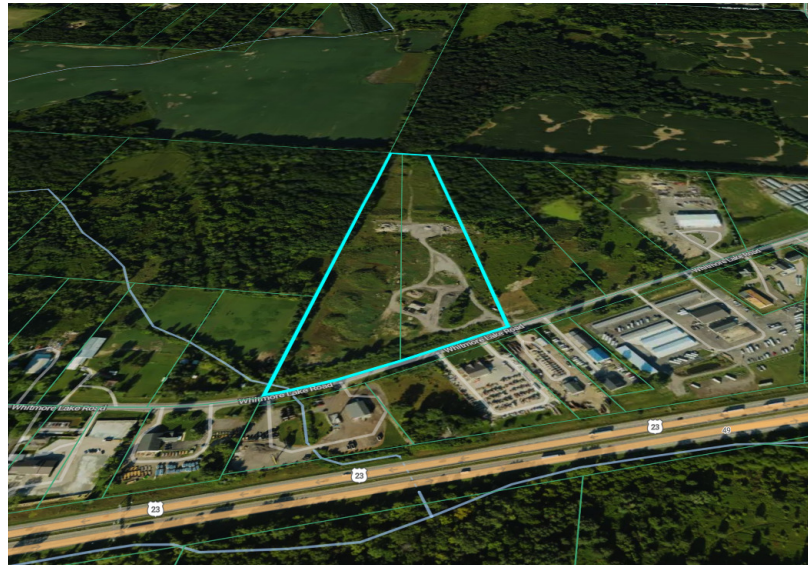
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Whitmore Lake Rd, Whitmore Lake, MI 48189



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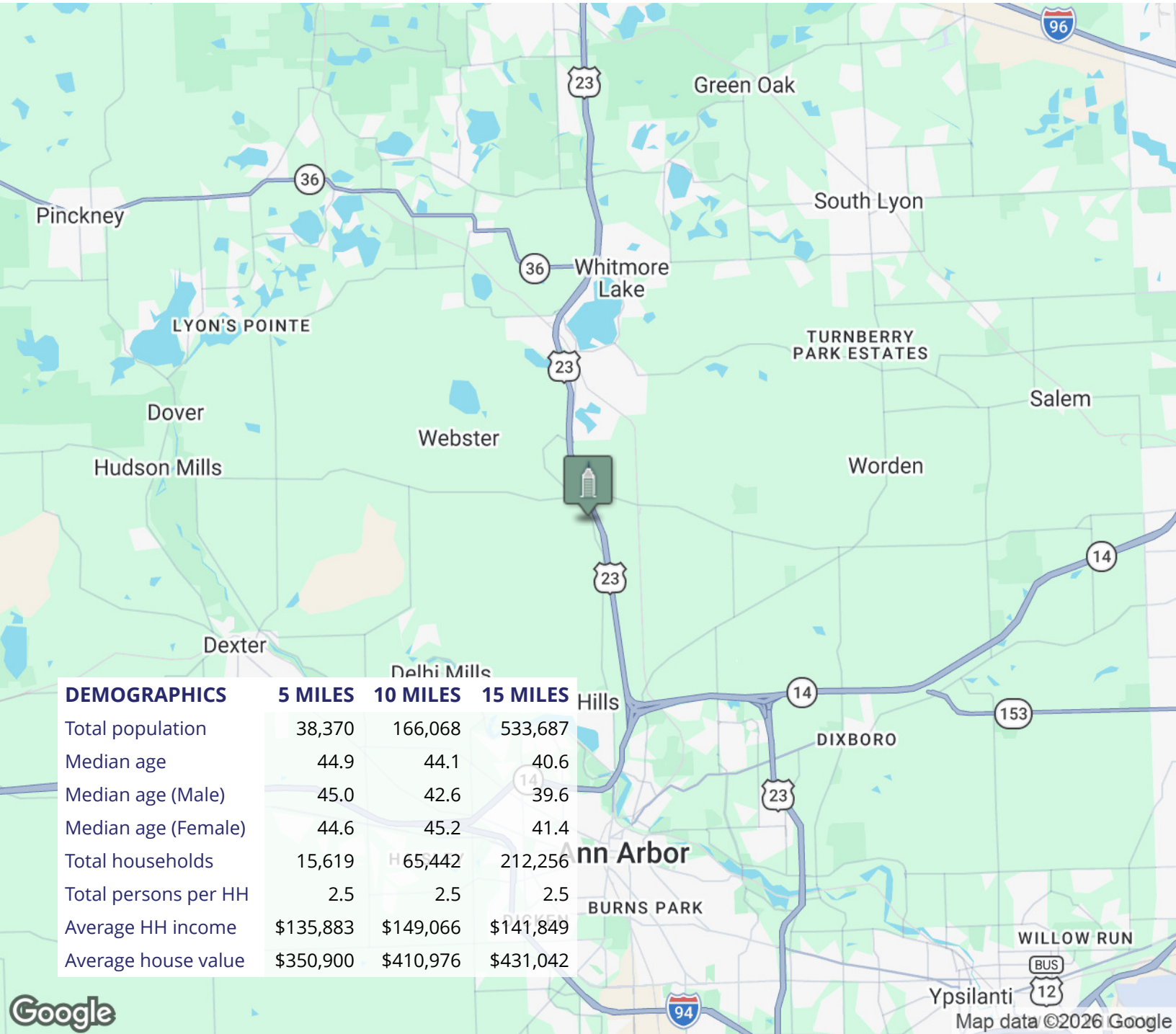
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