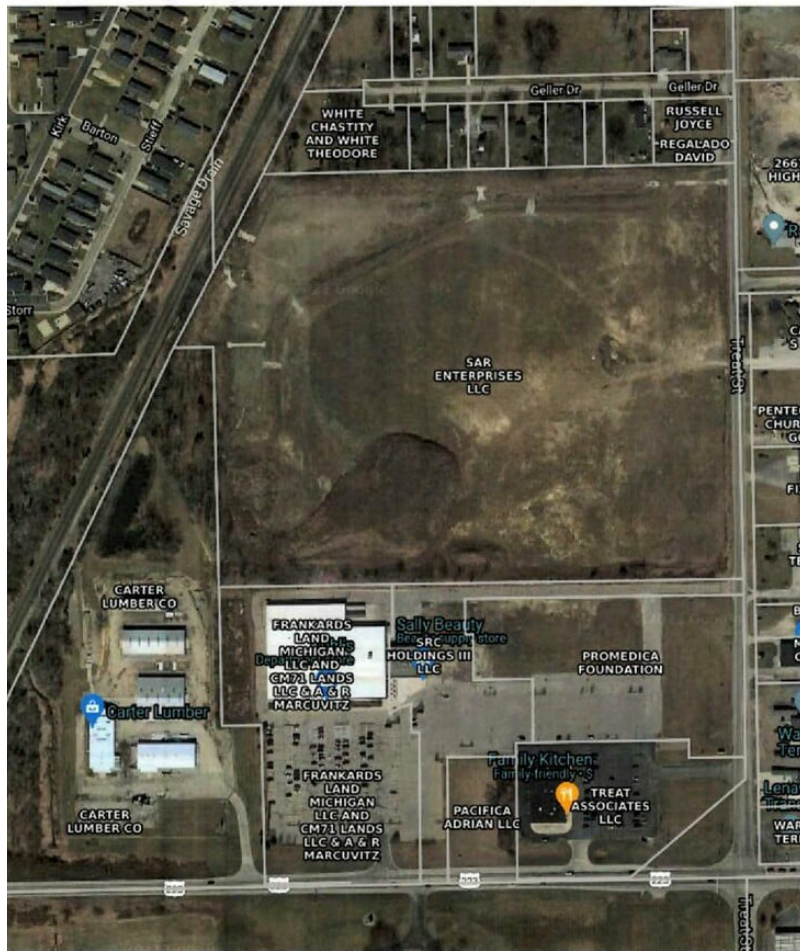




## 2000 Treat Hwy

\$995,000

Prime 32 +/- Acre Industrial Development Opportunity

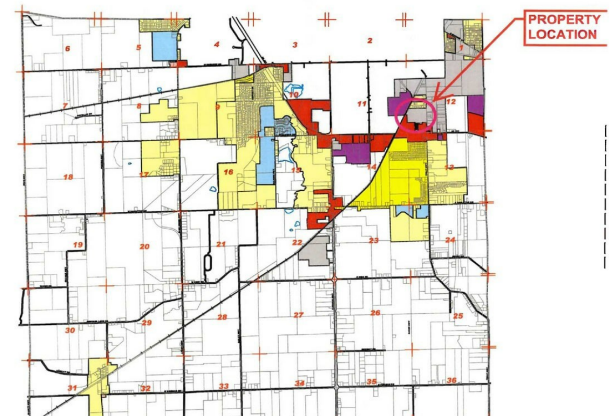
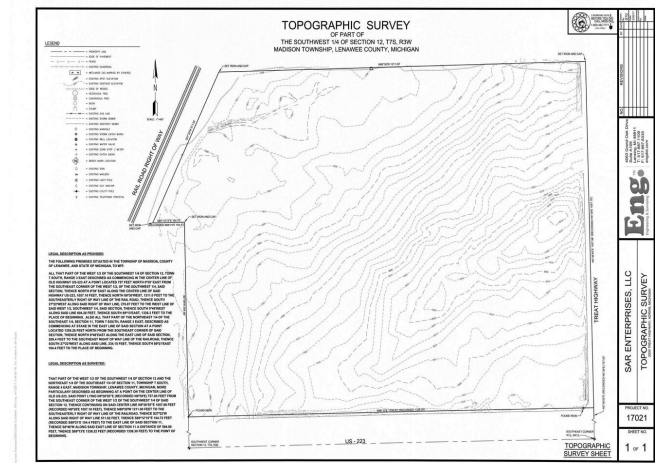


### Gil Henry, Broker/Owner

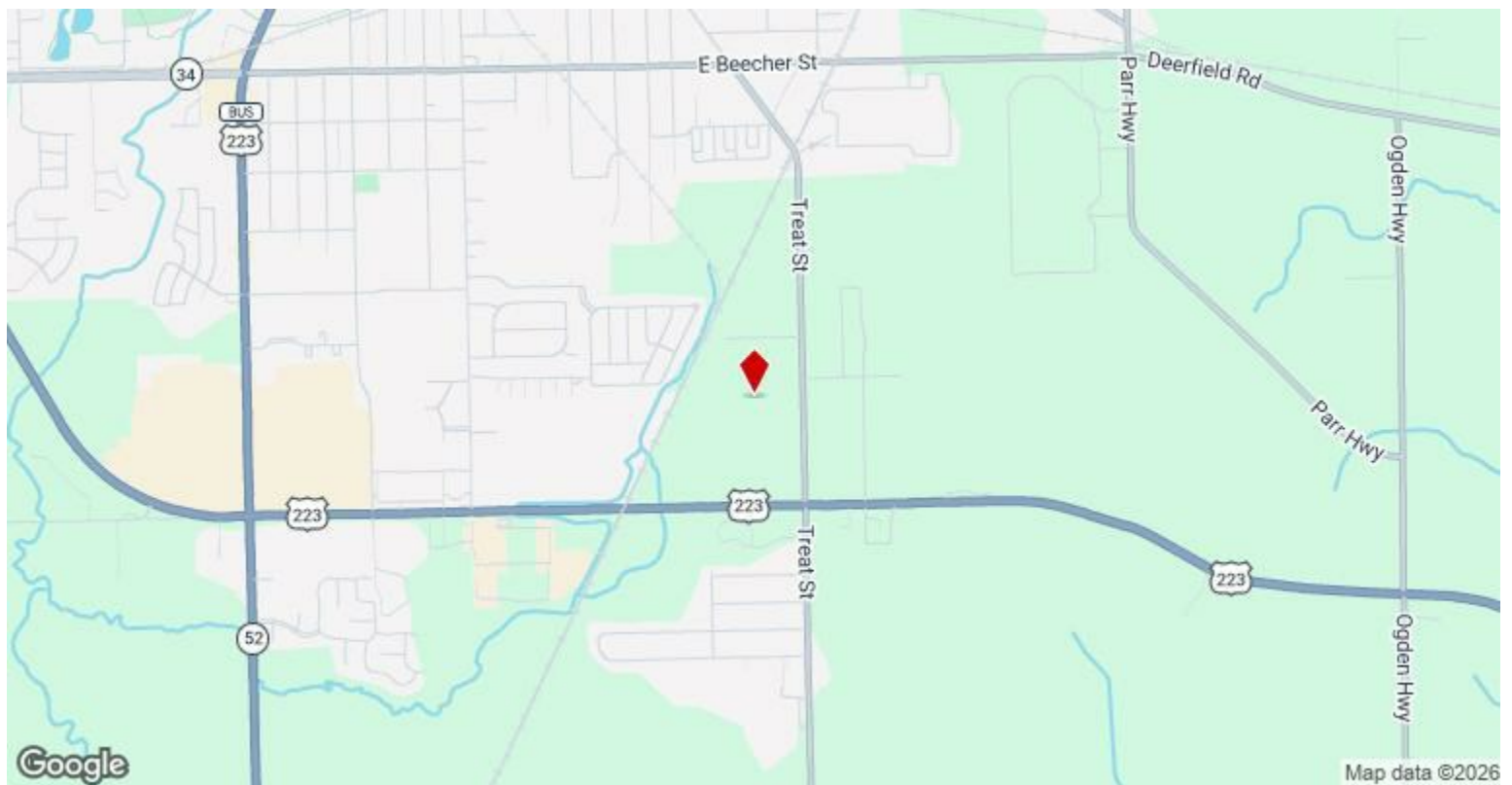
Gil Henry & Associates, Inc.

gmhenry@gmail.com

517.403.0273



|                     |                          |
|---------------------|--------------------------|
| Price:              | \$995,000                |
| Property Type:      | Land                     |
| Property Subtype:   | Industrial               |
| Proposed Use:       | Industrial               |
| Sale Type:          | Investment or Owner User |
| Total Lot Size:     | 32.18 AC                 |
| No. Lots:           | 1                        |
| Zoning Description: | L-1 Lt. Ind.             |
| APN / Parcel ID:    | MD0-112-3510-00          |



## 2000 Treat Hwy, Adrian, MI 49221

Prime 32 +/- Acre Industrial Development Opportunity – 2000 Treat Hwy, Adrian, Michigan (See Topographic Survey pdf attached.)

An exceptional chance to secure 32 +/- acres of industrial-zoned land along Treat Highway in Adrian—offering the size, infrastructure, and strategic positioning ideal for manufacturing, logistics, warehousing, and large-scale commercial development. The property has been fully cleared, providing a clean, development-ready canvas. A completed topographic survey is included, giving buyers a valuable head start on engineering, planning, and permitting.

A major advantage of this site is its engineered 5-acre water detention basin, already in place to support stormwater requirements. With this critical infrastructure established, the property offers approximately 26 acres of buildable land, allowing flexible site design and efficient layout options. Adding to its industrial appeal, the land is situated along a major railroad line, enhancing transportation potential and making the site especially attractive for distribution, manufacturing, and rail-served operations. The seller has top soil stored on the SW corner of the property that will be removed.