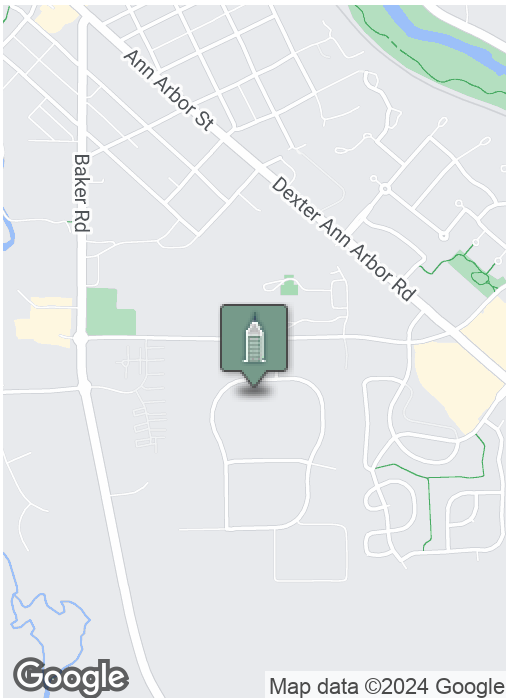


Industrial Vacant Land

2558 BISHOP CIRCLE W, DEXTER, MI 48130



FOR SALE



SUMMARY

Sale Price:	\$800,000
Acres:	6.89 AC
Zoning:	R-D (Research & Development)
SEV 2024:	\$214,900
2024 Taxes:	\$14,365
Tax ID/APN:	08-08-07-125-047

PROPERTY HIGHLIGHTS

- Dexter Business and Research Park
- 1,143 feet of frontage with 740' depth
- Public water and sewer available at the site
- Off-site storm water detention pond services all parcels in park
- City of Dexter offers tax abatement to qualified companies
- Easy access to I-94, M-14 and US-23 via Class A roads

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Jeff Evans

734.926.0222

JEFFEVANS@SWISHERCOMMERCIAL.COM

Charlie Koenn

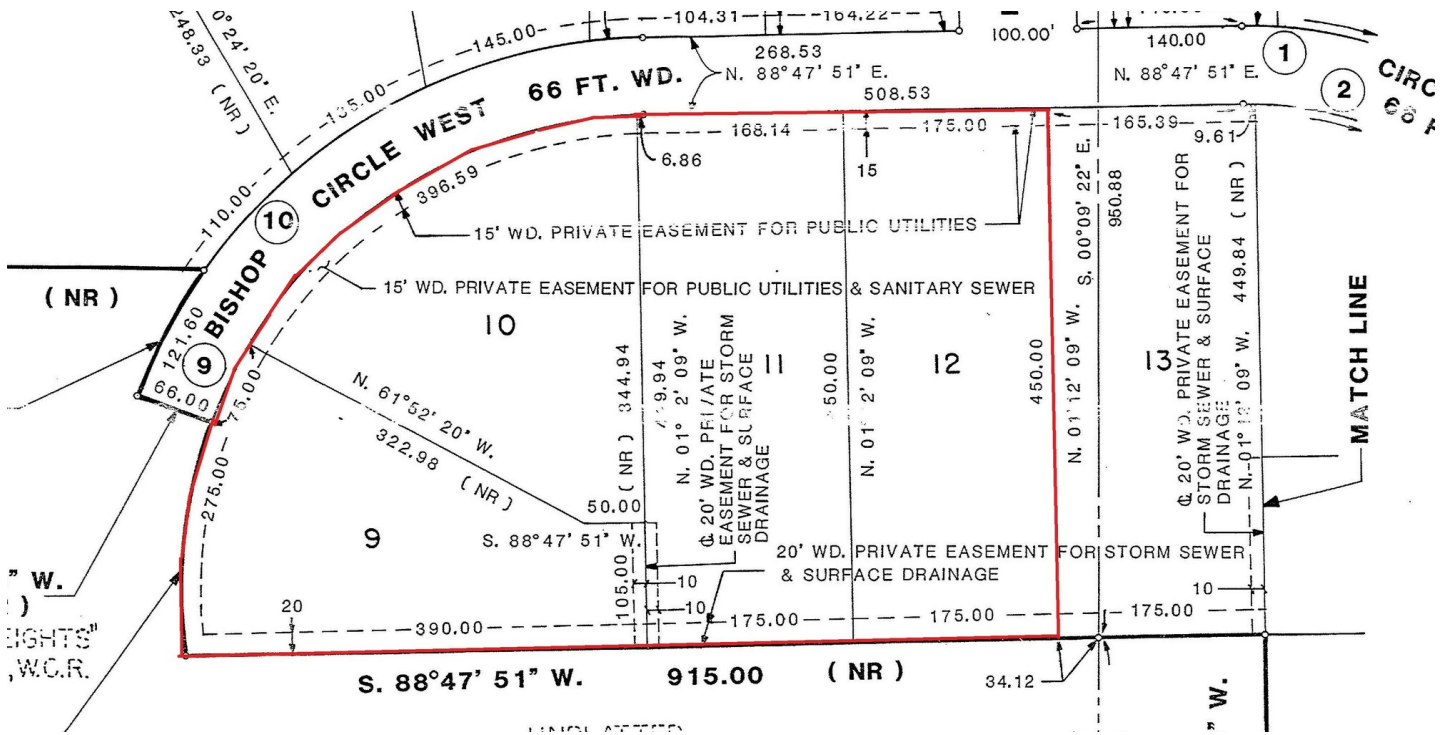
734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

Industrial Vacant Land for Sale

2558 BISHOP CIRCLE W, DEXTER, MI 48130



PROPERTY DESCRIPTION

Introducing an exceptional commercial real estate opportunity in the heart of the Dexter Business and Research Park. Spans 6.89 acres and provides convenient access to major highways I-94, M-14, and US-23 via Class A roads. Zoned R-D (Research & Development), the site is perfectly suited for innovative enterprises looking to establish or expand their presence.

Key features include:

- Easy accessibility from major transportation routes, facilitating seamless logistics and commuting.
- Availability of public water and sewer services at the site, ensuring immediate operational capability.
- An off-site storm water detention pond servicing all properties within the park, enhancing environmental compliance and management.
- The City of Dexter's attractive tax abatement options for qualified companies, providing significant financial incentives.

This opportunity offers a strategic location within a thriving business community, ideal for companies aiming to benefit from Dexter's supportive infrastructure and business-friendly environment. Explore the potential of 2558 Bishop Circle West and join a dynamic network of businesses in Dexter's premier business and research hub.

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Jeff Evans

734.926.0222

JEFFEVANS@SWISHERCOMMERCIAL.COM

Charlie Koenn

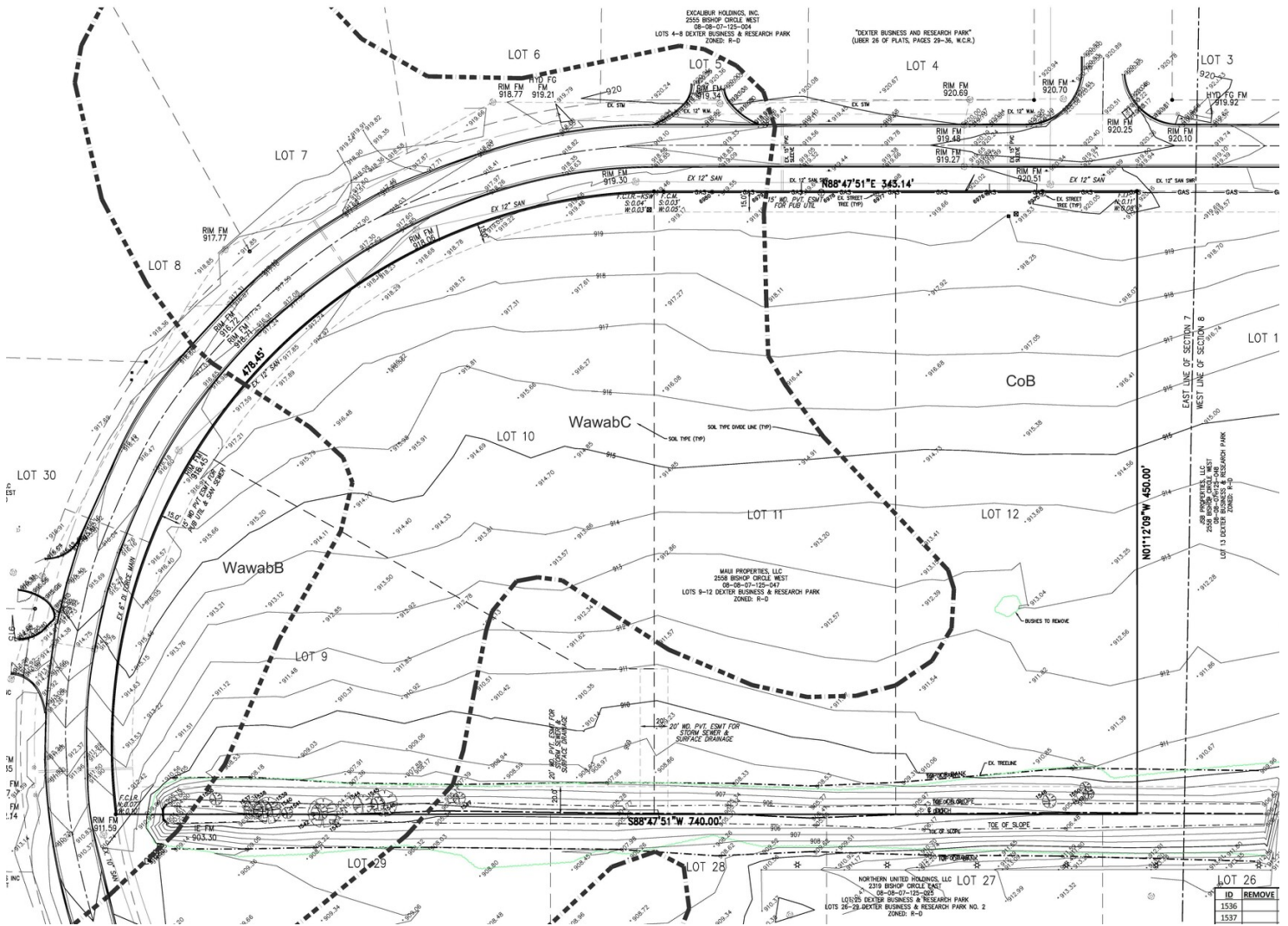
734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

Industrial Vacant Land for Sale

2558 BISHOP CIRCLE W, DEXTER, MI 48130



Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Jeff Evans
Charlie Koenn

734.926.0222
734.926.0230

JEFFEVANS@SWISHERCOMMERCIAL.COM
CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

Non-residential Use

A. Permitted Uses:

Research & testing facilities

Laboratories - experimental, film, testing.

Manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, drugs, perfumes, pharmaceutical toiletries, and frozen food lockers.

Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or natural gas.

Sheet metal products manufacturing and repair.

Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth, or other similar materials not generated on-site.

Manufacturing, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood, and yarns.

Printing, lithographic, blueprinting, and similar processes when used to manufacture product but excluding retailing of product or service, such as a copy and printing center for carry-in/carry out service."

Indoor storage of materials to be used on-site and of products made on-site, but excluding warehousing of items not involved in the on-site processes.

Manufacturing of wine, beer and/or other alcoholic beverages.

Retail/Showroom for goods manufactured on site or in conjunction with site operations.

Essential services structures

Essential services buildings

B. Special Uses:

Self-storage facilities

Recycling centers

Personal fitness centers

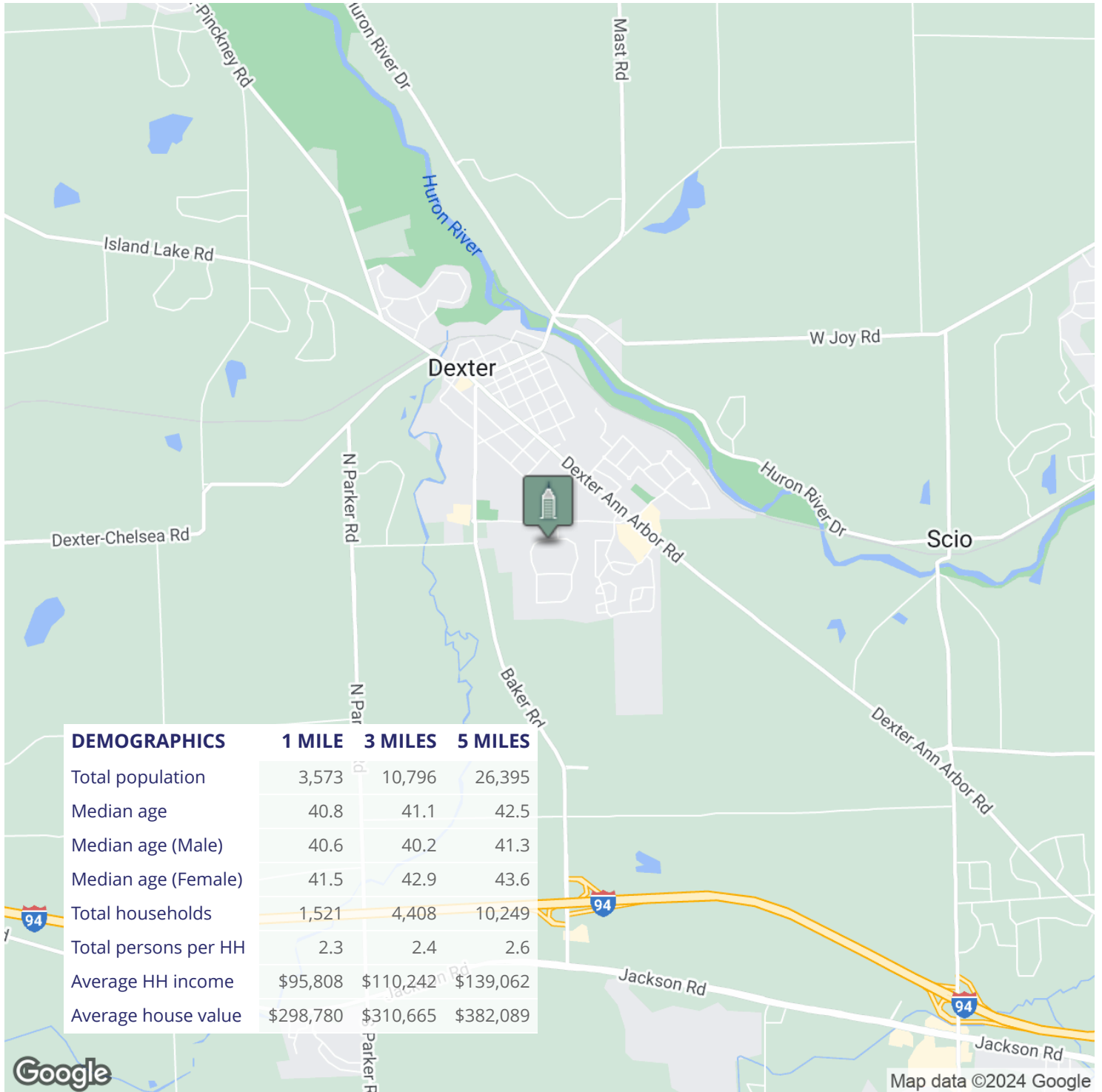
Child care center in stand-alone building

Outdoor storage for essential service buildings

Any use producing more than seventy (70) decibels at the property line

Industrial Vacant Land for Sale

2558 BISHOP CIRCLE W, DEXTER, MI 48130



Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Jeff Evans

734.926.0222

JEFFEVANS@SWISHERCOMMERCIAL.COM

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM