

For Sale | Light Industrial Zoning

Property Highlights

N Dettman Road | Jackson, MI

- 28 Acres | \$1,120,000
- Located in Leoni Township, Jackson County
- Light Industrial (ML) Zoning, allowing for Many Permitted Uses, such as Warehouse, Distribution, Skilled Trade Services, Light Assembly, Contractor's Yard, Outdoor Storage, and More
- At the I-94 & US-127 Interchange, with Significant Frontage on I-94
- 10 Minutes from Downtown Jackson, between 35-40 Minutes from Ann Arbor, Lansing, & Ford's Blue Oval Battery Park, a new EV Battery Manufacturing Facility in Marshall
- Close to Established Neighborhoods, & Retail, such as Meijer, Aldi, Harbor Freight, & McDonald's
- Electric, Gas, Well & Septic on-site. Municipal Water may be available through Blackman Township



Eric Rudland
Direct | 734 769 5012
eric.rudland@colliers.com



Paul Gobeille
Direct | 248 226 1684
paul.gobeille@colliers.com

Zoning Description

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Sec. 42-242. - Light industrial district (ML).

PURPOSE

(1) The light industrial district is composed of those areas of the township whose principal use is and ought to be light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. This district has been located within the township to permit the development of these industrial uses, to protect adjacent agricultural, residential, and commercial areas against the encroachment of incompatible uses, and to lessen congestion of public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district have been excluded. When such use abuts the side and/or rear line of a lot in any R district, a compact evergreen hedge, solid wall, or painted board fence not less than five feet shall be maintained at the property line.

(2) No land shall be used or occupied and no structure shall be designed, erected, moved, altered, used, or occupied except for one or several of the permitted uses listed in this section and accessory uses thereto or for one or several of the conditional uses listed in this section.

PERMITTED USES

- (1) Commercial laundries, dry cleaning establishments, frozen food lockers, and ice and cold storage plants.
- (2) Building material storage and sales.
- (3) Packaging of previously prepared materials, but not including the baling of discarded paper, rags, cloth, metal, iron, or other similar materials.
- (4) Printing, lithography, blueprinting, and similar uses.
- (5) Automobile repair garage, construction and farm equipment sales and repair, and contractor's equipment yards.
- (6) Warehousing, material distribution centers, and wholesale sales establishments provided all products and materials are enclosed within a building.
- (7) Skilled trade services, including plumbing, electricity, and heating, not engaged in any retail activities on the site.
- (8) Light industrial assembly which by the nature of the materials, equipment, and processes utilized is to a considerable extent clean, quiet, and free from any objectionable or dangerous nuisance or hazard, including any of the following goods or materials: pharmaceuticals, jewelry, musical instruments, sporting goods, glass products, small household appliances, electronic products, printed matter, baked and dairy products, advertising display, tents and awning, brushes and brooms, cameras and photographic equipment and supplies, wearing apparel, leather products, and luggage but not including tanning, and products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell or yarn.
- (9) Research and testing facilities.
- (10) Essential service structures.

Site Plan

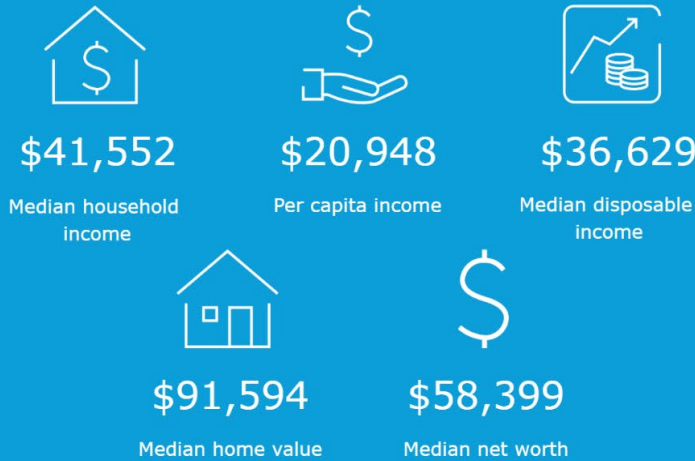
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Demographics – 3 Mile Radius

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Wealth & income



Annual spending total



Annual transportation spending



Annual entertainment/recreation spending



Annual food & alcohol spending

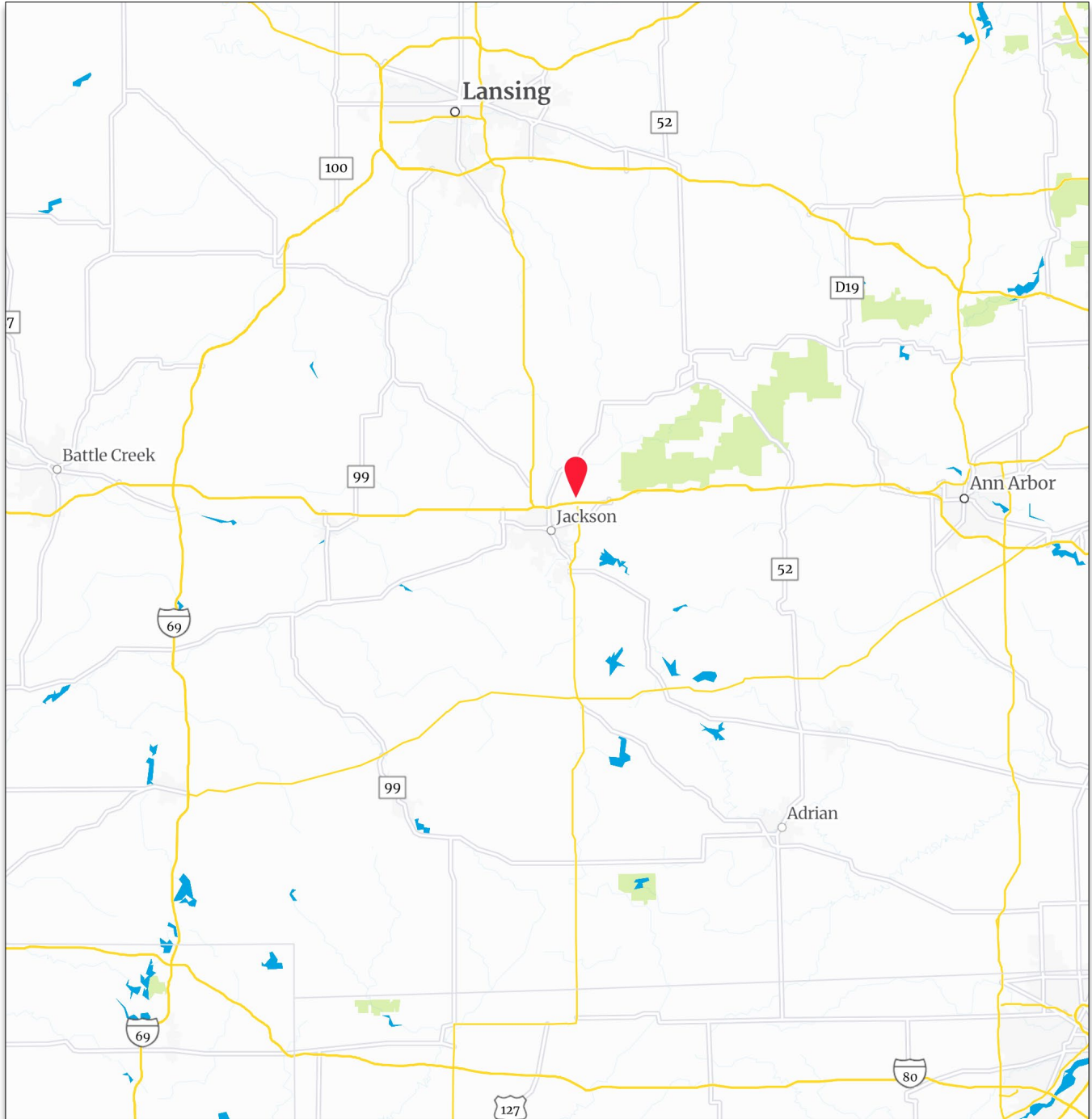


Annual apparel spending



Location

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Colliers Ann Arbor, 1955 Pauline Blvd., Suite 400, Ann Arbor, MI 48103
colliersannarbor.com

