

# Vacant Land/Outside Storage ±13 Acres

0 Willis, Grass Lake, MI 49240



**FOR LEASE**



## OFFERING SUMMARY

Lease Rate:	\$2,500/Acre/MO
Lot Size:	±13 Acres
Zoning (Grass Lake Twp):	L-I (Light Industrial)

## DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	3,967	24,754	92,748
Total Population	10,067	67,652	236,824
Average HH Income	\$107,145	\$87,876	\$99,196

## PROPERTY HIGHLIGHTS

- ±13 acres available for land lease
- Frontage along Willis Road and Cedar Knoll Drive
- High visibility from the I-94 corridor
- Convenient access to Race Road and Mt. Hope Road interchanges
- Dual driveway access points
- Additional industrial build-to-suit opportunities available
- Convenient access to Jackson, Chelsea, and Ann Arbor markets

### Charlie Koenn

734.926.0230

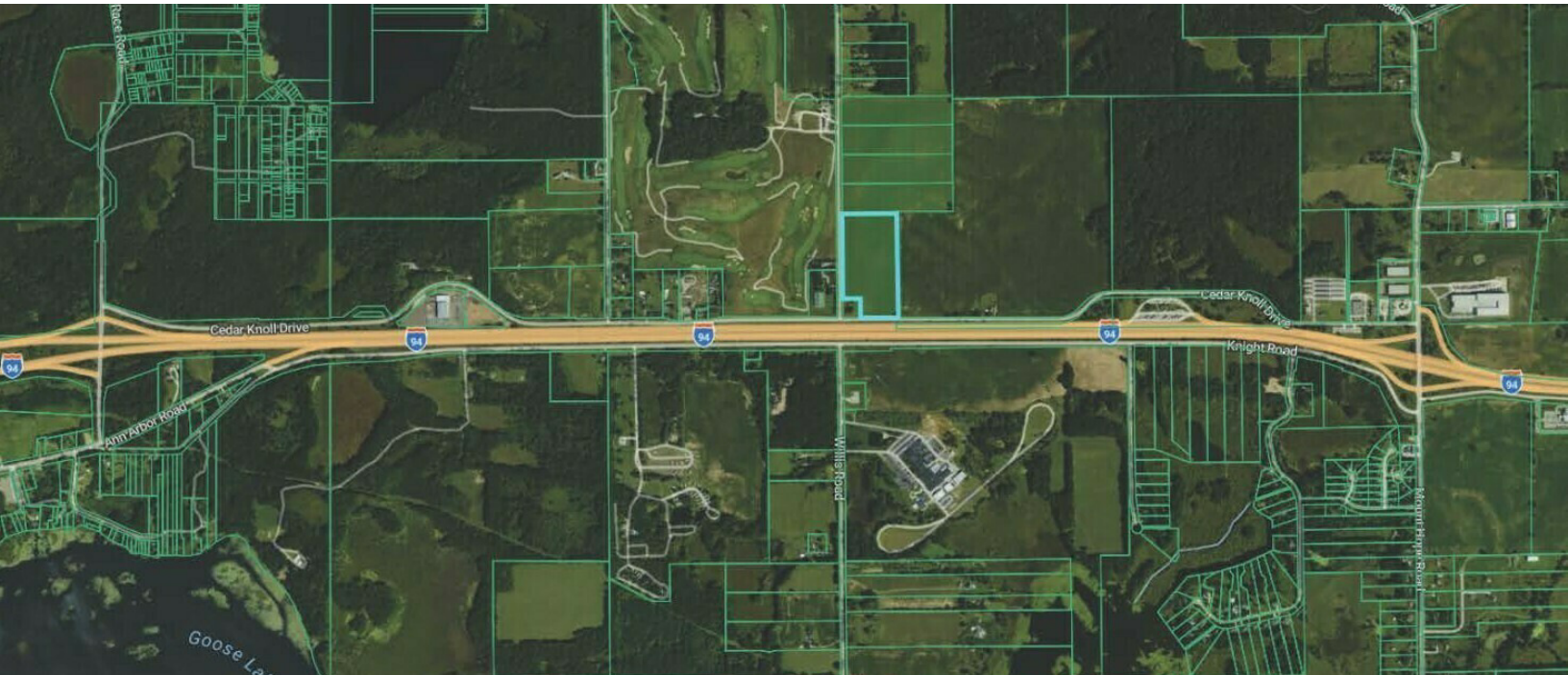
[ckoenn@swishercommercial.com](mailto:ckoenn@swishercommercial.com)

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## PROPERTY DESCRIPTION

±13 acres are available for land lease and outdoor storage at approximately \$2,500 per acre per month, making this an ideal option for contractors, equipment storage, fleet parking, outdoor industrial storage, agricultural support operations, and service-related businesses seeking functional industrial land outside higher-cost urban markets. The property offers dual driveway access from Willis Road and Cedar Knoll Drive.

In addition to outdoor storage and land lease opportunities, ownership is planning a new-construction 22,500 SF flex industrial building that may accommodate build-to-suit industrial suites ranging from approximately 1,250 SF to 22,500 SF. The proposed 225' x 100' steel-frame building is designed for practical industrial functionality with drive-in overhead doors, individual suite entrances, outdoor storage potential, and flexible configurations for larger users.

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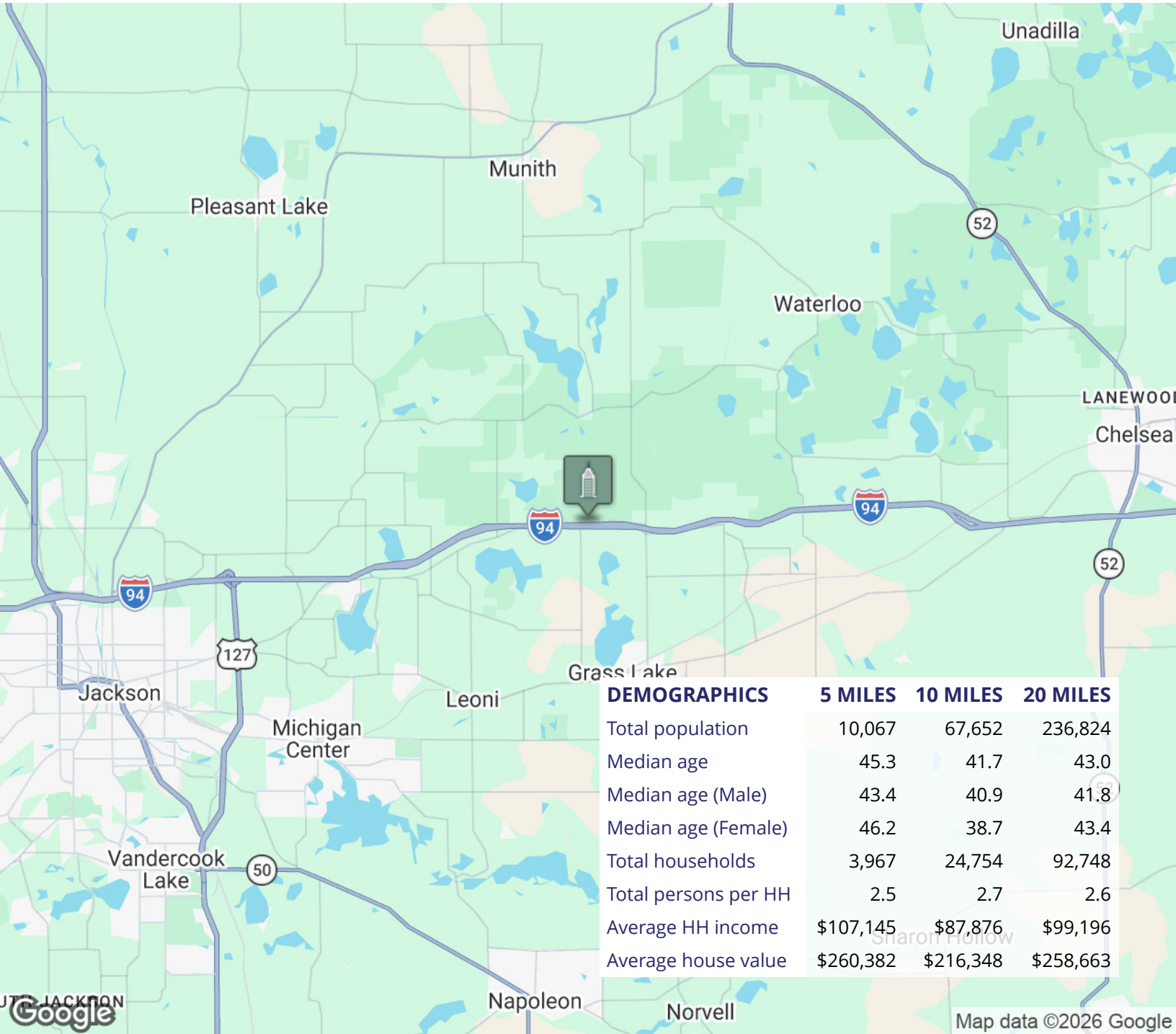
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