

Property Information Packet

Industrial Development

9801 Shaver Road



Site Information

9801 Shaver Road

This industrial developed parcel is located at the southern portion of the City of Portage. The site is zoned I-2 (Heavy Industry) and is located roughly 2.5 miles from U.S. 131 access to the south. The site has access from Shaver Road, with daily traffic counts of 10,571(2019). The principal building on the property is roughly 20,000 square feet in size. The property boasts two exterior detached storage buildings; one with an estimated square footage of 5,600 and the second storage building/truck garage has an estimated area of 3,800 square feet. The property is enclosed with a fence and has a gate house at the primary entrance. In addition, with 27.98 acres (+/-) there is room for expansion to help meet additional industrial needs. This site has great potential for clean and/or green manufacturing, high tech manufacturing or similar low impact uses.

Lot Dimensions & Building Specifications

Size: 27.98 acres +/-

Frontage: Shaver Road

Building: 4 (43,695 sq. ft.)

Legal: SEC 29-3-11 BEG AT SE COR SEC 29 TH
W ALG S LI SD SEC 80 R TO SW COR E1/2 SE1/4
SD SEC TH NELY ALG CL SHAVER RD .

Municipal Water: 6 & 12 -inch main available

Municipal Sewer: 8-inch main available

Electric: Consumers Energy

Natural Gas: Consumers Energy

Telecommunications: AT&T, Charter

Fiber Optic: Yes

Parcel Number:

00029-450-O

Owner

Native Sun, LLC

28350 62nd Ave

Lawton, MI 49065

Zoning

I-2 Heavy Industrial

List Price

\$480,000

2020 S.E.V.

\$178,400



**9801 Shaver Road
Development Ready Site**



1 inch = 250 feet

- *One Stop Shop Development Review Process.*
- *Expedited Site Plan Review and Permitting.*
- *Award Winning Development Review Team (DRT) Process.*
- *Coordinated Development Plan Review & Speed to Permitting.*

Potential Incentives

- ◆ Brownfield Redevelopment
- ◆ Tax Abatement for an eligible facility
- ◆ MEDC Assistance

About the City of Portage

Portage has shown itself to be the municipal equal to a renewable resource. The city offers its citizens a dynamic living environment, energized and sustained by quality of life characteristics that are unmatched in the region, punctuated with great retail, and enriched by a unique pledge to share the natural environment with its citizens.

Portage residents enjoy a variety of housing options with low taxes, safe and well-maintained neighborhoods, world-class healthcare, enriching activities and entertainment, and an **extensive park and trail system** that connects citizens to each other and the natural world. Finally, residents can take advantage of **investments/upgrades to Portage Public School facilities.**

The city continuously engages its citizens to address current challenges and develop a future vision for our community - and ultimately ensure the city remains *A Natural Place to Move.*

Contact

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portagemi.gov/173/Community-Development

