

Property Information Packet

Industrial Development

8833 Shaver Road



Site Information

8833 Shaver Road

This property is located approximately one mile south of the City Center area, within the Shaver Road Business Corridor. The property is zoned I-2 (Heavy Industrial) and occupied by a vacant 28,200 square foot industrial building and associated site improvements. The property has access from Shaver Road, a major arterial roadway, with an average daily traffic count of 14,800 vehicles (2019). Access to Portage Industrial Drive to the east may also be possible. The site is situated approximately 3 miles from U.S. 131 and 3.5 miles from I-94 with convenient accessibility via Shaver Road, S. Westnedge Avenue and West Centre Avenue.

Lot Dimensions & Building Specifications

Size: 4.94 acres +/-

Frontage: 440' Shaver Road

Depth: Varies (452' – 669')

Building: 28,200 Square Feet w/ 5 Loading Doors

Legal: SEC 21-3-11 COM S1/4 POST SEC 21 TH N
ALG NS1/4 LI SD SEC 353.13 FT FOR POB TH W PAR
S LI SD SEC 669.35 FT TO E LY LI OF NYC RR ROW
TH NELY ALG SD ROW 440 FT TH E PAR S LI SD SEC
452.51 FT TO NS1/4 LI SEC 21 TH S ALG SD NS1/4
LI 384.10 FT TO PL OF BEG

Municipal Water: 12-inch main available

Municipal Sewer: 12-inch main available

Electric: Consumers Energy

Natural Gas: Consumers Energy

Telecommunications: AT&T, Charter

Fiber Optic: Yes

Parcel Number:

00021-295-O

Owner

Lisa Calhoun
6322 N. 35th Street
Richland, MI 49083

Zoning

I-2—Heavy Industrial
2020 S.E.V.
\$119,800

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

Potential Incentives

- ◆ Brownfield Redevelopment
- ◆ Tax Increment Financing (TIF)
- ◆ 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

City of Portage
 Department of Community Development
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 Portage, MI 49002
 (269)329-4477
portagemi.gov/173/Community-Development

