

Self Storage Development Opportunity



New Baltimore Self Storage Development Site

52151 County Line Road
New Baltimore, MI 48047

Presented by:

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List Price: Unpriced—Call Broker

INVESTMENT HIGHLIGHTS

- **Prime Self Storage Development Opportunity** on 5.65+/- acres (4.05+/- usable acres) in New Baltimore, MI (Detroit MSA)
- **Fully Entitled** for 76,924 GSF | 53,075 NRSF | 408 Units
- **3-Story Building** featuring 100% premium, climate-controlled product
- **Excellent Frontage and Access** from County Line Road (6,904 AADT) with proximity to Main Street (26,230 AADT)
- **Strong Market Demographics** with population of 61k, AHHI of \$111k, and 5.8% projected population growth (5-mi)
- **Major Anchor Tenants** including Walmart, Home Depot, Target, Kroger, and Meijer within proximity
- **Key Landmarks** such as Selfridge Air National Guard Base, Lake St. Clair Recreation & Marina District, Waterside Marketplace, The Mall at Partridge Creek, Stellantis Sterling Heights Assembly, GM Technical Center, Henry Ford Macomb Hospital, and many more nearby

DEVELOPMENT DETAILS

GSF:	76,924
NRSF:	53,075
Units:	408
Stories:	3
Acres:	5.65+/- acres (4.05+/- usable acres)
Zoning:	I-Industrial
Parcel ID:	06-09-12-476-021



Area Map



Argus Self Storage Advisors, Hayes Ventures have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.