EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

6350 Whitmore Lake Road

Northfield Township, MI 48189



FOR SALE

GetReal*quality*
248.476.3700

LISTED BY:
John Porth
Vice President
jkporth@thomasduke.com

WWW.THOMASDUKE.COM

FOR SALE

6350 Whitmore Lake Road

Northfield Township, MI 48189



Sale Price: $1,200,000.00

DESCRIPTION

Current Landscape Yard with Outside Storage.

PROPERTY HIGHLIGHTS

- 1,920 Square Foot building currently on the property.
- Located in the Northfield Township Overlay District.
- Various uses permitted.
- 500' of frontage on US-23

FOR SALE

6350 Whitmore Lake Road

6350 Whitmore Lake Road Northfield Township, MI 48189

PROPERTY INFORMATION

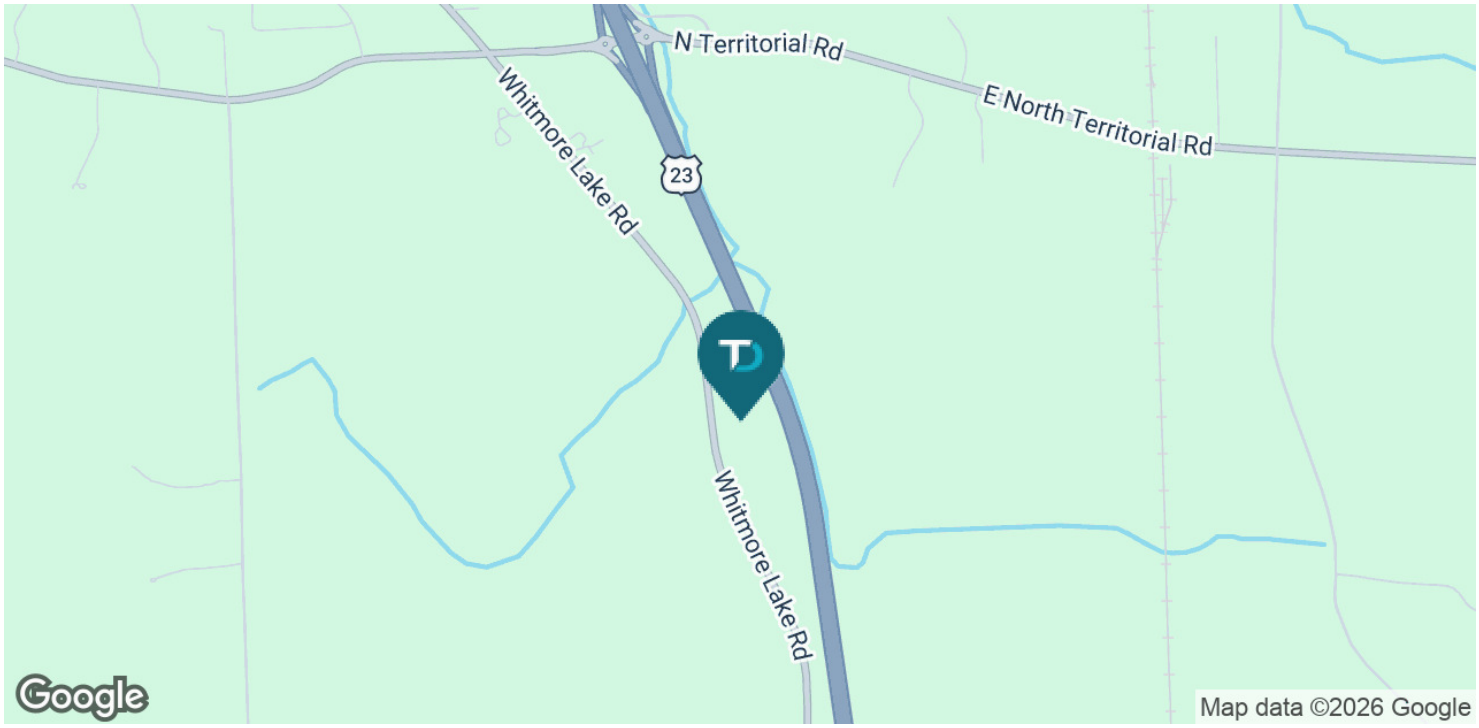
SALE PRICE:	$1,200,000.00
Price/AC:	$180,995.00
Building Size:	1,920 SF (currently on property)
Utilities:	Well & Septic (City Water available at street)
APN:	B-02-29-200-006
Legal Description:	Available upon request.

PROPERTY INFORMATION

Lot Size:	6.63 Acres
Property Type:	Land
Zoning	Agricultural (Master Planned Industrial)
Traffic Count:	Whitmore Lake Rd = 3,070 N. Territorial = 8,660 US23 = 86,130
Taxes:	2026 Summer -$594.71 2025 Winter - $6861.77

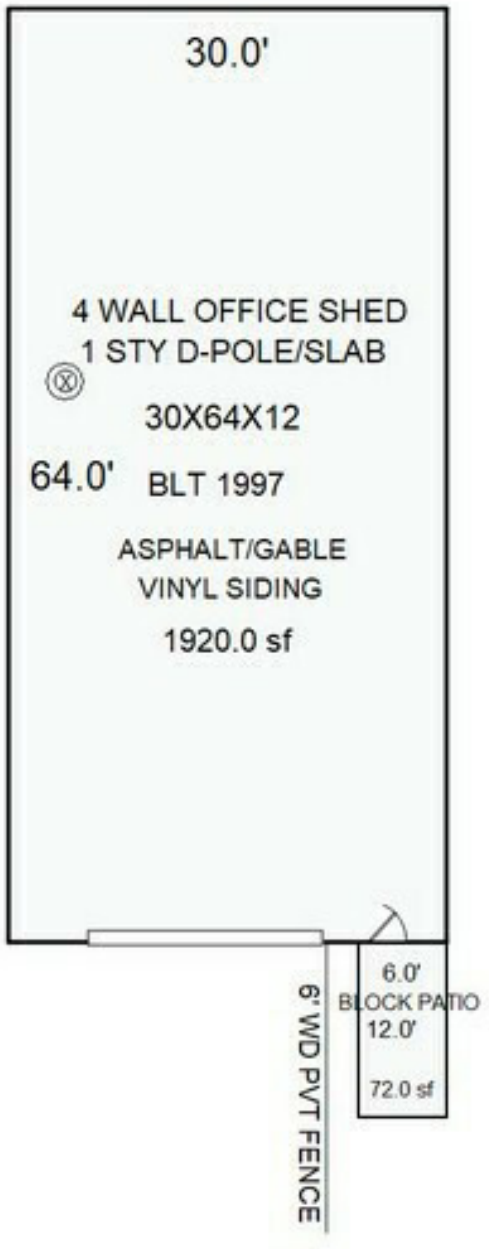
LOCATION INFORMATION

Located on the east side of Whitmore Lake Road, just south of N. Territorial, west of US-23.



6350 Whitmore Lake Road

6350 Whitmore Lake Road Northfield Township, MI 48189



FOR SALE

6350 Whitmore Lake Road

6350 Whitmore Lake Road Northfield Township, MI 48189



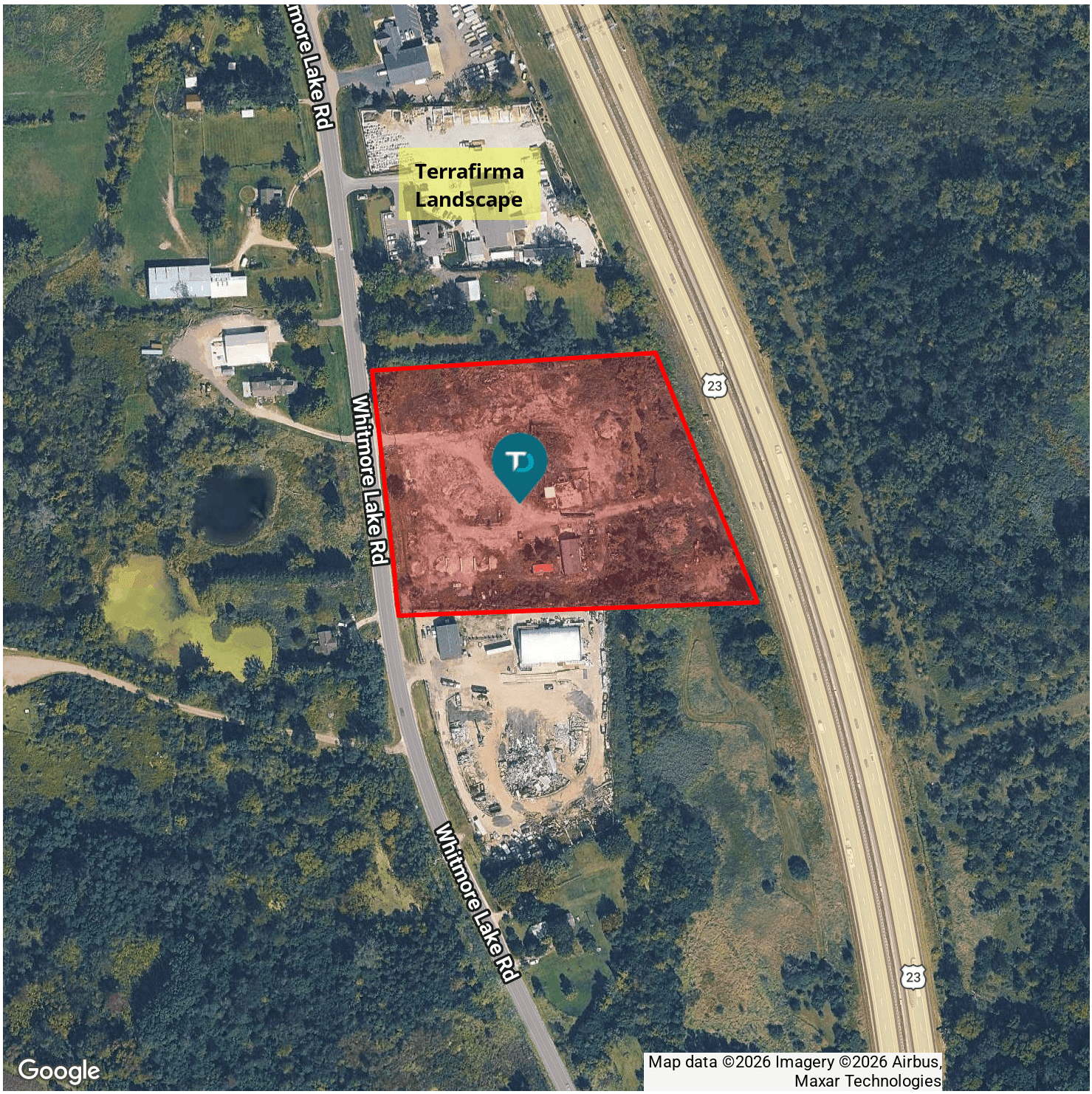




FOR SALE

6350 Whitmore Lake Road

6350 Whitmore Lake Road Northfield Township, MI 48189



FOR SALE

6350 Whitmore Lake Road

6350 Whitmore Lake Road Northfield Township, MI 48189



DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	108	4,227	40,133
Median age	44	43	40
Total households	40	1,639	16,086
Average HH income	$134,003	$143,983	$141,324
Average house value	$497,144	$501,746	$494,965

ARTICLE XVIII. LI—LIMITED INDUSTRIAL DISTRICT

Sec. 36-508. Purpose.

This district is composed of those areas of the township whose principal use is or 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 on 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.

(Ord. of 7-22-2013, § 40.01)

Sec. 36-509. Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted in this district; provided that materials and equipment to be used in the principal business and products resulting from the principal business shall be stored within a completely enclosed building. Such products, materials, and equipment may be stored outdoors if a conditional use permit therefor is obtained in accordance with this chapter.

(1) Reserved.

(2) The manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, perfumes, pharmaceutical toiletries, and frozen food lockers.

(3) Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.

(4) Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials; recycling centers.

(5) Printing, lithographic, blueprinting and similar uses.

(6) Warehousing and material distribution centers; provided all products and materials are enclosed within a building.

(7) Light manufacturing industrial uses which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet and free from any objectionable or dangerous nuisance or hazard, including any of the following goods or materials: drugs; jewelry; musical instruments; sporting goods; glass products; small household appliances; electronic products; printed matter; baked and dairy products; advertising displays; tents and awnings; brushes and brooms; cameras and photographic equipment and supplies; wearing apparel; leather products and luggage, but not including tanning; products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell, or yarn.

(8) Research and testing facilities.

(9) An accessory use, building or structure.

(10) A sign, only in accordance with the regulations specified in article XXVI of this chapter.

(11) Essential services, as provided in section 36-65.

(12) Public utility structures located on the surface of the ground, including, but not limited to, transformer sub-stations, pumping stations, communications relay stations, gas and steam regulating valves and stations.

(13) Landscape and lawn care businesses.

(Ord. of 7-22-2013, § 40.02; Ord. No. 14-34, § 1, 1-13-2015)

Sec. 36-510. Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter.

(1) Minor or major repair of vehicles. All work, materials, equipment and waste products shall be contained within a completely enclosed building, and outdoor storage areas for vehicles shall be screened from view.

(2) Restaurants and cafeteria facilities for employees.

(3) Bus, truck, taxi and rail terminals.

(4) Open air display area, subject to the requirements of section 36-737.

(5) Business/technical schools, when licensed by the state, which provide education in skills which are commonly used in the principal uses permitted in this district, such as schools for the training of engineering technicians, machine operators, and vehicle mechanics and body repair person.

(6) Retail sales of items that are the same as the items sold at wholesale on the premises, or are related by use or design to such wholesale items; provided that the total amount of retail sales shall not exceed 25 percent of the annual wholesale sales on the premises. Retail sales shall be strictly incidental to wholesale sales.

(7) Outdoor storage of recreational vehicles, subject to the requirements of section 36-703.

(8) Commercial communications apparatuses, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII of this chapter.

(9) Outdoor storage of materials and equipment to be used as part of the principal business, and products resulting from the principal business, subject to the requirements of sections 36-701 and 36-702.

(10) Kennels, subject to the requirements of section 36-714.

(11) Marihuana establishments and facilities, subject to the standards of section 36-738, including:

a. Growers, all licenses permitted.

b. Processors.

c. Secure transporters.

d. Safety compliance facilities.

e. Microbusinesses.

(Ord. of 7-22-2013, § 40.03; Ord. No. 14-34, § 1, 1-13-2015; Ord. No. 16-52, § 1, 10-11-2016; Ord. No. 19-66, § G, 11-12-2019)

Sec. 36-511. Regulations and standards.

The following regulations shall apply in all LI—Limited Industrial Districts:

(1) *Lot area.* No building or structure shall be established on any lot less than one acre in area; except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of 20,000 square feet.

(2) *Lot width.* The minimum lot width for lots served with a central sanitary sewerage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.

(3) *Lot coverage.* The maximum lot coverage shall not exceed 25 percent.

(4) Reserved.

(5) *Yard and setback requirements.*

a. *Front yard.* Not less than 85 feet.

b. *Side yards.* Least width of either yard shall not be less than 20 feet; except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than 35 feet.

c. *Rear yard.* Not less than 35 feet.

d. The requirements in this subsection (5) shall apply to every lot, building or structure.

(6) *Height.* Except as is otherwise provided in this chapter, no building or structure should exceed a height of 45 feet.

(7) *Transition strips.*

a. On every lot in the district which abuts a lot in a conservation preservation, agricultural, residential (including mobile homes), commercial, office, or research/technology district, there shall be provided a transition strip. Such transition strip shall be not less than 25 feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in such districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a screen wall or hedge not less than four feet nor more than eight feet in height, and maintained in good condition.

b. A use or structure on any lot in this district fronting a public road, street or way shall provide, in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land 20 feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

(8) *Required off-street parking.* As required in article XXV of this chapter.

(9) *Required site plan review.* As required in article XXVIII of this chapter.

(10) *Supplemental regulations.* As required in article XXIV of this chapter.

(Ord. of 7-22-2013, § 40.04; Ord. No. 14-34, § 1, 1-13-2015)

Secs. 36-512—36-530. Reserved.