SOUTHEAST MICHIGAN'S PREMIER POWER-READY INDUSTRIAL SITE

157 ACRES.
SHOVEL READY.
9 MW DAY ONE.

Sand Creek Hwy

ACRES	ZONING	POWER
157	I-1	9 MW
Contiguous	Industrial	Scalable

1610 & 1900 W. Beecher Rd. · Adrian, Michigan 49221

$9,450,000 · $60, 210 / ACRE

Advanced Manufacturing | Data Center | Logistics & Warehousing | E-Commerce Fulfillment

156.94 acres · I-1 Industrial · Consumers Energy 138kV substation adjacent · Phase I clean · FEMA Zone X · Shovel ready

Lenawee County · Adrian, MI · Parcels: XA0-104-3155-01 / XA0-104-3900-01

WHY THIS SITE WINS

The single scarcest asset in American industrial real estate is power-ready land.



No Interconnection Queue

Securing new utility service nationally averages 3–5 years in queue. This site has a Consumers Energy 138kV substation sitting directly adjacent — 9 MW available on day one, no wait.



Zero Entitlement Risk

Phase I clean (17 soil samples). ALTA and topographical survey certified. FEMA Zone X — no flood risk. I-1 zoned with fast-track permitting. Nothing stands between an LOI and a groundbreaking.



Fiber + Power = Data Center Ready

Carrier-class redundant fiber delivers 10ms to Detroit and 20ms to Chicago. Combined with 9 MW scalable power, this site meets the core infrastructure checklist for hyperscale and edge data center development.

Power-ready industrial land is not a commodity — it is the constraint that determines where the next decade of manufacturing and tech infrastructure gets built.

THE POWER ASSET

Consumers Energy 138kV substation — directly adjacent to parcel boundary on W. Beecher Rd.



Aerial view — 138kV transformer yard with transmission line feeds



Ground level — switching gear, transformers, and 138kV bus visible from W. Beecher Rd.

9 MW	138kV	No Queue	Scalable
Available Day One	Feed Capacity	No Interconnection Wait	Beyond 9 MW on Request

SITE AERIAL

W. Beecher Rd. & Sand Creek Hwy · Adrian, MI

157 ACRES	Contiguous parcel — flat, clear, shovel-ready
I-1 ZONING	All industrial uses permitted · No FAR cap
SUBSTATION	Consumers Energy 138kV — substation pad visible bottom-center
US-223	Direct access to I-75 and major freight corridors
UTILITIES	12" water · 10" sewer · Gas · Fiber at the street
NO WETLANDS	FEMA Zone X · Phase I clean · ALTA/TOPO certified

156.94-acre contiguous parcel · Bordered by W. Beecher Rd., Sand Creek Hwy, and Route 223



LABOR MARKET & WORKFORCE

Manufacturing is Lenawee County's #1 industry · Deep skilled trades pipeline · Competitive wages vs. metro Detroit

49,400	9,030	2.5M	$23.69
Labor force in Lenawee County	Manufacturing jobs #1 industry sector	Workers within 60-minute draw	Michigan median hourly wage (2025)

ESTABLISHED INDUSTRIAL BASE

Kirchhoff Automotive	Advanced manufacturing, stamping & assemblies
Wacker Chemical Corp.	Specialty chemicals, multi-shift operations
Plastic Omnium	Automotive components, global OEM supplier
L&W Engineering	Metal fabrication & structural components
Inteva Products	Automotive interiors & closures
Adrian Steel	Vehicle upfitting — 208 local employees

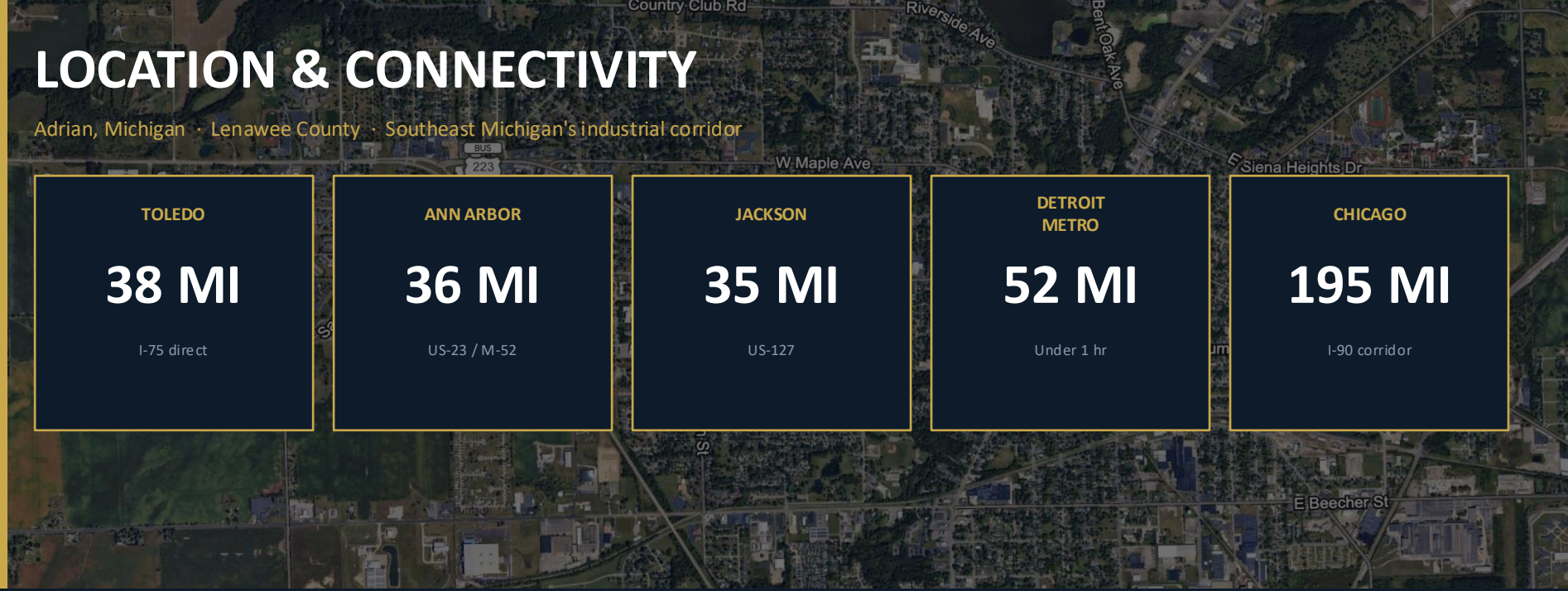
WORKFORCE PIPELINE

Adrian College	Supply Chain, HR & Business programs; workforce tied to local employers
Monroe CC	Manufacturing technology, logistics & skilled trades certification
Baker College	Technical programs in business operations & industrial mgmt
LISD TECH Center	24 CTE programs across 11 school districts — LENTECH certified
Align Center	$10M workforce development center — customized employer pipelines
Michigan Works!	State-funded training subsidies and rapid response hiring support

Manufacturing is Lenawee County's largest employer sector · Workers who know the region and stay · Wages below metro Detroit = cost advantage

LOCATION & CONNECTIVITY

Adrian, Michigan · Lenawee County · Southeast Michigan's industrial corridor



TOLEDO	ANN ARBOR	JACKSON	DETROIT METRO	CHICAGO
38 MI	36 MI	35 MI	52 MI	195 MI
I-75 direct	US-23 / M-52	US-127	Under 1 hr	I-90 corridor

2.5M	50%+	< 1 HR	1 DAY
person workforce within 60 min	of US consumers in 1-day ground	FedEx & UPS hubs Toledo & Ann Arbor	ground to 50%+ of Canada

DATA CENTER OPPORTUNITY

POWER READY DAY ONE

The national data center pipeline is constrained by one thing: available power. This site eliminates that constraint.

9 MW Available — No Queue

Consumers Energy 138kV substation sits directly adjacent. No interconnection application, no multi-year wait, no uncertainty.

Fiber: 10ms Detroit / 20ms Chicago

Carrier-class redundant fiber paths already serving the corridor. Latency metrics meet colocation and edge computing requirements.

Flat, Clean, Unlimited Build Area

I-1 zoning carries no FAR cap. 155 contiguous acres of flat, FEMA Zone X land with no wetlands — maximum flexibility for raised-floor facility design.

Low Seismic, Low Flood Risk

FEMA Zone X and low regional seismic activity reduce insurance premiums and structural requirements vs. coastal or river-valley sites.

Fast-Track Permitting

City of Adrian is actively business-friendly. Lenawee Now (county EDC) provides MEDC coordination for qualifying projects.

Scalable Power Ceiling

Adjacent substation rated for expansion beyond 9 MW. Buyers needing 20–50 MW+ can contact Consumers Energy — we facilitate that conversation.

Target operators: Compass Datacenters · EdgeCore · DataBank · Iron Mountain · NTT · QTS · Regional colocation developers

IDEAL USE CASES

I-1 zoning permits all industrial uses · No FAR cap · Multi-tenant or single-user configurations available

DATA CENTER

- 9 MW available immediately
- Redundant fiber, low latency
- FEMA Zone X, low seismic
- No FAR cap — maximize CUE
- Scalable beyond 9 MW

ADVANCED MANUFACTURING

- All I-1 industrial uses permitted
- 200M BTU/hr natural gas
- 12" water / 10" sewer at street
- 9 MW for high-draw processes
- Fast-track permitting

LOGISTICS & WAREHOUSING

- I-75 & US-223 minutes away
- FedEx & UPS hubs < 1 hr
- 50%+ US population in 1-day ground
- 155 acres for phased development
- Competitive regional labor

E-COMMERCE FULFILLMENT

- Late cutoff shipping enabled
- Multi-hub proximity Toledo/Ann Arbor
- 1-day ground to 50%+ US & Canada
- Large-format building footprints
- Expandable for future phases

DUE DILIGENCE — DONE FOR YOU

Every major pre-acquisition study is complete. An LOI can move to closing without delay.

Phase I Environmental

CLEAN

17 soil samples across the full parcel. No RECs identified. No further action required.

ALTA / Boundary Survey

CERTIFIED

Full ALTA/NSPS survey with all Table A items. Title-ready legal description.

Topographical Survey

CERTIFIED

Full topo confirming flat grade across 155 acres. No significant elevation changes.

Wetland Status

NONE

No wetlands identified on parcel. No Section 404 permitting required.

Flood Zone

FEMA ZONE X

Minimal flood hazard. No LOMA required. No flood insurance mandate for lenders.

Seismic Risk

LOW

Southeast Michigan carries low seismic risk. Standard construction codes apply.

Zoning Confirmation

I-1 INDUSTRIAL

City of Adrian I-1 Light Industrial. All standard industrial uses permitted by right.

Utility Verification

CONFIRMED

Consumers Energy and City of Adrian utilities confirmed at street. Capacity confirmed in writing.

Full document package — Phase I, ALTA, topo, surveys — available upon execution of NDA or LOI.

The insatiable hunger for power-ready industrial land is here…

And this is just the beginning.

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Adrian, Michigan 49221 · Lenawee County

- 157 Contiguous Acres · I-1 Industrial Zoning
- 9 MW Power · 138kV Substation Adjacent
- Phase I Clean · ALTA/TOPO Certified · FEMA Zone X
- Shovel Ready · Fast-Track Permitting

$9,450,000 · $60,214 per Acre

CONTACT

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Site tours available immediately

LoopNet Listing: #34670077