

FOR SALE

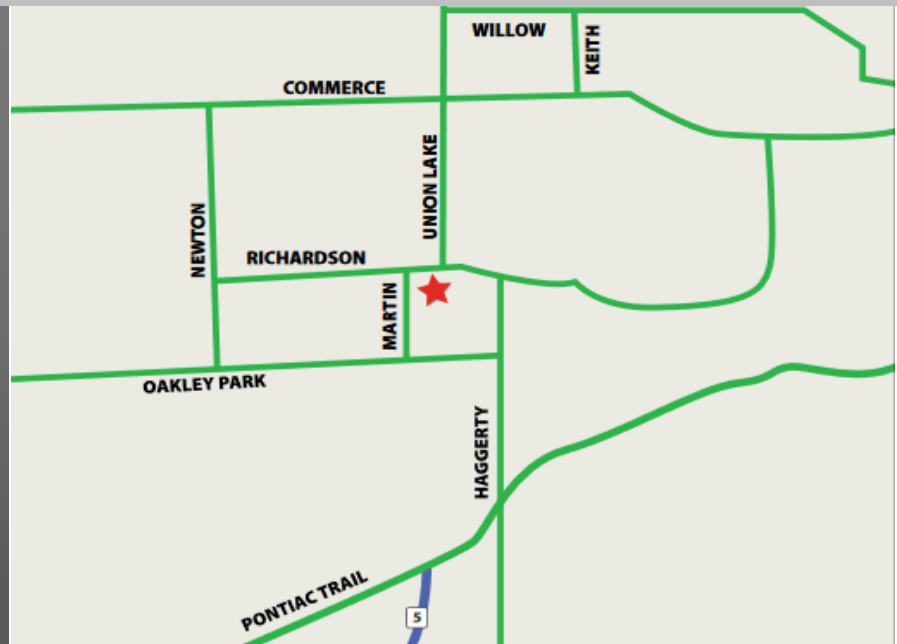
Build to Suit / Land for Sale



Martin Road | Commerce Twp., Michigan

Property Details:

- Build to Suit
- 12,000 SF
- Current Zoning: L-1
- Office / Medical
- East Side of Martin Road,
South of Richardson Road



RSM DEVELOPMENT
& MANAGEMENT

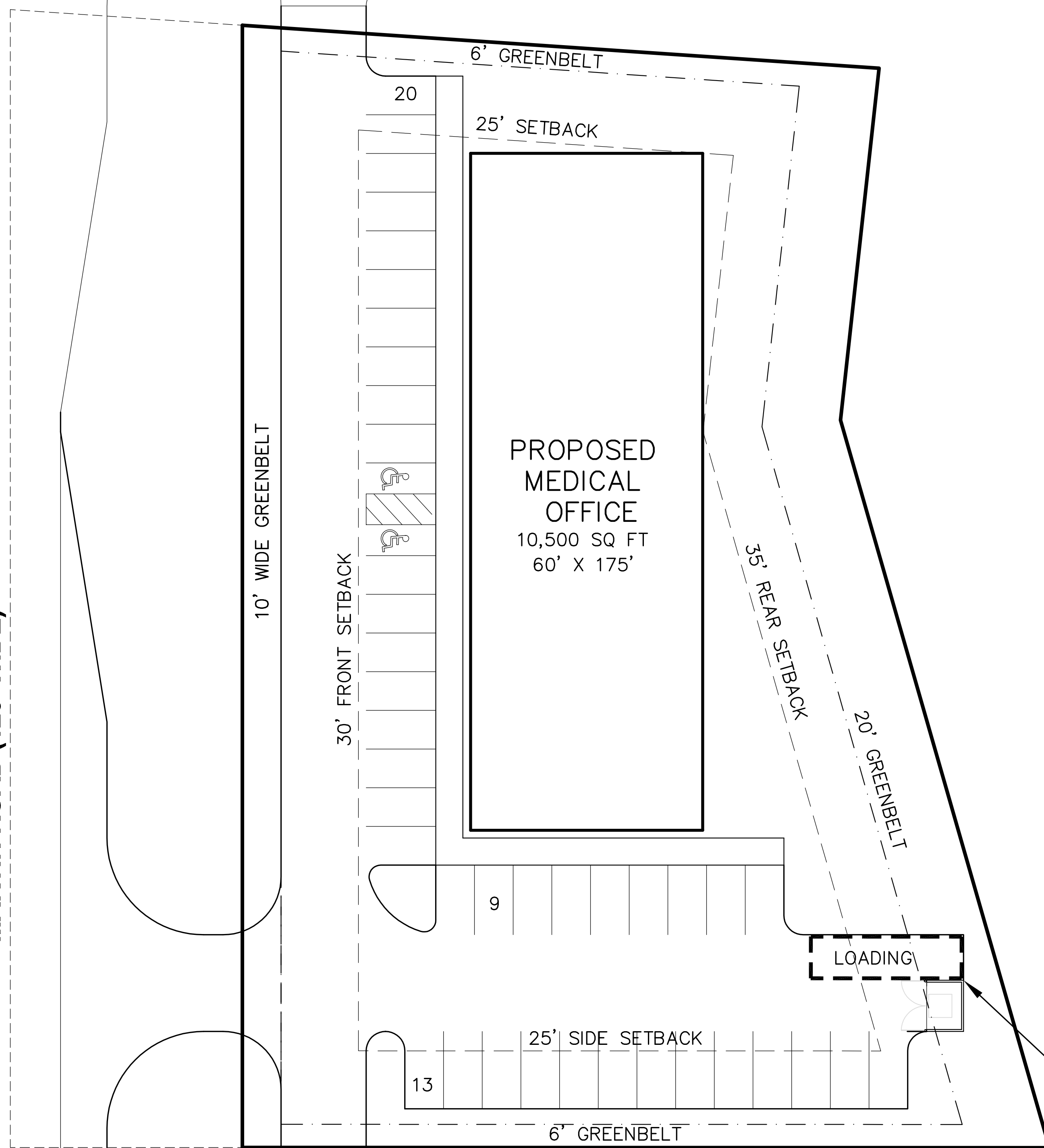
SCOTT J. MARCUS

(248) 645-2600 office

(248) 730-2227 mobile

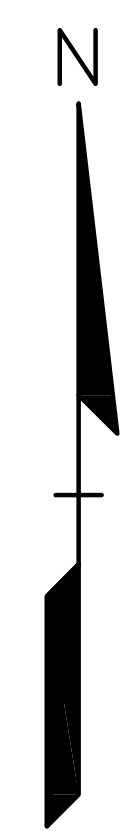
Marcus@RSMDevelopment.com

MARTIN ROAD (120' WIDE)



SITE DATA:	
SITE AREA	
GROSS AREA:	1.541 ACRES (67,126 SQ FT)
NET AREA:	1.137 ACRES (49,528 SQ FT)
ZONING	
CURRENT ZONING:	I-1 (LIGHT INDUSTRIAL)
PROPOSED USE/BUILDING SIZE	
MEDICAL OFFICE	= 10,500 SQ FT
PARKING	
PARKING SPACES REQUIRED:	
MEDICAL OFFICE	= 5 SPACES PER 1000 NET SQ FT
= (10500) x (0.80) x 5/1000	
SPACES REQUIRED	= 42 SPACES
PARKING SPACES PROVIDED:	
10' x 20' SPACES	= 13 SPACES
10' x 18' SPACES	= 27 SPACES
8' x 18' HANDICAP SPACES	= 2 SPACES
SPACES PROVIDED	= 42 SPACES

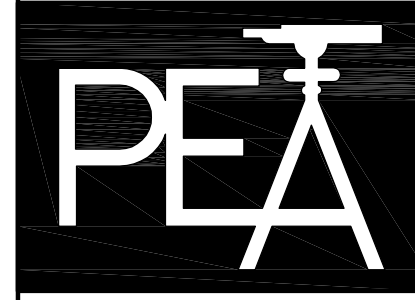
NOTE:
 PER SECTION 29.04 FOR THE ZONING ORDINANCE A TYPE "C" BUFFER (20' WIDE) IS REQUIRED ALONG THE EAST PROPERTY LINE. A VARIANCE FROM THE ZBA WILL BE REQUIRED.



CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN AS TO THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO MAINTAIN SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND UNDER SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN, MAINTAIN AND HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.



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RSM DEVELOPMENT & MANAGEMENT POST OFFICE BOX 772 BLOOMFIELD HILLS, MICHIGAN 48303	DES.	JPB	DN.	JPB	SUR.	N/A	P.M.	JPB
	CONCEPTUAL PLAN MARTIN PROFESSIONAL CENTER COMMERCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN							

ORIGINAL
 ISSUE DATE: 04-09-15

PEA JOB NO. PROPOSAL

SCALE: 1" = 20'

DRAWING NUMBER:

P-01

No.	DATE	BY	DESCRIPTION	REVISIONS

PRELIMINARY