

# 16 Acres - Scio Twp - I-2 Industrial

Staebler N, Ann Arbor, MI 48103



**Swisher**  
COMMERCIAL

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	16.53 Acres
Zoning:	I-2 (General Industrial)
Parcel Number:	H-08-20-100-038
2025 Taxes:	\$11,202.49
2025 Assessed Value:	\$1,239,800

### PROPERTY HIGHLIGHTS

- 16.53 acres of I-2 General Industrial-zoned land
- One of Scio Township's limited I-2 industrial parcels
- Located along the I-94 corridor between Baker Rd (Exit 167) and Zeeb Rd (Exit 169)
- Direct frontage on N Staebler Road with visibility to I-94
- Approximately 8 acres of usable land (wetlands present on portions)
- Mix of open land and mature tree cover
- Utilities available at the street
- Immediate access to Jackson Road commercial corridor
- Strong connectivity to Ann Arbor, Dexter, and greater Washtenaw County
- Suitable for manufacturing, distribution, outdoor storage, or specialized industrial uses

**Charlie Koenn**

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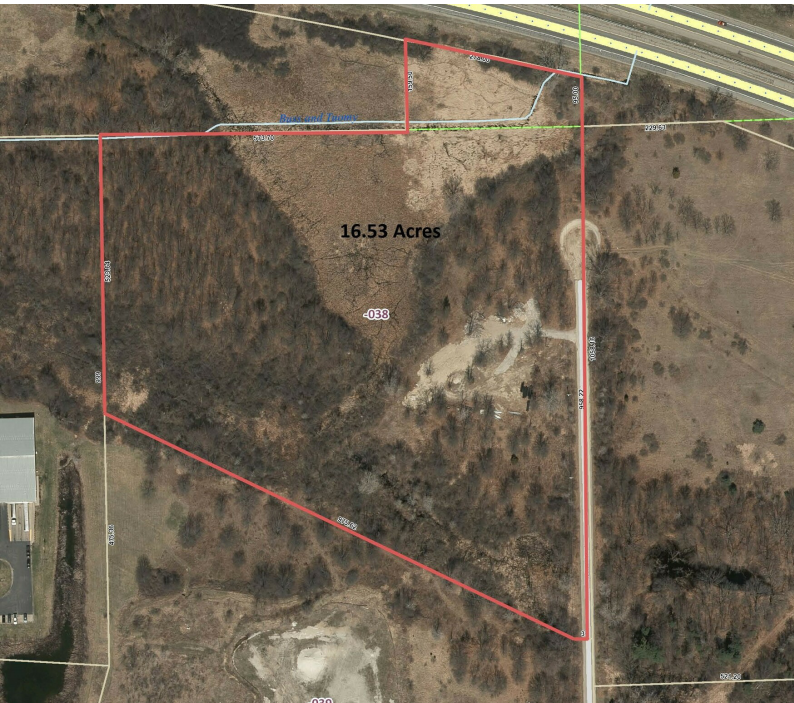


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## PROPERTY DESCRIPTION

A rare opportunity to acquire one of Scio Township's few I-2 General Industrial-zoned land holdings. This 16.53-acre parcel offers exceptional positioning along the I-94 corridor, situated between the Baker Road (Exit 167) and Zeeb Road (Exit 169) interchanges. With direct frontage along N Staebler Road and prominent visibility to I-94, the site is ideally suited for users seeking regional access, logistical efficiency, and strong exposure.

The property features a mix of open area and mature tree cover, with wetlands present on portions of the site. Approximately 8 acres are usable, providing flexibility for a range of industrial development concepts. Full utility access is available at the street, supporting immediate planning and engineering for future improvements.

Located just north of Jackson Road—one of Ann Arbor's most active commercial corridors—the site benefits from proximity to established retail, service, and industrial users, as well as quick connectivity to Ann Arbor, Dexter, and the broader Washtenaw County market. Its Industrial I-2 zoning allow for a wide array of heavy industrial uses, making it a strong candidate for manufacturing, distribution, outdoor storage, or specialized industrial operations.

This is a strategically positioned industrial land asset in a supply-constrained submarket, offering scale, visibility, and zoning that is increasingly difficult to find in the Ann Arbor area.



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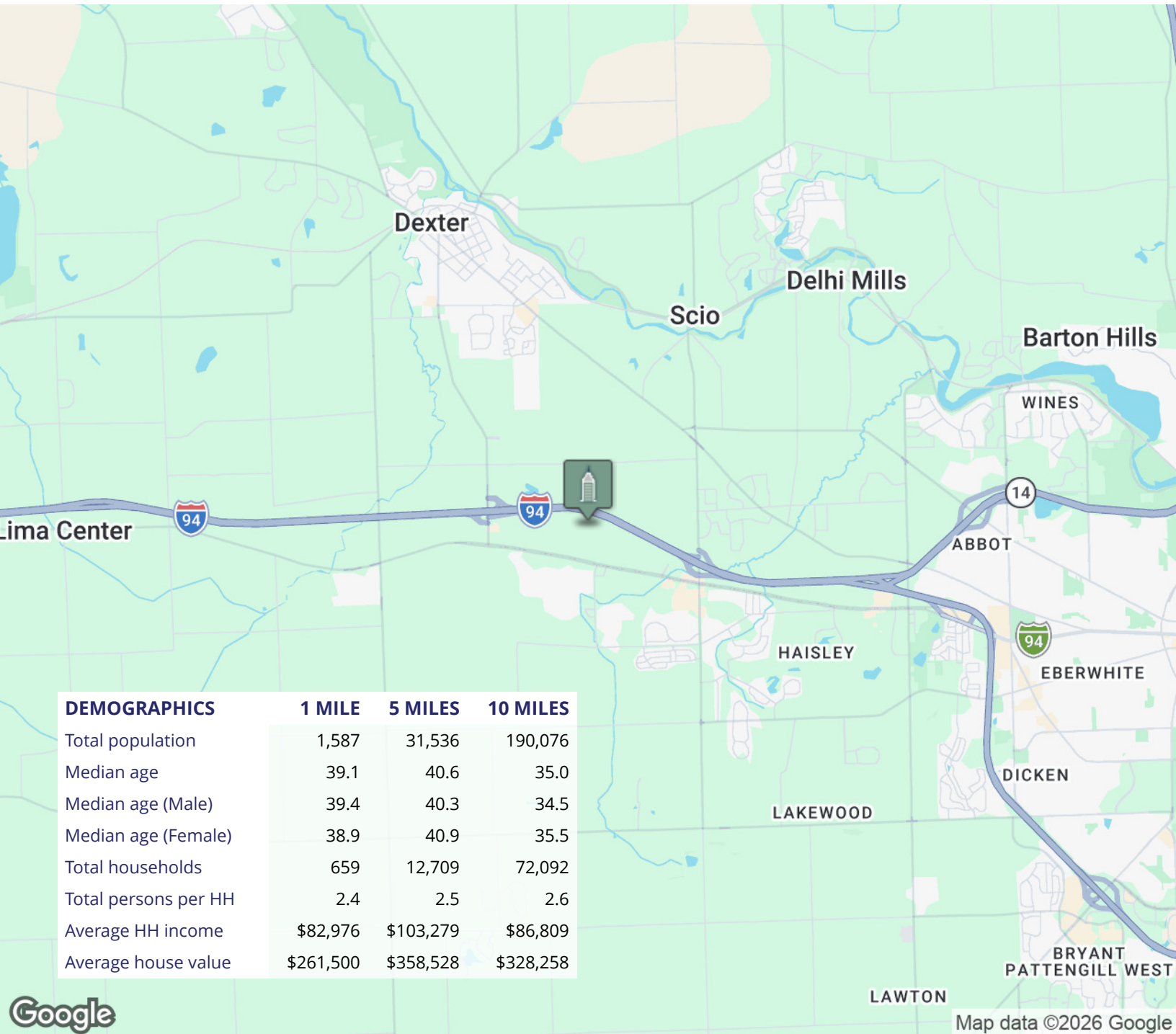


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