

ONLINE AUCTION

Allows For Contingencies

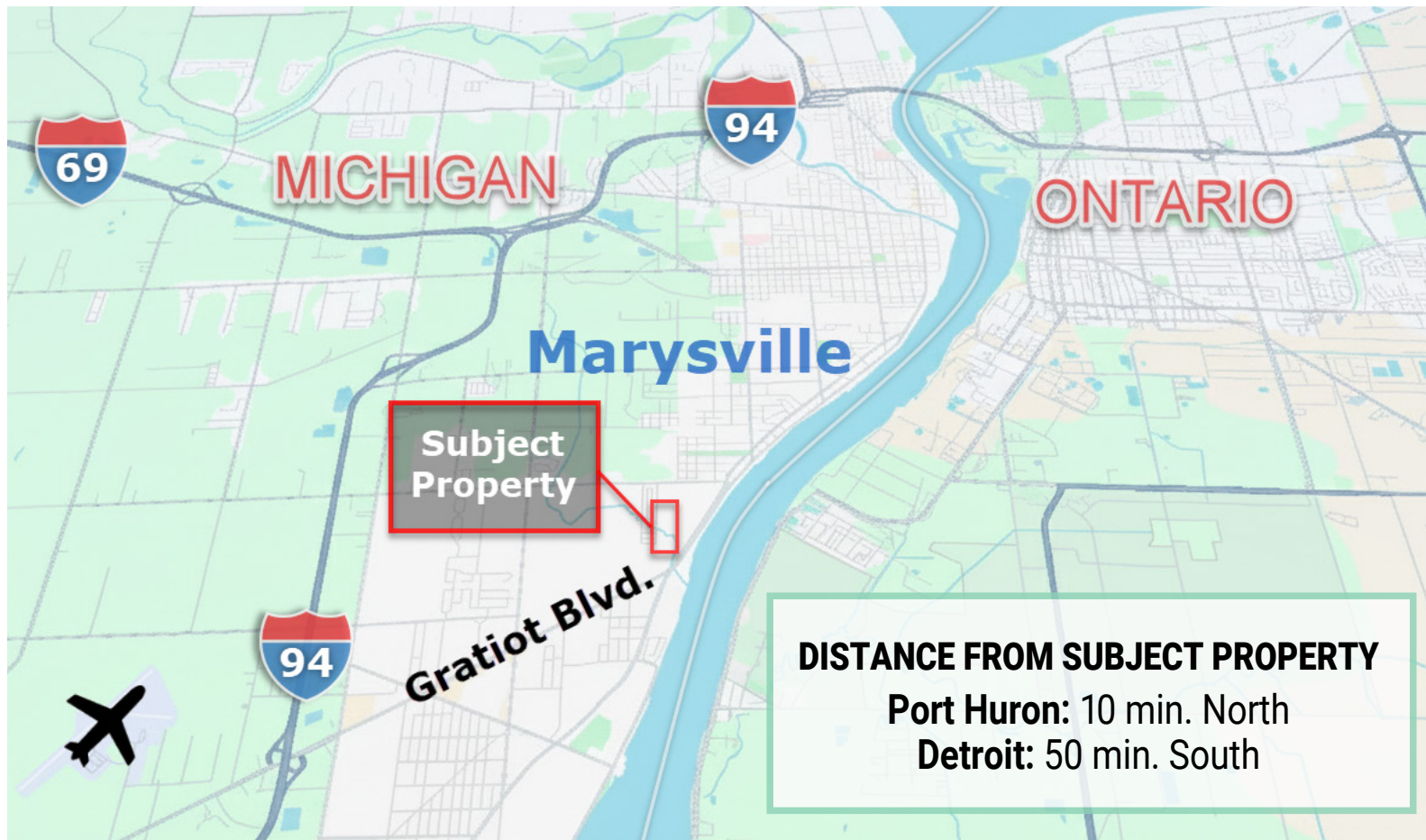
±22.35 ACRES COMMERCIAL LAND

298 Gratiot Blvd, Marysville, MI 48040

Expansive acreage with efficient transit routes for operations requiring heavy-load capacities with expansive outdoor storage



FRE.com/491D21



PROPERTY HIGHLIGHTS

Direct Highway Access: Immediate transit from Gratiot Blvd. to I-94 and I-69, connecting to Detroit, Canada, and the broader Midwest.

Heavy Equipment & Fleet Storage: Ideal for trucking, container storage, or a construction lay-down yard.

Intermodal Support: Proximity to CSX Rail and the St. Clair County Airport for a multi-modal transit facility.

Development Potential: Suitable for transload facilities, or energy related industrial uses, including utility-scale storage

STARTING BID:
\$499,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

VALERIA VAZQUEZ
FRE Auctions
Auction Specialist

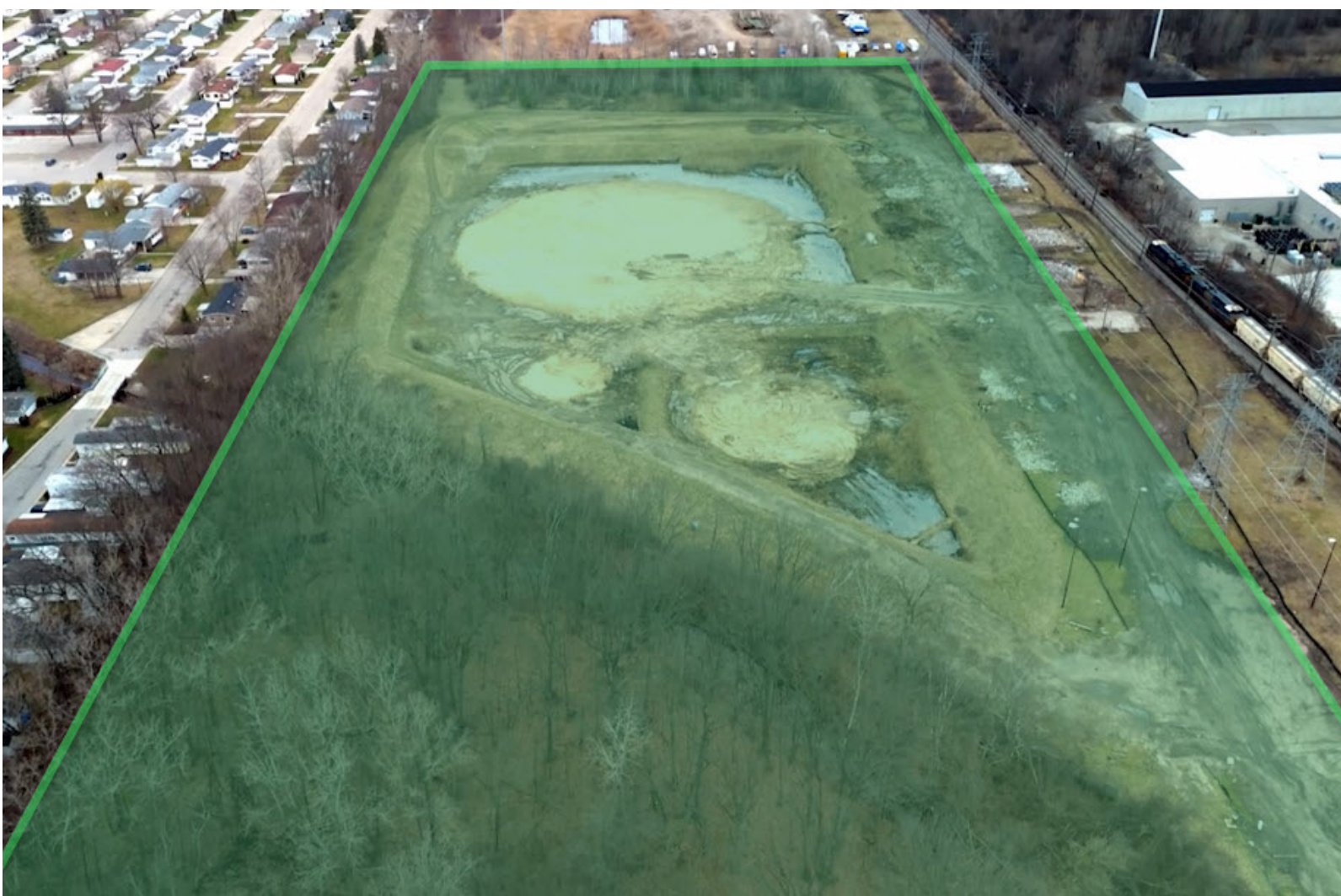
PATRICK KELLEHER
FRE Auctions
Auction Specialist

ED QUAIN
O'Connor Realty, Inc.
Property Representative

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ENVIRONMENTAL HISTORY

Formerly known as the DTE Greenwood Oil Terminal, the energy infrastructure was designed for high-volume storage and fluid management.

Important Note: All primary storage tanks and terminal structures have been demolished and removed.

No Further Action (NFA) Approval: the property received official No Further Action (NFA) Approval from the Michigan Department of Environmental Quality.

[FRE.com/491D21](https://www.FRE.com/491D21)
to download & review the full reports.

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AREA DEMOGRAPHICS

Marysville is an industrial hub within the Detroit-Warren-Dearborn Metropolitan.

Population: Approximately 9,868 (2024 estimate)

Workforce Stability: High homeownership rate of 85.6%, supporting a committed local labor pool

Income Growth: Median household income shows 3.1% year-over-year growth

REGIONAL ANCHORS

Located within a heavy industrial corridor featuring major employers & high-volume manufacturers within a 15 minute radius.

SMR Automotive: ~950 employees

ZF Axle Drives: ~600 employees

Magna Electric Vehicle Structures: Key regional EV supply chain anchor

Healthcare: McLaren Port Huron (1,300 employees) and Lake Huron Medical Center

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