



**WINSTON-TRAITTEL REALTY, INC.**

740 Welch Road, Commerce Township, MI 48390



## For Lease

8260 Embury Road  
Grand Blanc Twp, MI 48439

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**For More Information Call (248) 624-7200**

Information contained herein is subject to verification and no liability for errors or omissions is assumed.  
Price is subject to change and listing may be withdrawn without notice.

# Summary

**Property Address:** 8260 Embury Road, Grand Blanc Twp, MI

**Space Available:** 2,601 – 8,434 square feet  
\* Front Unit - 3,017 sf  
\* Middle Unit - 2,700 sf  
\* Back Unit - 2,601 sf

**Office Space:** 900 square feet

**Shop Space:** 7,534 square feet

**Location:** North of I-75, East of US-54

**Ceiling Height:** 16'

**Zoning:** I-1, Light Industrial

**Power:** 240 volt

**Drive Ins:** 5

**Building Taxes:** Included

**Building Insurance:** Included

**Parking:** 10 surface spaces

**Lot Size:** .64 acres

**Lease Rate:** \$8.50 per square foot + Utilities



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# Summary

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

## 3.1.16

### I-1 Light Industrial

#### A. INTENT

**Summary:** The district is designed so as to primarily accommodate industrial parks wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. **For full intent, see Section 3.2.**

**i User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

#### B. PRINCIPAL PERMITTED USES

- i. Any use listed as a Principal Use Permitted in the Research and Development District
- ii. **Any of the following manufacturing, compounding, or processing uses:** § 4.46
  - a. Warehousing and wholesale establishments.
  - b. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, pottery, ceramics, hardware and cutlery, tools, dies, gauge and machine shops.
  - c. Packaging plants.
  - d. The manufacturing, fabricating, processing, packaging, assembling, or treatment of products indoors from previously prepared materials<sup>2</sup>.
  - e. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
  - f. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
  - g. All public utilities, including buildings and electric power stations necessary structures, storage yards and other related uses.
- iii. **Major auto engine and body repair, and undercoating shops** § 4.36
- iv. **Business Services**<sup>2</sup>
- v. **Commercial greenhouses with accessory sales** § 4.26
- vi. Accessory health clubs /fitness centers within the building or within one quarter (1/4) mile of the industrial building.
- vii. Lumber yards and enclosed planing mills
- viii. Metal plating, buffing and polishing subject to measures to control the type of process to prevent noxious results and or nuisances
- ix. **Mini-storage warehouses** § 4.47
- x. **Essential service storage yards** § 4.30.3
- xi. Print shops and book publishing
- xii. Radio and Television studios
- xiii. Railroad transfer and storage tracks, railroad rights-of-way and freight terminals
- xiv. **Storage facilities for building materials, sand, gravel, stone, lumber, contractor yards** § 4.68
- xv. **Accessory caretaker's quarters** § 4.3.5
- xvi. **Accessory uses** § 4.1 & § 4.2, <sup>2</sup> **buildings and structures** § 5.2 <sup>2</sup> customarily incidental to any above permitted uses
- xvii. **Wind energy conversion system, private**<sup>2</sup> (100 feet tall or less) § 4.76

#### C. SPECIAL LAND USES

- i. **Accessory use and storage of hazardous materials** § 4.4
- ii. **Accessory incinerators** § 4.39
- iii. **Accessory restaurants and similar establishments** § 4.60.5
- iv. **Airports, helistops and related uses** § 4.12
- v. **Automobile sales (new)**
- vi. **Breweries, distilleries and bottling plants**
- vii. **Central dry cleaning plants or laundries** § 4.23
- viii. **Day care center**<sup>2</sup> § 4.29
- ix. **Outdoor sales**<sup>2</sup> § 4.48
- x. **Compost center** § 4.27
- xi. **Crematoria**
- xii. **Electric power stations and heating plants**
- xiii. **Extractive uses, such as sand and gravel mining, and other similar excavation processes** § 4.32
- xiv. **Food processing including canning, meats, etc.**
- xv. **Freezer locker plants and cold storage**
- xvi. **Recreation: Indoor recreation center**<sup>2</sup> (skating, bowling, arcades) § 4.57
- xvii. **Outdoor Theaters** § 4.49
- xviii. **Plastics manufacturing, molding and extrusion**
- xix. **Recycling center**<sup>2</sup> § 4.59
- xx. **Retail uses which have an industrial character** <sup>2</sup>
- xxi. **Radio and television towers** § 4.55
- xxii. **Truck terminal**
- xxiii. **Urgent care, medical care centers, clinics**
- xxiv. **Wireless Communication Facilities** § 4.75
- xxv. **Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance** § 4.65
- xxvi. **Accessory uses** § 4.2, <sup>2</sup> **buildings and structures** § 5.2 <sup>2</sup> customarily incidental to any above permitted uses, as defined in Article 3, General Provisions, is permitted with the Special Land Use approval
- xxvii. **Wind energy conversion system, private**<sup>2</sup> (more than 100 feet tall) § 4.76
- xxviii. **Commercial kennels** § 4.41

3-34



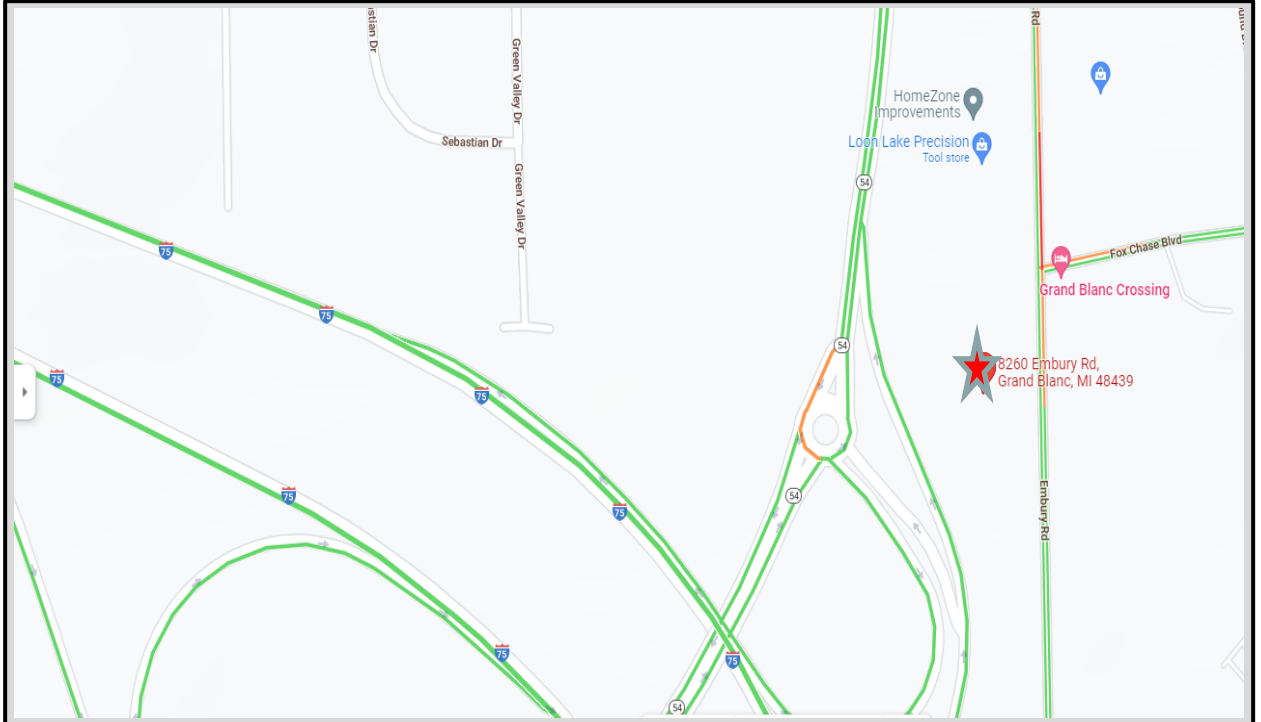
Charter Township of Grand Blanc  
@clearzoning

Amended through 4/30/2015



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# Maps



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