Prime industrial land for sale

Coldwater Road Industrial Land
Genesee Township, MI



Property Highlights

- 118.3 acres
- 4,570 feet of rail frontage
- Nearby electrical substations
- Zoned heavy industrial

CONTACT:



Bruce Rasher
Redevelopment Manager
brasher@racertrust.org

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RACER SITE ID: 13270

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1245 East Coldwater Road, Genesee Township, MI



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SUMMARY

Coldwater Road Industrial Land

RACER Site ID:	13270
Address:	1245 East Coldwater Road, Genesee Township, MI
Road frontage:	2,295 feet along East Coldwater Road
Acreage:	118.3
Zoning:	Heavy Industrial
Tax parcel number:	11-18-200-010; 11-18-400-010
Annual property taxes:	$15,966 (2024)





Utilities

Water:	8" water main runs along the eastern ROW of Horton Avenue as well as the northern ROW of Coldwater Road.
Sanitary:	8" sanitary sewer runs along the northern ROW of Coldwater Road; a capped 8" sewer branches into RACER's Property for approximately 40'
Electric:	Property is in close proximity to 138 kV and 46kV Consumers Energy distribution substations.
Natural gas:	8" high-capacity gas main serves the Property

For Your Due Diligence:

Land survey: **Coming Soon**

Environmental Fact Sheet: Click Here

Environmental Technical Reports: Click Here

DRP VIP Listing: Click Here

ABOUT RACER TRUST

The Revitalizing Auto Communities Environmental Response (RACER) Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment the properties abandoned by General Motors Corp. in its 2009 bankruptcy. When it was formed, RACER was one of the largest holders of industrial properties in the United States, and the largest environmental response trust in U.S. history. Investments by RACER Trust's buyers and end users have generated annual, recurring impacts of more than 69,000 permanent FTE jobs, $5.7 billion in labor income and $24 billion in regional economic output.





RACER Trust
660 Woodward Ave., Suite 1521
P.O. Box 43859
Detroit, MI 48226

(855) RACER-411

www.racertrust.org

Buyer's Guide: https://www.racertrust.org/buyers-guide
Full property list: https://www.racertrust.org/properties/all

More information about the Coldwater Road Industrial Land Property is available at
https://www.racertrust.org/properties/coldwater-road-industrial-land

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