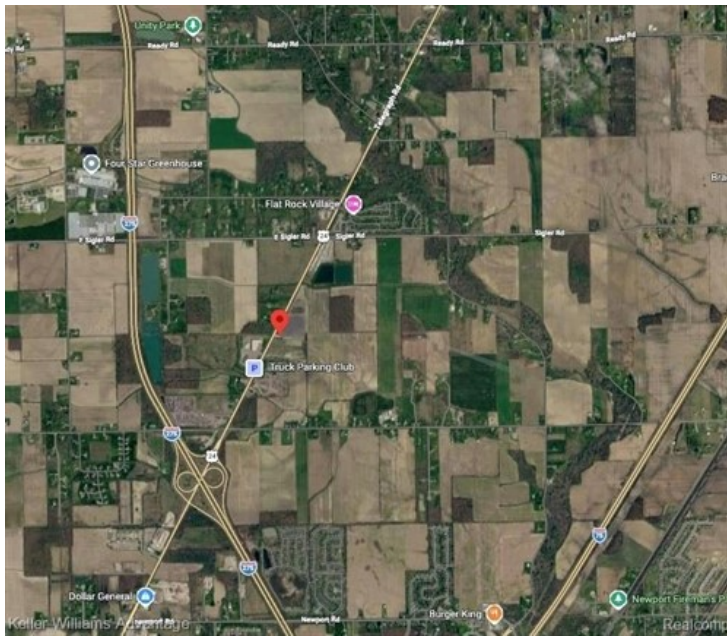




10500 Telegraph Rd, Carleton Vlg, MI 48117

- » MLS #: 20261069619
- » Land | Lot: 17.14 acres
- » More Info: [10500TelegraphRd.IsForSale.com](https://www.10500TelegraphRd.IsForSale.com)



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Bay City, MI 48708
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\$ 5,900,000



Remarks

Exceptional about 18-acre turn-key commercial/industrial development opportunity located directly along the I-75 and Telegraph Road corridor. Currently operating as a high-potential Truck and RV parking facility, this fully improved parcel comes equipped with a perimeter security fence, electronic access gate, on-site management office building, and a separate storage building for equipment and supplies. Positioned right at the highway exit, this site offers immediate logistics connectivity, high visibility, and complete functional infrastructure for an owner-operator, investor, or developer. Key Features & Highlights: Infrastructure Ready: Fully fenced perimeter with electronic security gate control. On-Site Buildings: Dedicated administrative office building plus an auxiliary storage building for equipment and site maintenance. Strategic Location: Direct access and high-visibility exposure at the I-75 and Telegraph Rd interchange. Logistics & Fleet Staging: Prime layout for truck dispatching, trailer drop-yards, and fleet management. Contractor Yard Capability: Ideal headquarters for heavy equipment, machinery, and utility staging. Storage & Commercial Flex Space: Great foundation for expanded RV/boat storage, flex-space development, or industrial inventory storage. A rare.

