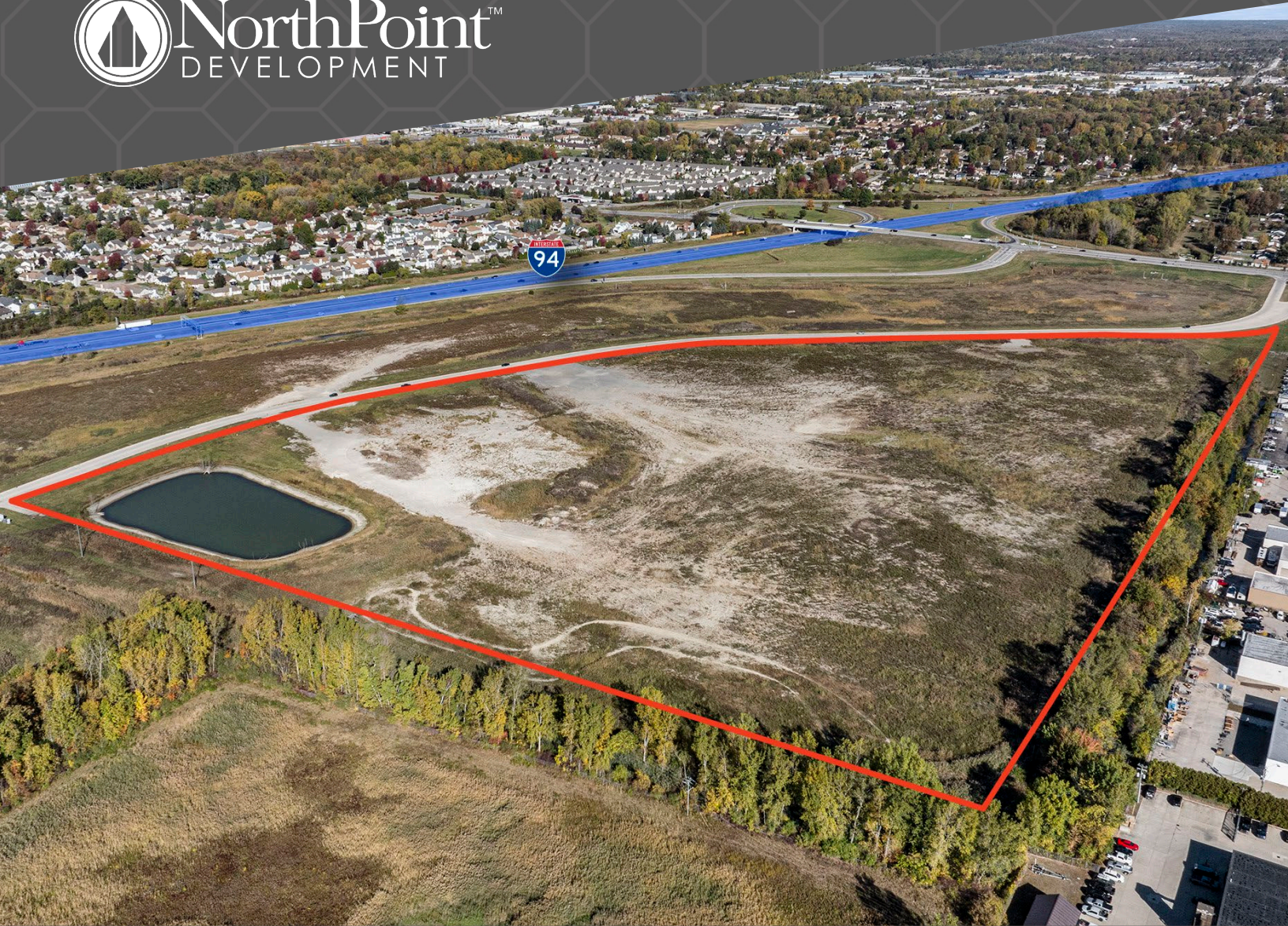


# Build-to-Suit Up to 502,000 SF

Class A Industrial



A Development By



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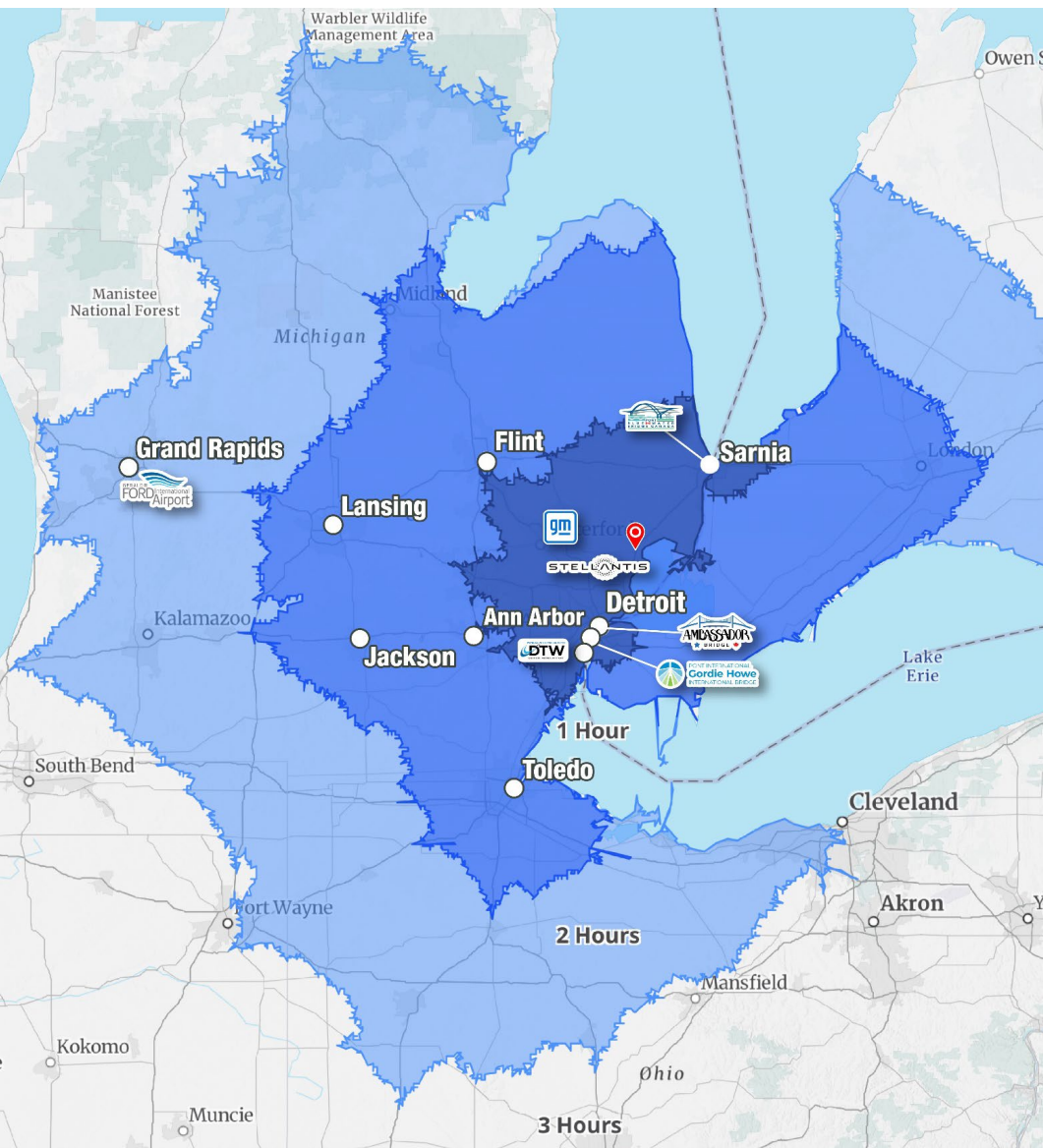
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# Regional Access



## Distance From Site

**24 Minutes**

Stellantis Sterling Heights Assembly Plant (SHAP)

**39 Minutes**

Downtown Detroit

**50 Minutes**

GM Orion Plant

**50 Minutes**

Blue Water Bridge / Port Huron / Sarnia, ON

**1 Hour**

Gordie Howe Intl. Bridge  
Ambassador Bridge  
Detroit, MI

**1+ Hour**

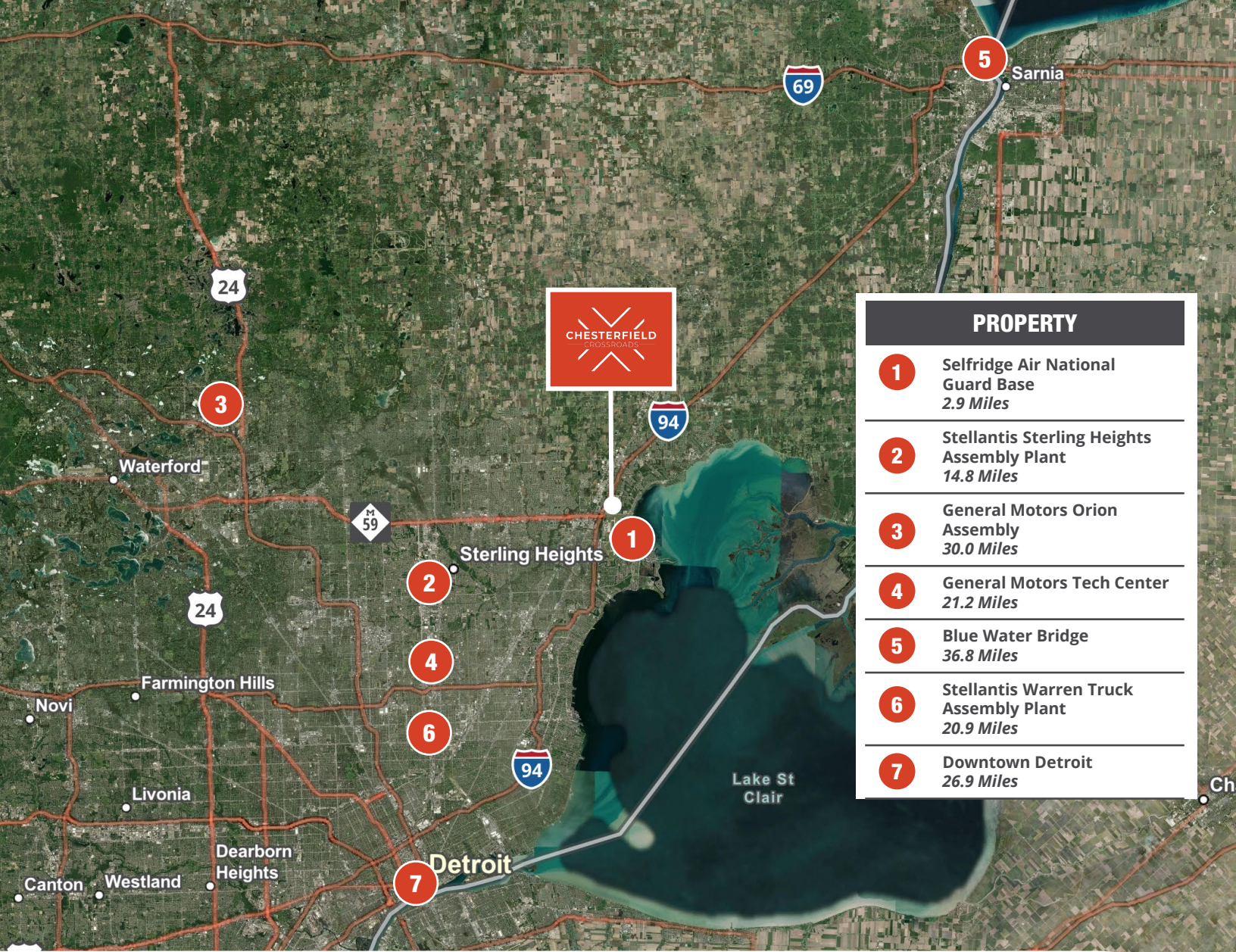
Flint, MI

**1+ Hours**

Detroit Metro Airport  
Willow Run Airport

## Site Advantages

- Up to 502,000 SF of Class A Industrial Space
- 2 Park Layout Options on ±43 Acres
- Flexible PUD Allows for Industrial Use Including Warehousing
- Shared In Place Detention Pond
- Quick Access to Blue Water Bridge in Port Huron (35 Miles)
- Towne Center Boulevard Quickly Accessible From Hall Road/M-59 and 21 Mile Road Exits Off I-94 (North & South)
- Adjacent to Selfridge Air Force Base and Mature Industrial Parks
- Gas/Retail at Both Ends of Towne Center Drive
- 4.5 Million in Population Within 60 Minute Drive
- 105,000 Vehicles Per Day on I-94 / 89,000 Vehicles Per Day on M-59



## Key Area Advantages

Macomb County, Michigan  
15 Mile Radius



**\$77,646**

Median Household Income



**\$271,328**

Median Home Value



**42.0**

Median Age



**50.6%**

Female Population



**880,061**

Current Total Population



**359,577**

Current Total Households



**41.1%**

Associates Degree & Higher



**25,703**

Total Businesses



**320,188**

Total Employees



**5.8%**

Employment Rate



**\$2,094**

Apparel & Services



**\$6,471**

Groceries



**\$6,990**

Healthcare

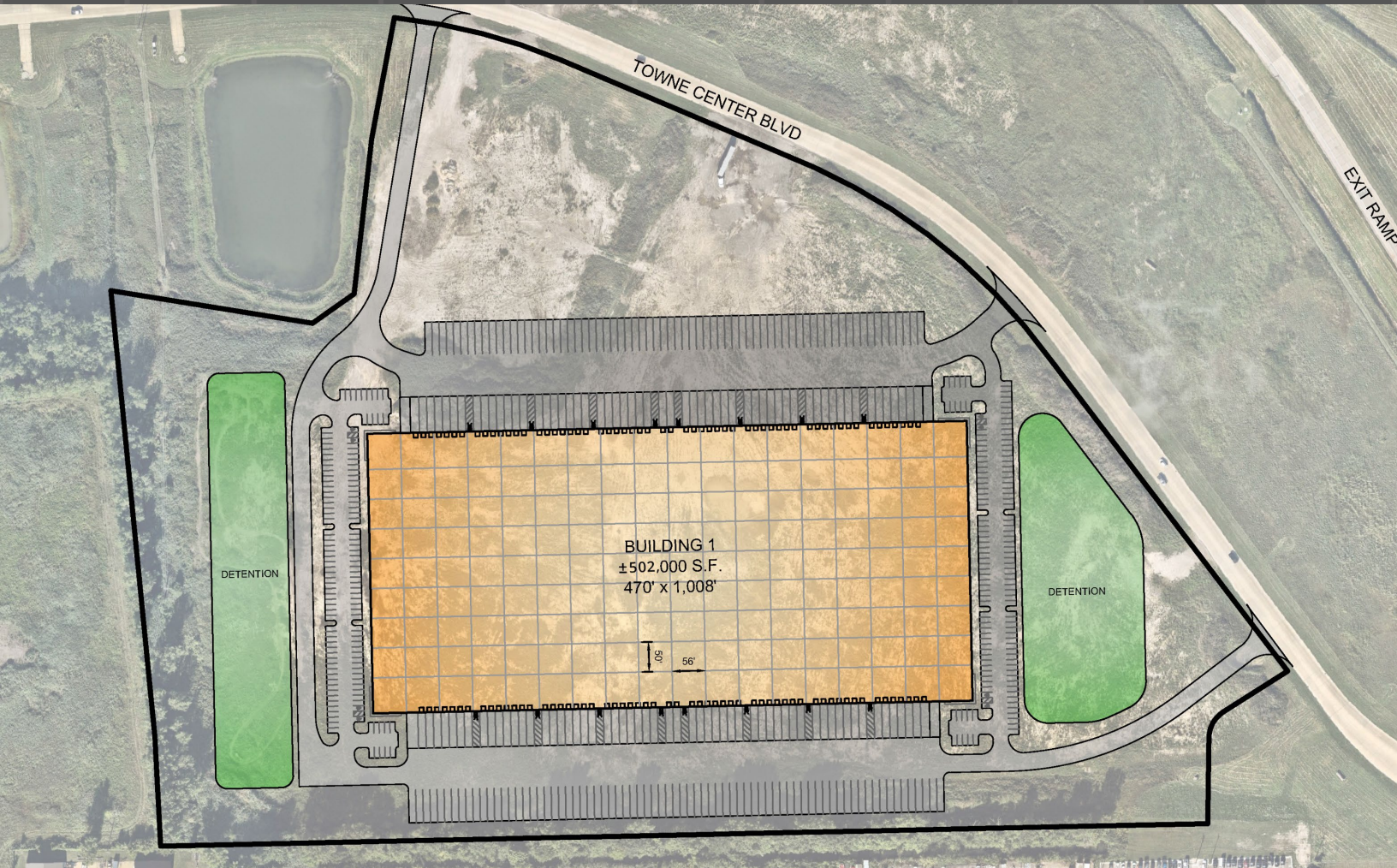


**\$3,041**

Travel



# SITE PLAN LAYOUT 1



**±502,000**  
Square Feet

**Fully Equipped**  
Dock Packages to Suit

**Heavy Power**  
Available

**Drive In Doors**  
4

**±265**  
Car Parking

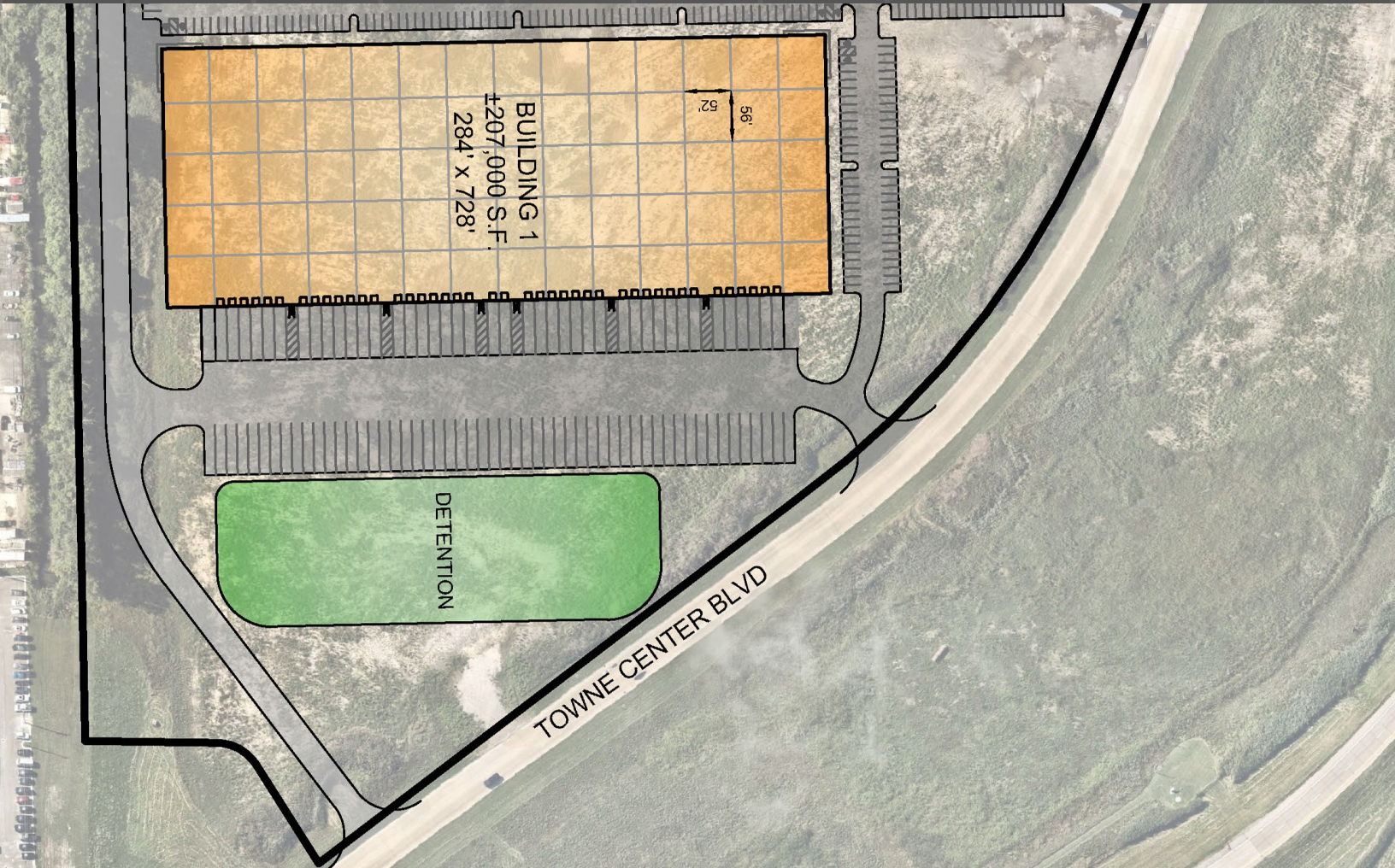
**±145**  
Trailer Parking

<b>Building Area</b>	±502,000 Total SF
<b>Building Dimensions</b>	Cross Dock: 470' X 1008'
<b>Clear Height</b>	40'
<b>Column Spacing</b>	50' x 56' + 60' Speed Bays
<b>Dock Doors</b>	116
<b>Drive In Doors</b>	4
<b>Truck Court</b>	130' (185' WITH TRAILER PARKING)
<b>Trailer Parking</b>	±145
<b>Car Parking</b>	±265
<b>Construction</b>	100% Precast Panels

<b>Dock Door Equipment</b>	45,000 # Mechanical Pit Levelers with 7'x8' Platform, 16" Lip, Operating Range Toe Guards, Night Locks, Brush Weather Seals, and Two (2) 10"x4" Projection Laminated Rubber Bumpers. No Lights.
----------------------------	---

<b>Floor Slab</b>	7' Non-Reinforced Concrete 4,000 PSI
<b>Electrical</b>	3,000A / 480V / 3-Phase
<b>Lighting</b>	LED With Motion Sensors, 30 FC Average; Measured at 30" AFF
<b>HVAC</b>	50°F at -0°F, 0.25 ACH
<b>Sprinkler System</b>	ESFR

# SITE PLAN BUILDING 1 OPTION B



**±207,000**  
Square Feet

**Fully Equipped**  
Dock Packages to Suit

**Heavy Power**  
Available

**Drive In Doors**  
2

**±220**  
Car Parking

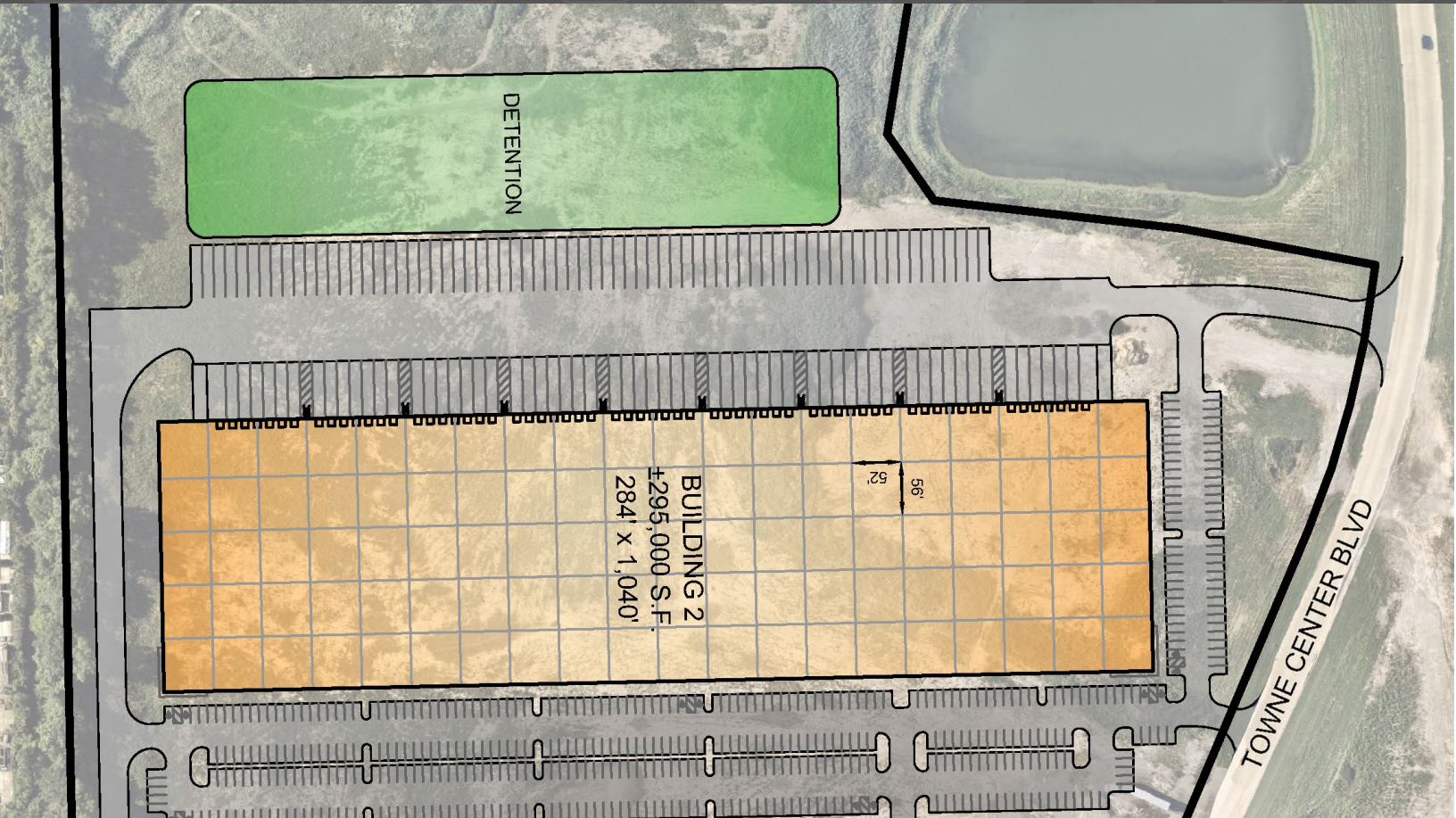
**±54**  
Trailer Parking

<b>Building Area</b>	±207,000 Total SF
<b>Building Dimensions</b>	Single Load: 284' x 728'
<b>Clear Height</b>	36'
<b>Column Spacing</b>	52' x 56' + 60' Speed Bays
<b>Dock Doors</b>	42
<b>Drive In Doors</b>	2
<b>Truck Court</b>	130' (185' WITH TRAILER PARKING)
<b>Trailer Parking</b>	±54
<b>Car Parking</b>	±220
<b>Construction</b>	100% Precast Panels

<b>Dock Door Equipment</b>	45,000 # Mechanical Pit Levelers with 7'x8' Platform, 16" Lip, Operating Range Toe Guards, Night Locks, Brush Weather Seals, and Two (2) 10"x4" Projection Laminated Rubber Bumpers. No Lights.
----------------------------	---

<b>Floor Slab</b>	7' Non-Reinforced Concrete 4,000 PSI
<b>Electrical</b>	3,000A / 480V / 3-Phase
<b>Lighting</b>	LED With Motion Sensors, 30 FC Average; Measured at 30" AFF
<b>HVAC</b>	50°F at -0°F, 0.25 ACH
<b>Sprinkler System</b>	ESFR

# SITE PLAN BUILDING 2 OPTION C



**±295,000**  
Square Feet

**Fully Equipped**  
Dock Packages to Suit

**Heavy Power**  
Available

**Drive In Doors**  
2

**±308**  
Car Parking

**±70**  
Trailer Parking

<b>Building Area</b>	±295,000 Total SF
<b>Building Dimensions</b>	Single Load: 284' x 1040'
<b>Clear Height</b>	36'
<b>Column Spacing</b>	52' x 56' + 60' Speed Bays
<b>Dock Doors</b>	63
<b>Drive In Doors</b>	2
<b>Truck Court</b>	130' (185' WITH TRAILER PARKING)
<b>Trailer Parking</b>	±70
<b>Car Parking</b>	±308
<b>Construction</b>	100% Precast Panels

<b>Dock Door Equipment</b>	45,000 # Mechanical Pit Levelers with 7'x8' Platform, 16" Lip, Operating Range Toe Guards, Night Locks, Brush Weather Seals, and Two (2) 10"x4" Projection Laminated Rubber Bumpers. No Lights.
<b>Floor Slab</b>	7' Non-Reinforced Concrete 4,000 PSI
<b>Electrical</b>	3,000A / 480V / 3-Phase
<b>Lighting</b>	LED With Motion Sensors, 30 FC Average; Measured at 30" AFF
<b>HVAC</b>	50°F at -0°F, 0.25 ACH
<b>Sprinkler System</b>	ESFR

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