

FOR LEASE >

BUILD-TO-SUIT OPPORTUNITY

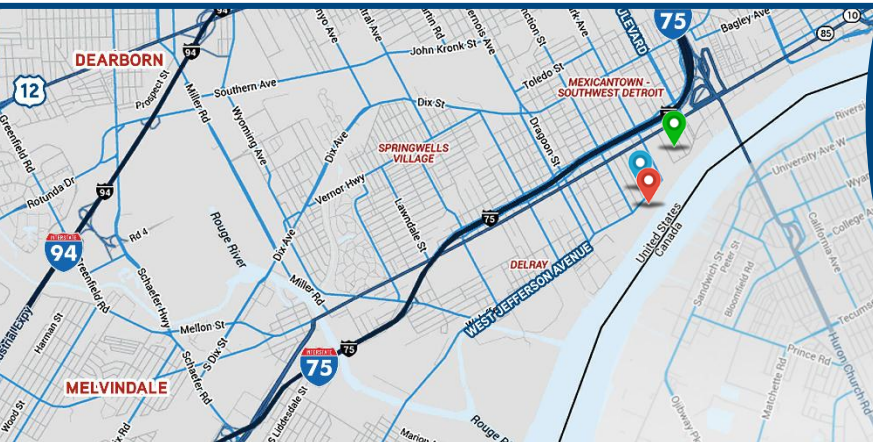
W. JEFFERSON AVENUE & W. FORT STREET | DETROIT, MICHIGAN



WATER TO RAIL ACCESS

> PROPERTY HIGHLIGHTS

- Building A:
Up to 110,000 SF
- Building B:
Up to 176,000 SF
- Building C:
Up to 210,600 SF
- Located Between the Ambassador Bridge and Gordie Howe Bridge Site



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For More Information Call:

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An aerial photograph of the Detroit River area, showing the Gordie Howe Bridge and the Ambassador Bridge. The river flows between the two bridges. On the left side (Detroit), labels include Southwest Detroit, Southwest High School, Plaza, Utility, Fort Wayne, and a Proposed New Interchange with I-75. On the right side (Canada), labels include Mistersky Power Plant, Canada, and the Ambassador Bridge. A compass rose is in the top left corner.

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- A detailed map of Dearborn, Michigan, and its immediate surroundings. The map shows major highways including I-94, I-75, and I-12. Key roads like Michigan Avenue, Grand Boulevard, and Ford Road are labeled. Surrounding areas such as Detroit, Springwells Village, and Delray are also indicated. The map includes street names, highway shields, and a red oval highlighting a specific area near the intersection of I-75 and I-94.

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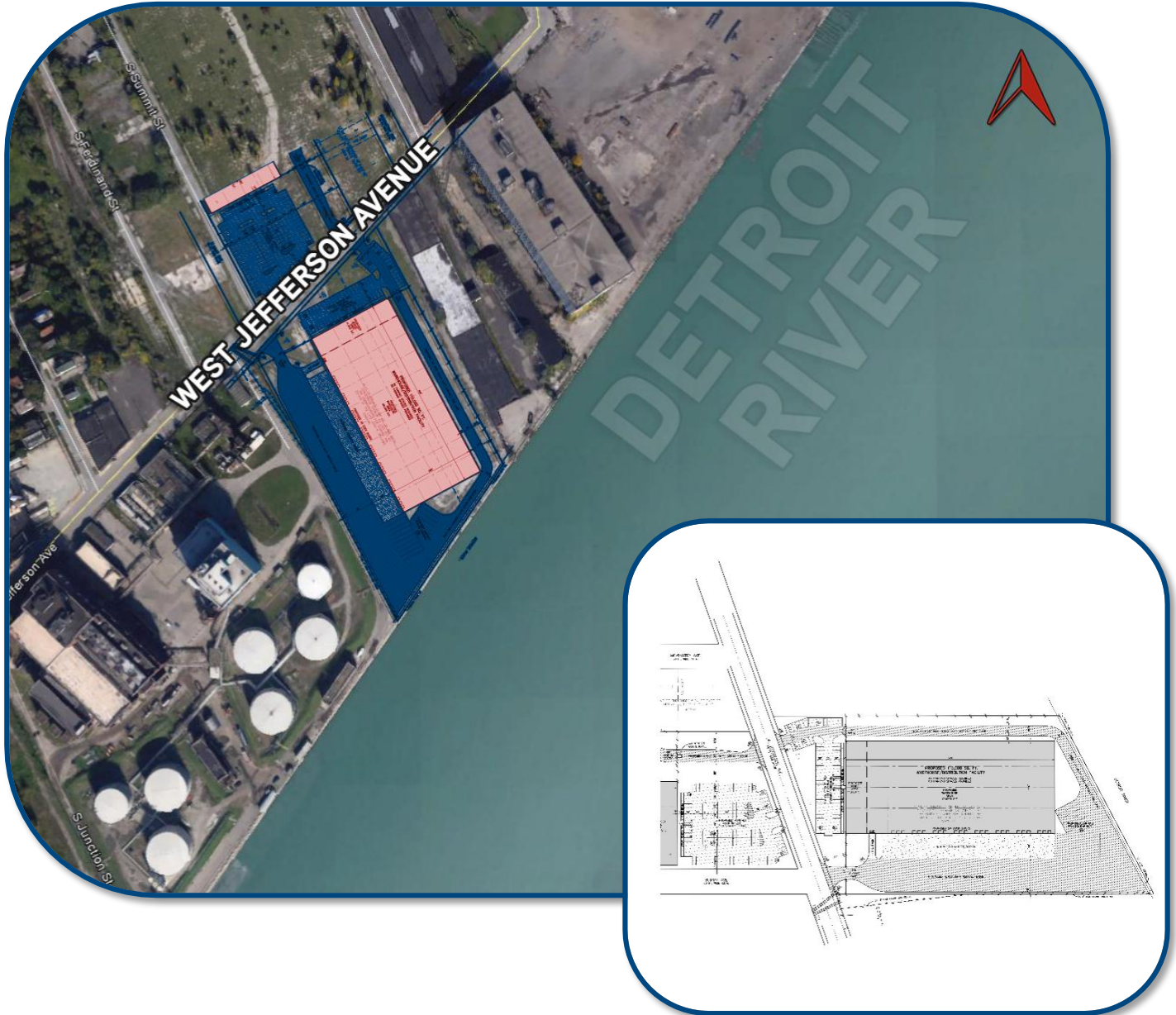
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BUILD-TO-SUIT OPPORTUNITY

4485 WEST JEFFERSON AVENUE | DETROIT, MICHIGAN



> SITE AERIAL



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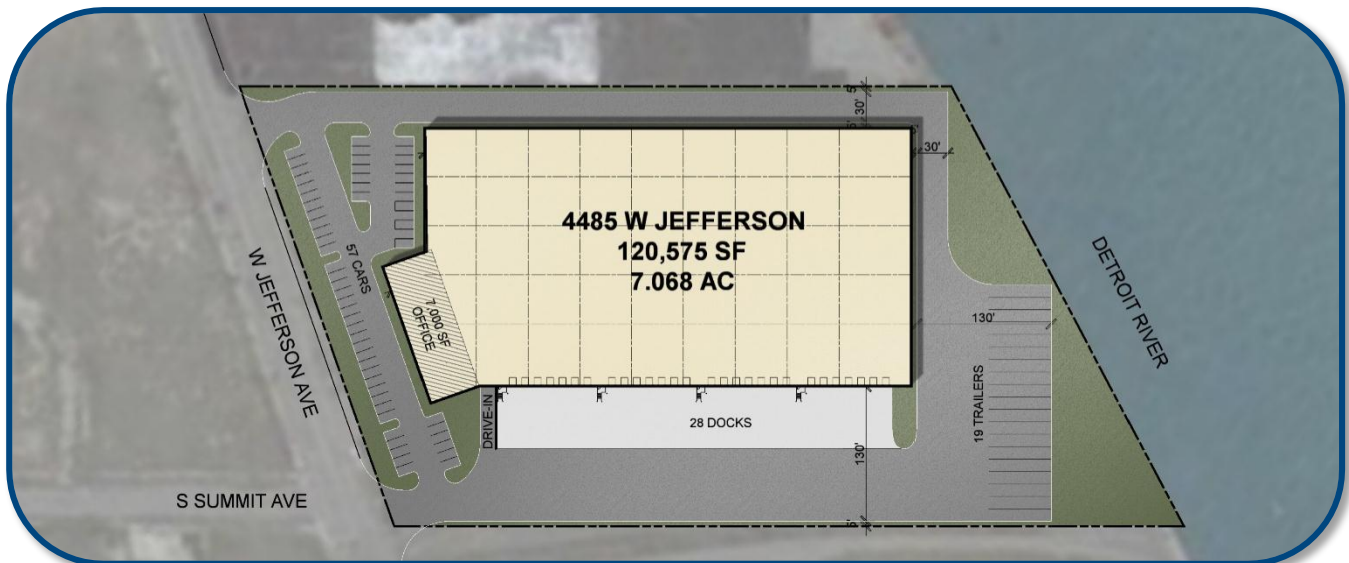
4485 WEST JEFFERSON AVENUE | DETROIT, MICHIGAN



> BUILDING RENDERING



> SITE PLAN



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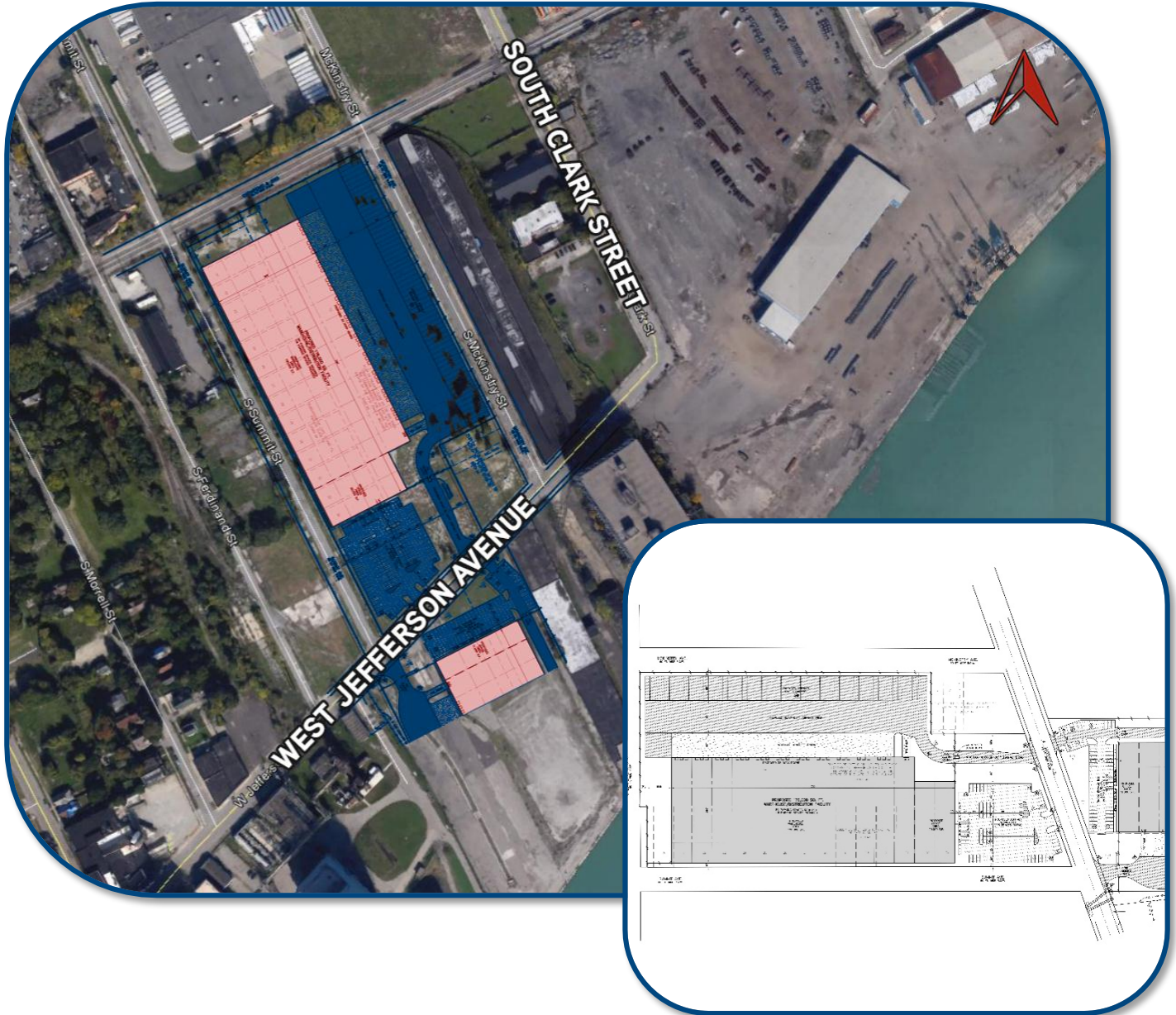
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BUILD-TO-SUIT OPPORTUNITY

4610 WEST JEFFERSON AVENUE | DETROIT, MICHIGAN



> SITE AERIAL



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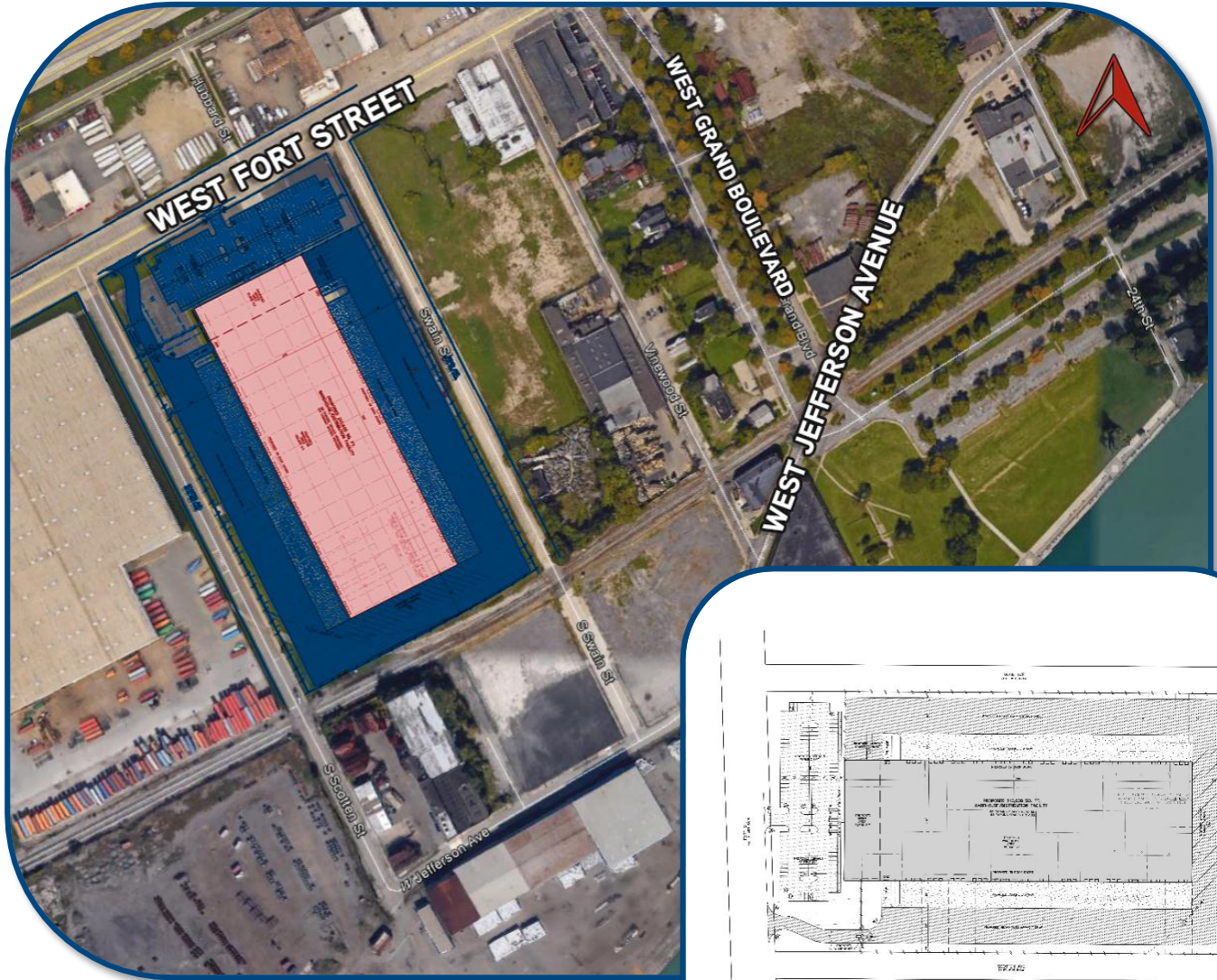
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BUILD-TO-SUIT OPPORTUNITY

4005 WEST FORT STREET | DETROIT, MICHIGAN



> SITE AERIAL



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W. JEFFERSON AVE & W FORT STREET

DETROIT, MICHIGAN



> BUILDING SPECS

Gross Square Feet:	Up to - A: 110,000 SF B: 176,000 SF C: 216,000 SF
Year Built:	Proposed
Railroad:	A: 4485 W Jefferson Ave B: 4610 W Jefferson Ave
Acres Total:	29.13
Acres by Property:	A: 7.05 B: 10.08 C: 12

> HIGHLIGHTS

- Access to Rail, Water and Close Proximity to I-75, I-94 and M-10
- Centrally Located Between Both the Ambassador Bridge (+/- 1.4 Miles: 5 Minutes) and the Gordie Howe Bridge Site (+/- 2.3 Miles: 7 Minutes)

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