

ROMULUS

TRADE CENTER

NOW LEASING:

BUILDING 1: ±54,380 SF AVAILABLE IMMEDIATELY

BUILDING 4: ±312,474 SF DELIVERY Q3 2026

BUILDING 6: ±282,909 SF DELIVERY Q4 2026



6 BUILDINGS | +/- 1,993,491 SF

MASTER PLANNED INDUSTRIAL PARK | VINING ROAD AND I-94 | ROMULUS, MI

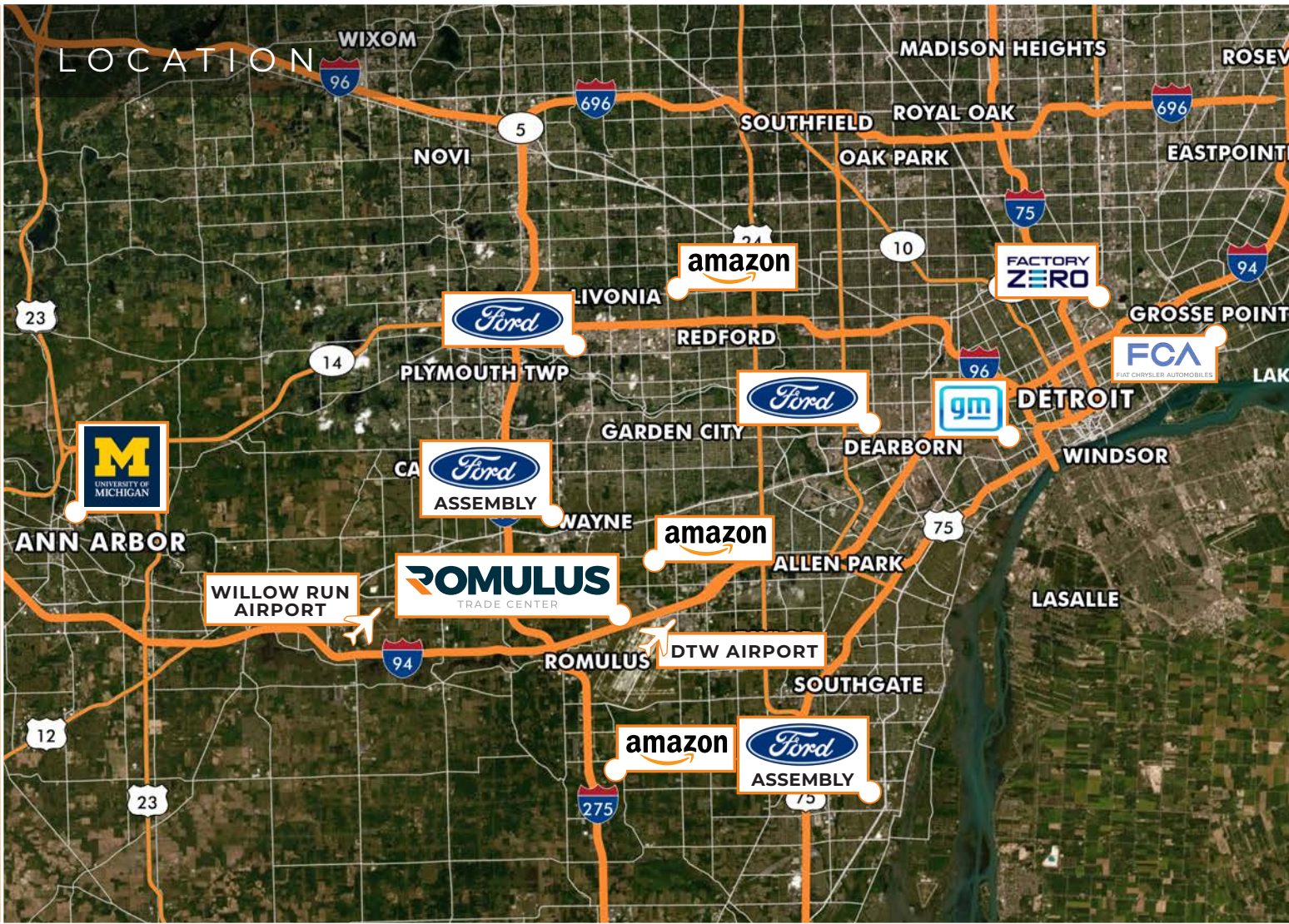
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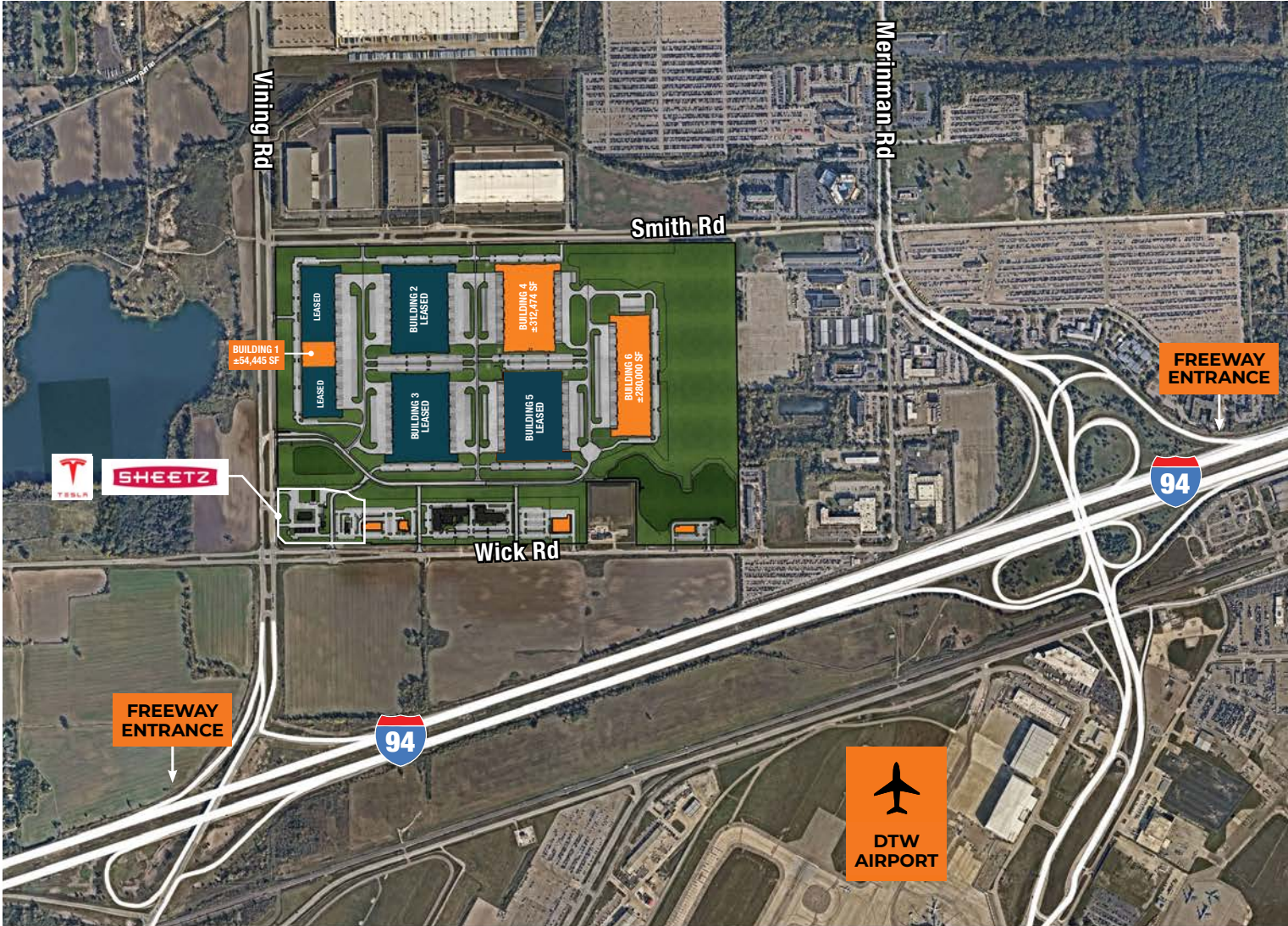


 2 MINUTES TO I-94
8 MINUTES TO I-275
20 MINUTES TO I-75

 2.7 MILES TO DTW
9.1 MILES TO WILLOW RUN

 20 MINUTES TO WINDSOR CANADA
23 MINUTES TO DOWNTOWN DETROIT
33 MINUTES TO OHIO

 ACCESS TO MULTIPLE AUTO
RELATED PLANTS AND HQ'S
PRIME LOCATION FOR AIR CARGO
AND E-COMMERCE TENANTS



KEY SITE ADVANTAGES



211 ACRE
PARK



PROXIMITY
TO AIRPORTS AND
MAJOR EXPRESSWAYS



GREENFIELD
DEVELOPMENT
INCLUDING SPEC
BUILDINGS AND
AMPLE OPPORTUNITY
FOR BUILT TO
SUIT SITES



CLASS A
DISTRIBUTION
FACILITIES WITH
GENEROUS TI
PACKAGES



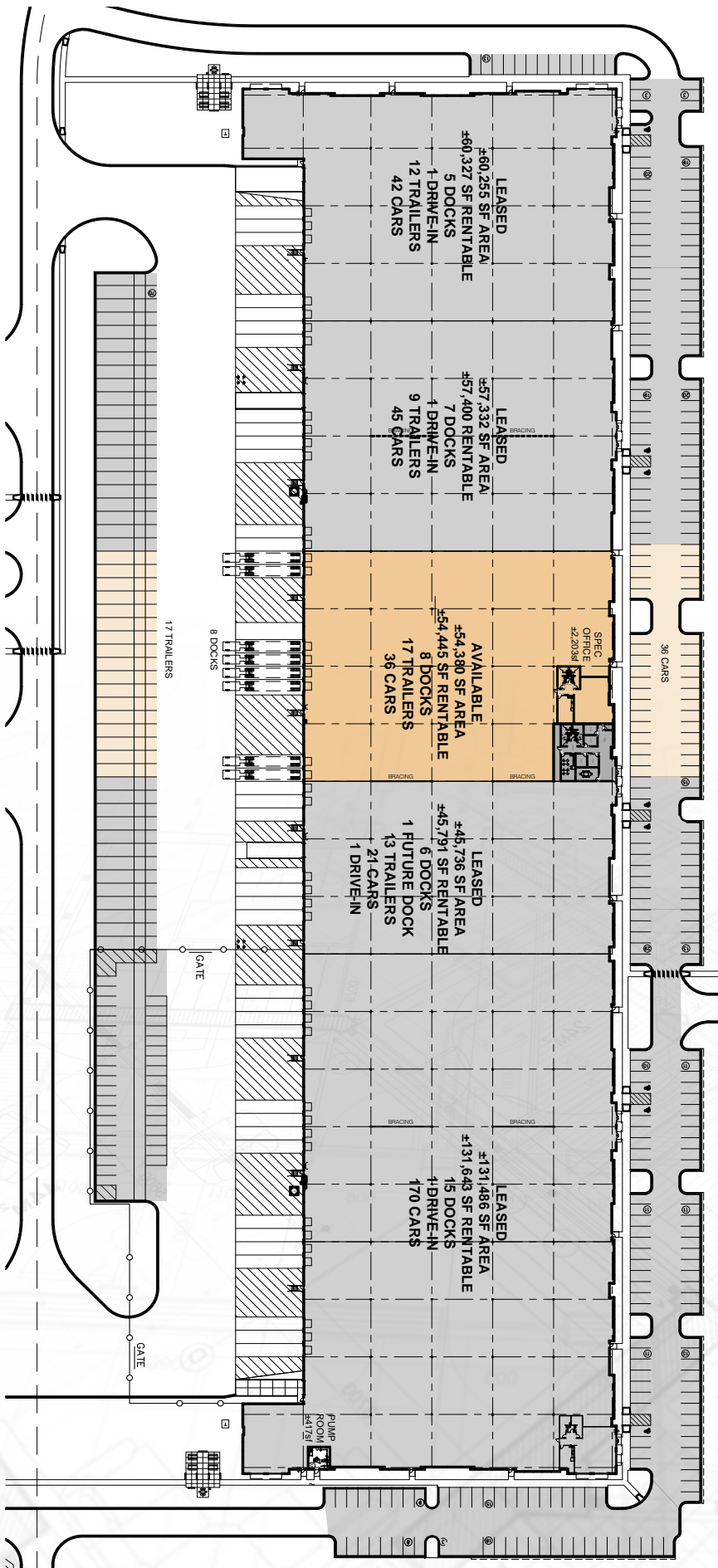
SIGNIFICANT
POWER/WATER/
SANITARY



ABUNDANT
HIGHLY SKILLED
LABOR POOL

SITE PHOTOS





BUILDING 1

| | |
|----------------------------|--------------------|
| Year Built | 2024 |
| Building Size | ±349,611 SF |
| Available SF | ±54,380 SF |
| Office SF | ±2,203 SF |
| Building Dimensions | 276' x 1248' |
| Column Spacing | 52' w x 54' d |
| Speed Bay | 60' |
| Clear Height | 36' |
| Docks | 8 |
| Drive-in Doors | To Suit |
| Car Parking | 36 cars |
| Trailer Parking | 17 stalls |
| Sprinkler | ESFR K-22.4 Head |
| Lighting | LED |

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