



**CUSHMAN &
WAKEFIELD**



FOR LEASE

Canton Business Park Phase II

Michigan Avenue | Canton, Michigan

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Canton, Michigan



Property Highlights

New three-building development totaling 880,000 SF. Well-positioned on Michigan Avenue (M-12) between I-96 and I-94, just 3.75 miles west of I-275.

High-image construction, prominent entryways, and expansive window lines set Canton Business Park Phase II apart from the ordinary.

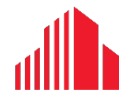
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|----------------------|--|------------------------|--|
| Address | Michigan Avenue Canton | Bays | 65' bay at truck doors |
| Year Built | 2018 | Truck Docks | Up to (40) 10' x 10' |
| Total Park SF | 3 buildings totaling 880,000 SF | Drive-ins | Multiple 12' x 14' doors |
| Available SF | Building 3 – 400,000 SF Divisible to 100,000 SF | Truck Court | 200' |
| Land Area | 86.9 acres | Zoning | Light Industrial Research (LI-R) |
| Office Area | To suit, designed to accommodate two-story office | Parking | Up to 790 spaces |
| Clear Height | 36' | Fire Protection | ESFR |
| Col. Spacing | 50' x 50' | Asking Rate | \$5.75 - \$5.95/SF NNN Reflects 3% office |

Building 3

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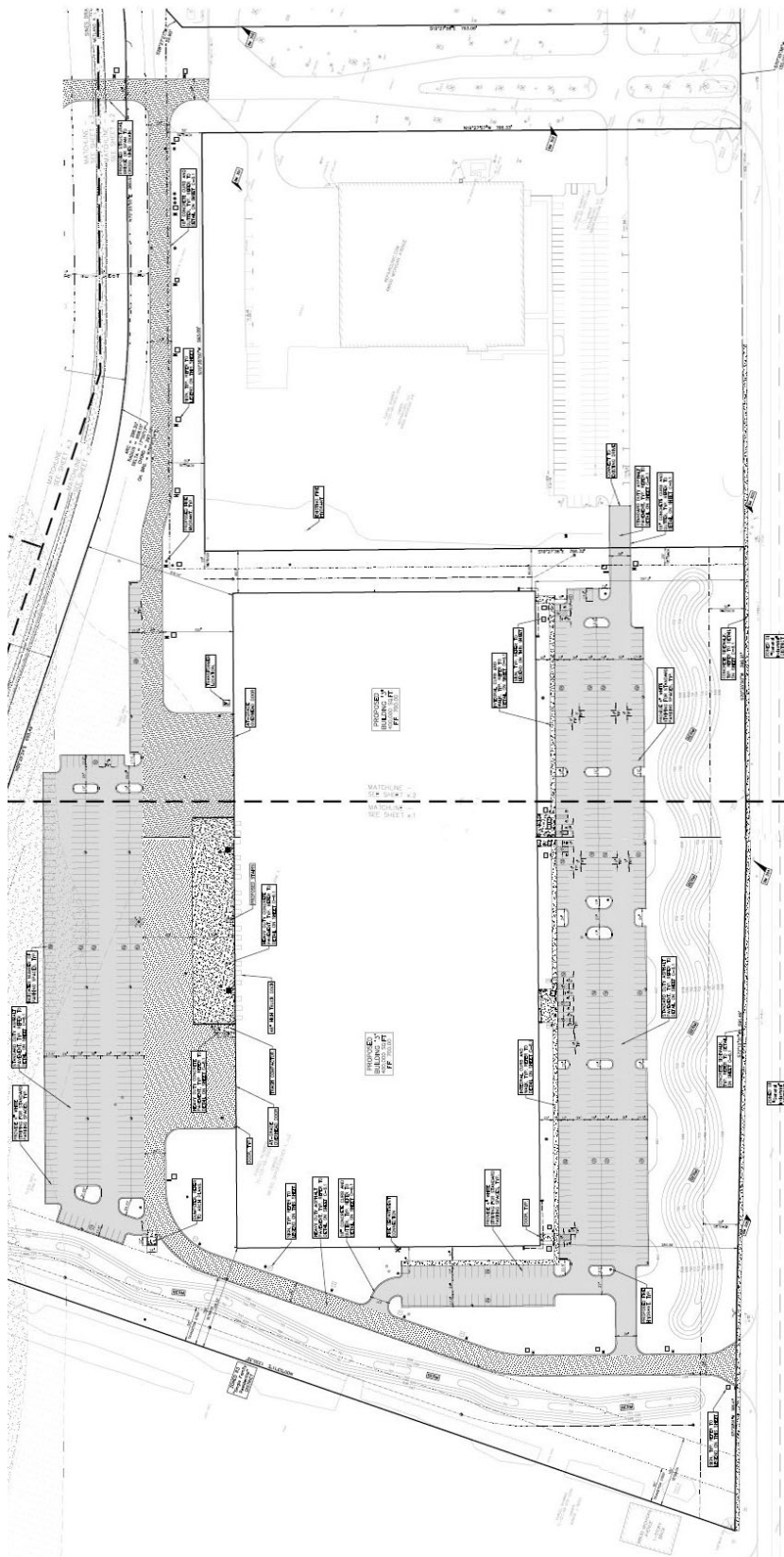
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Site Plan



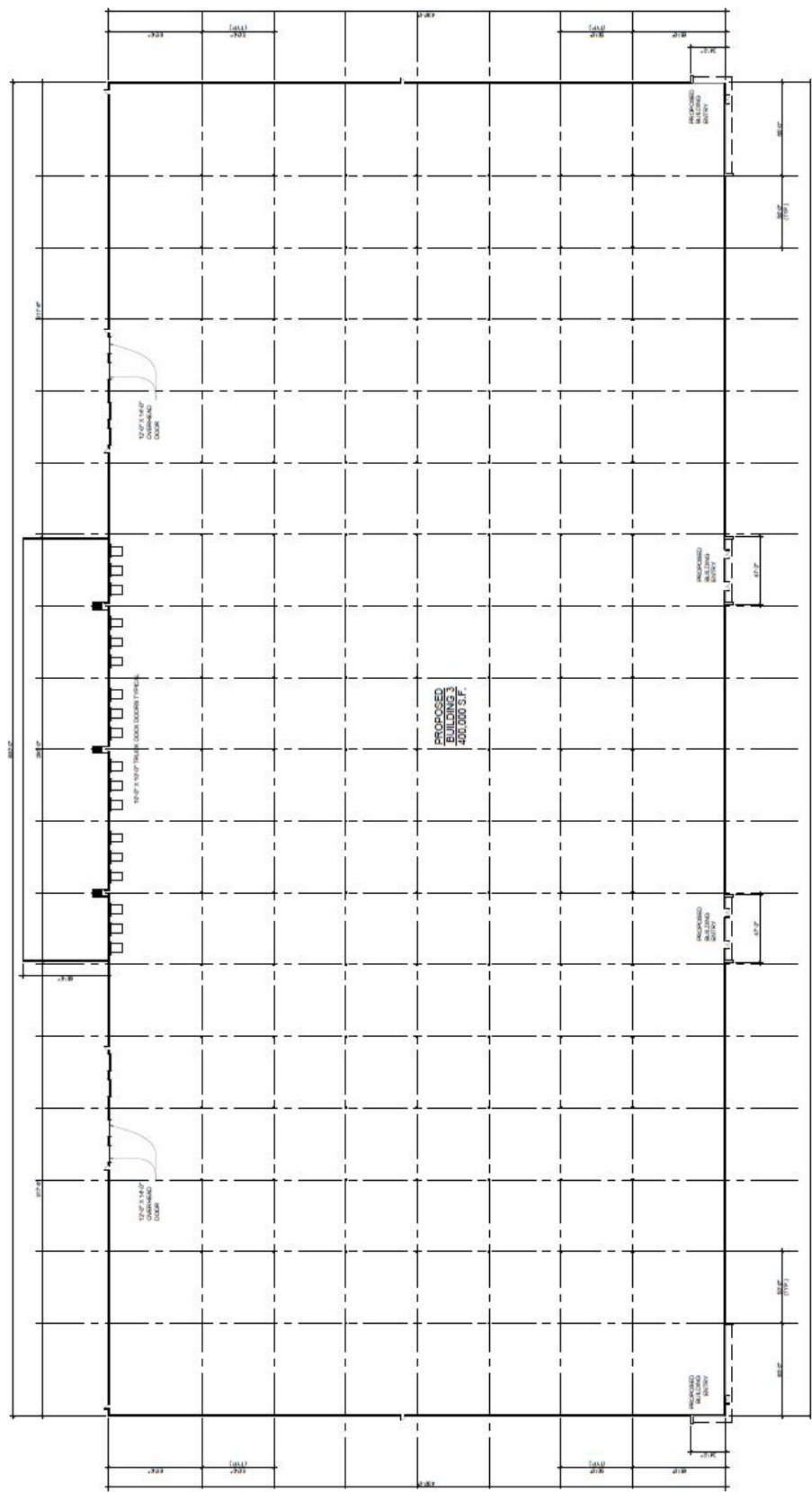
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Floor Plan



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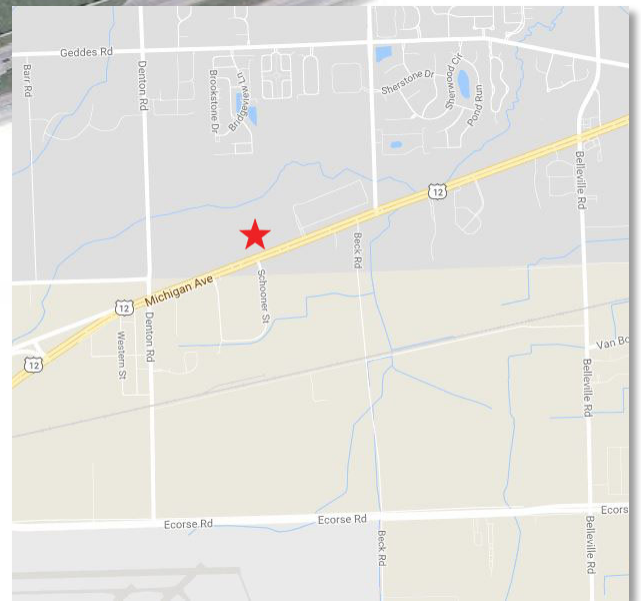
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Park Site Plan



Location Map



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