



## PHASE I

Wahrman Rd & Sibley Rd | Huron Township, MI 48174

601,120 Square Feet Available | Divisible

Phase I presents two speculative buildings ideally suited to distribution and logistics warehouse tenants seeking up to 601,120 SF. The initial development is located at the Northeast corner of Wahrman Road and Prescott Street, offering easy access and visibility from I-275 and up to 4 million SF on 237 acres.

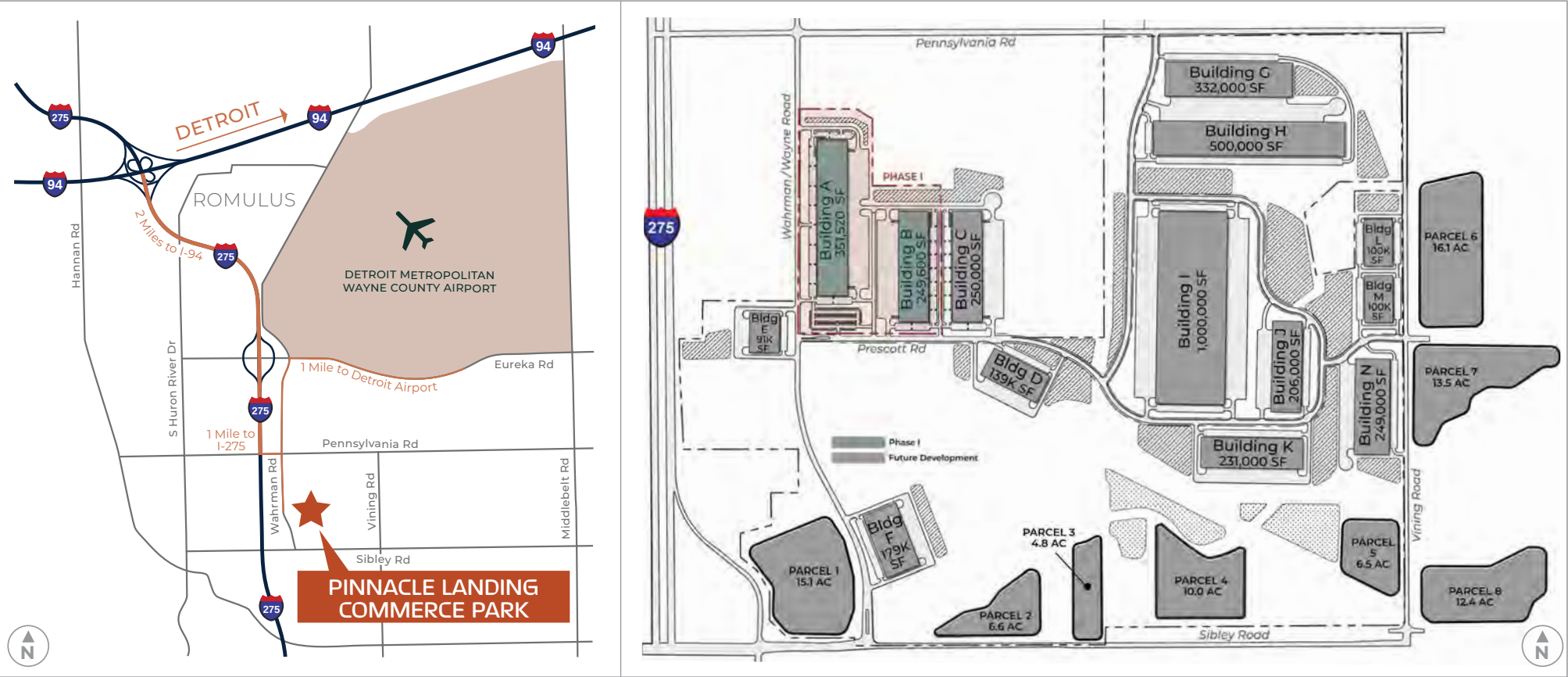


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# PINNACLE LANDING COMMERCE PARK | PHASE I

WAHRMAN RD & SIBLEY RD | HURON TOWNSHIP, MI 48174

## PROPERTY OVERVIEW



|                                                       |                          |                                       |                                       |
|-------------------------------------------------------|--------------------------|---------------------------------------|---------------------------------------|
| TPO roof                                              | 32' minimum clear height | 42 - 9' x 10' dock doors (expandable) | 28 - 9' x 10' dock doors (expandable) |
| Precast construction                                  | ESFR sprinkler system    | 2 - 12' x 14' drive-in ramp doors     | 2 - 12' x 14' drive-in ramp doors     |
| 7" thick floor slab                                   | LED lighting             | 93 - trailer parking                  | 66 - trailer parking                  |
| 50' x 52' typical column spacing; 60' at staging bays |                          | 388 - car parking                     | 255 - car parking                     |

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## AREA INFORMATION



### BUSINESSES

- |                                 |                              |
|---------------------------------|------------------------------|
| 1. General Motors               | 5. Fiat Chrysler Automobiles |
| 2. American Center for Mobility | 6. US Army Tank Command      |
| 3. Amazon                       | 7. GM Technical Center       |
| 4. Ford                         |                              |

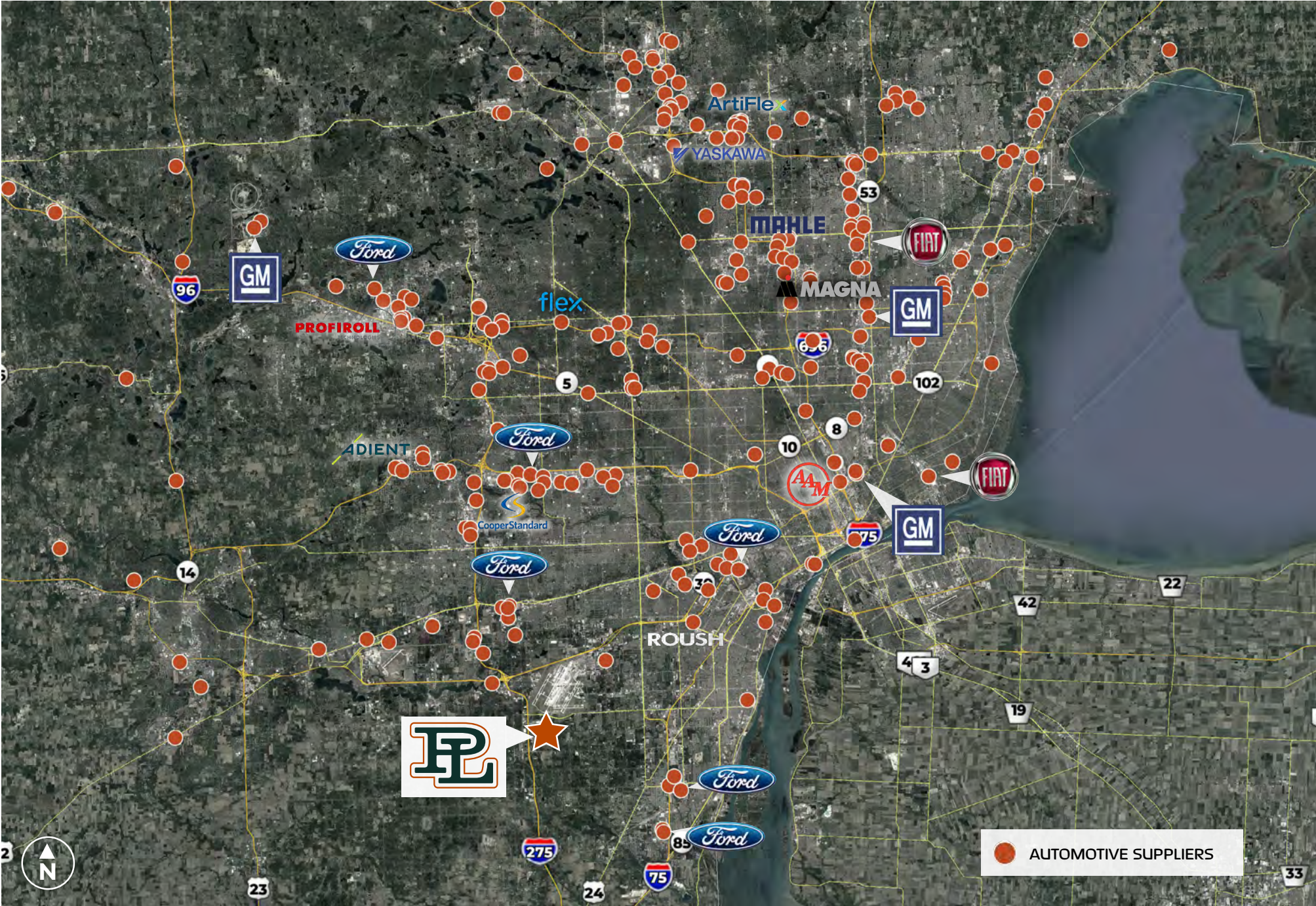
### DRIVE TIMES

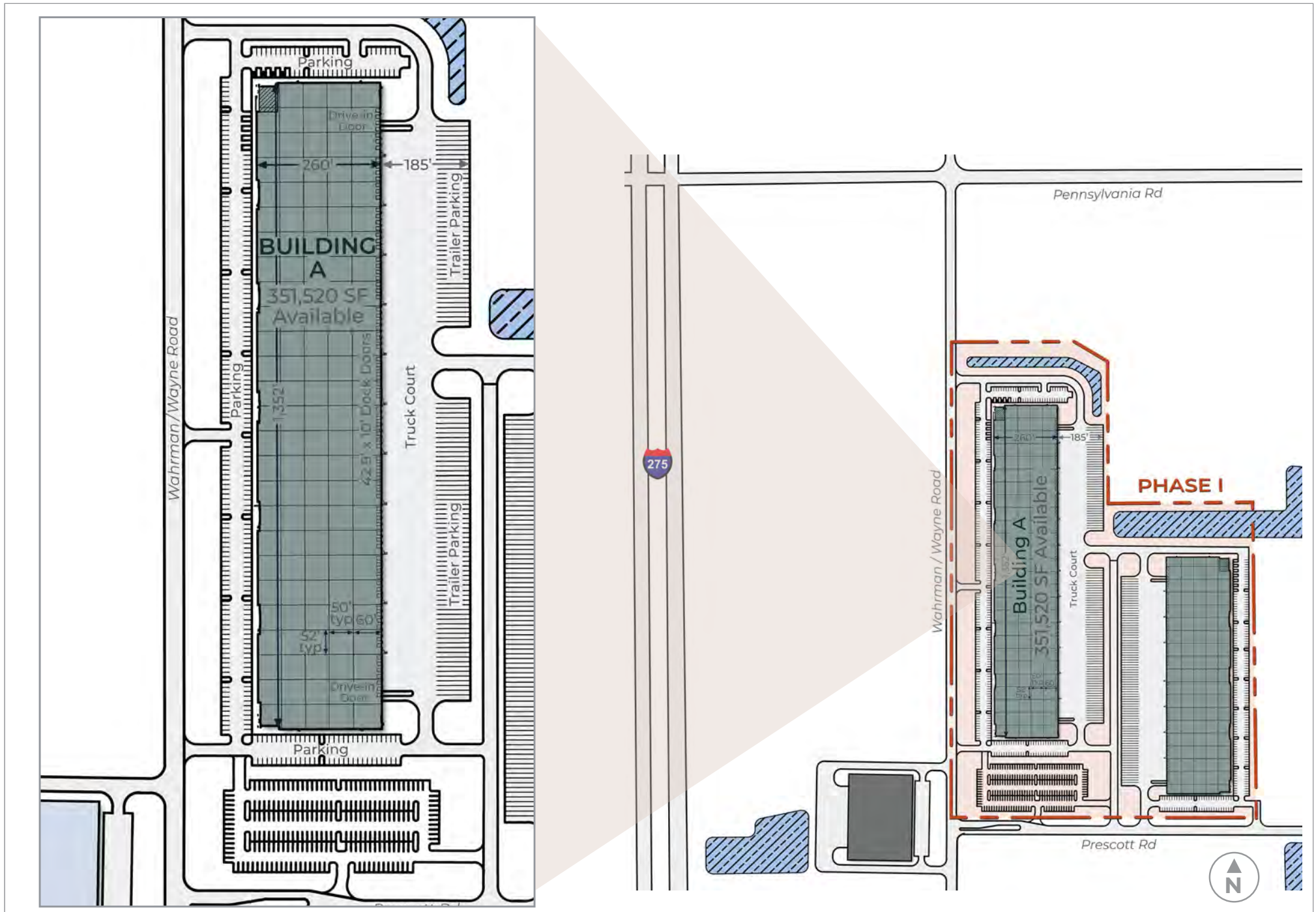
|                                                                                       |        |                                                                                       |         |
|---------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------|---------|
| Interstate 275                                                                        |        | Detroit Metropolitan Wayne County Airport                                             |         |
|  | 1 mi.  |  | 1 min.  |
| Interstate 94                                                                         |        | Toledo, OH                                                                            |         |
|  | 2 mi.  |  | 5 min.  |
|  | 1 mi.  |  | 3 min.  |
|  | 40 mi. |  | 45 min. |

# PINNACLE LANDING COMMERCE PARK | MASTER PLAN

WAHRMAN RD & SIBLEY RD | HURON TOWNSHIP, MI 48174

## AUTOMOTIVE INDUSTRY PRESENCE

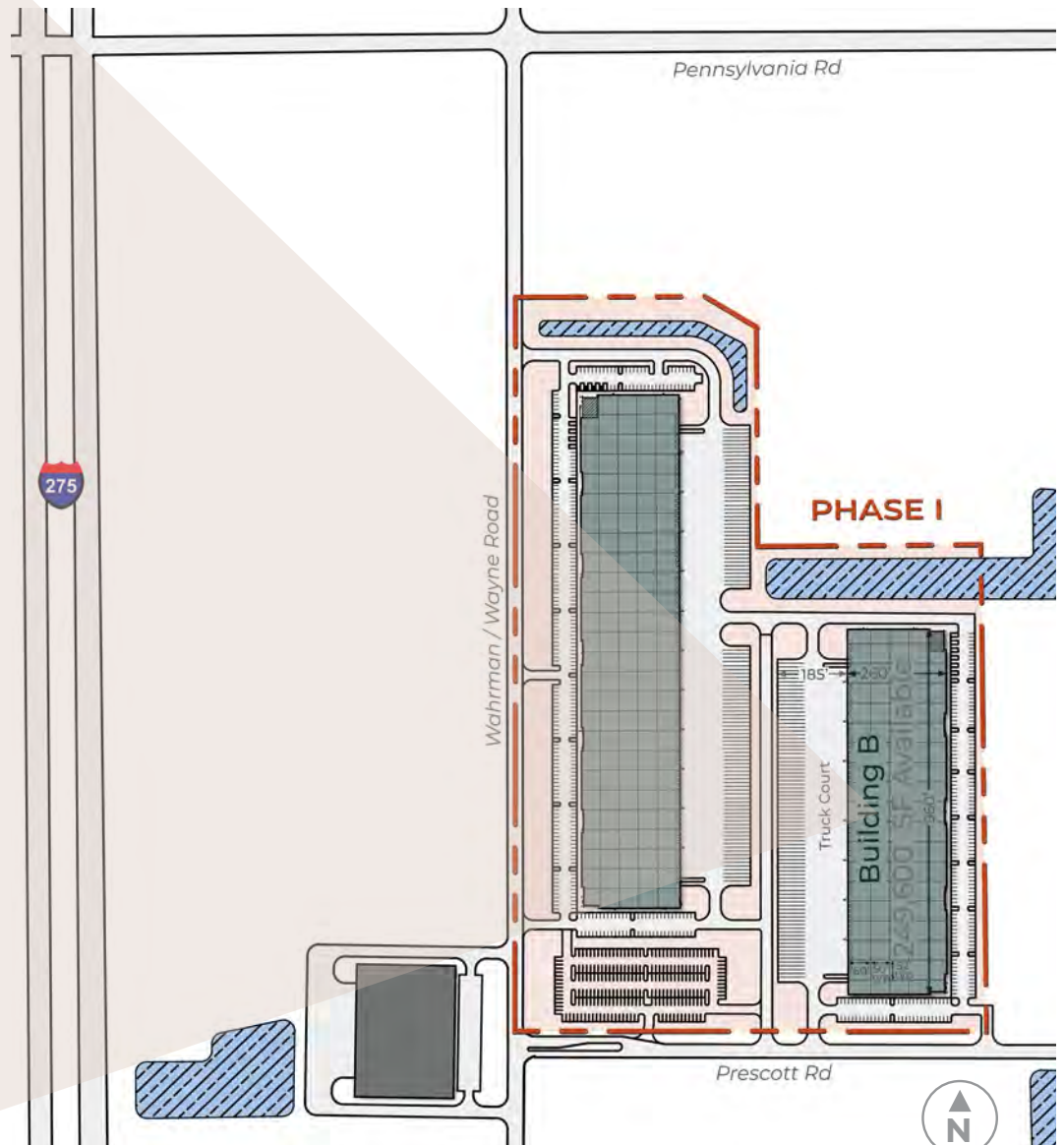
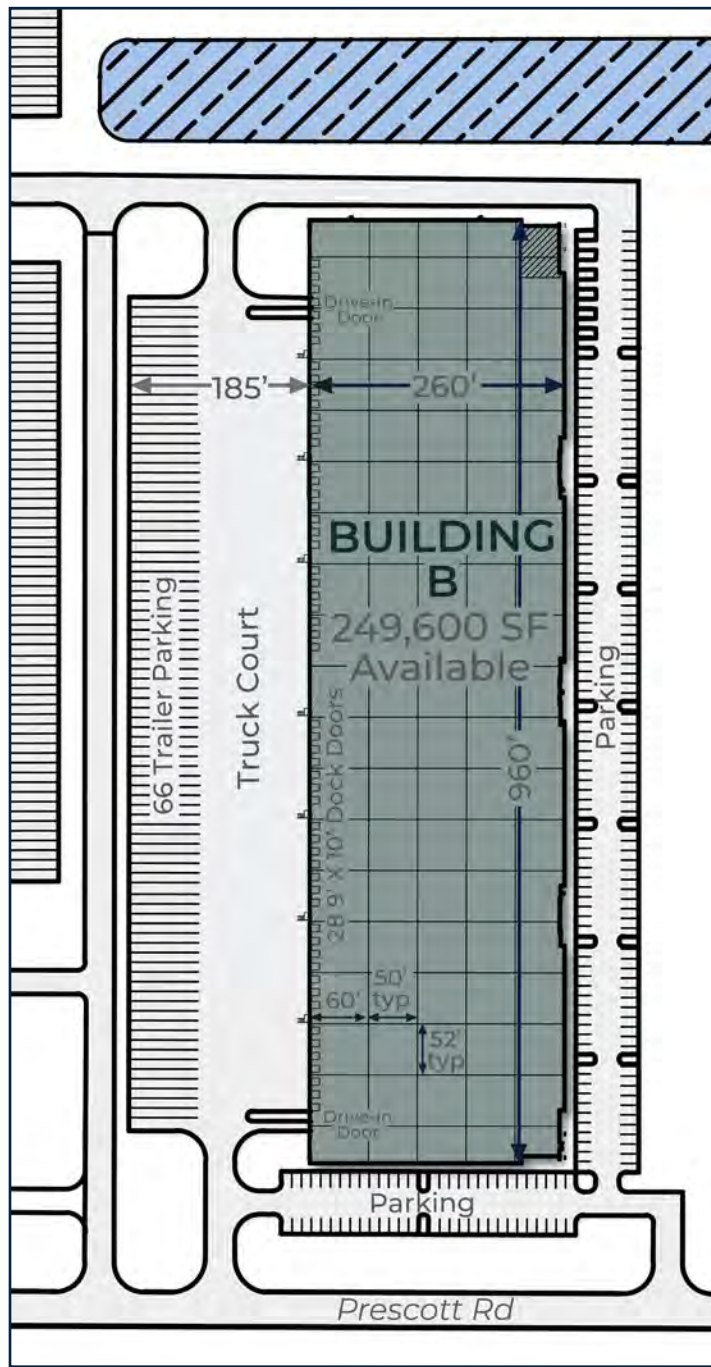




# PINNACLE LANDING COMMERCE PARK | PHASE I

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SITE PLAN



## PINNACLE LANDING COMMERCE PARK | PHASE I

WAHRMAN RD & SIBLEY RD | HURON TOWNSHIP, MI 48174

SITE PLAN

# CONTACT

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## DEVELOPMENT

A Joint Venture of  
Hillwood and Sterling Group

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