PROPERTY FEATURES
+ Approx. 205,305 SF
+ Approx. 800 SF Office or to Suit
+ Ten (10) Truckwells
+ 14’ - 22’7” Clear Height
+ Good Freeway Access
+ Active CN Rail (interior rail possible)
+ Heavy Power
+ Skylights with Abundant Natural Light
+ Strategically Located Near the Intersection of I-94 & I-75, in Close Proximity to Several Automotive Plants, Including JNAP, Poletown, Warren Truck, SHAP, etc.
+ Lease Rate: $3.75 PSF NNN

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NEARBY PLANTS

- 9800 Mount Elliott
- FCA JNAP
- FCA New Jeep Plant
- FCA Warren Truck
- Mopar Parts Centerline
- Army TACOM
- FCA Sterling Stamping
- FCA SHAP
- Ford Sterling Axle Plant
- Ford Van Dyke Transmission
Old Republic National Title Insurance Company Commitment, their commitment number 1908660, dated February 15, 2019.

15. Terms and Conditions of easements, as disclosed by instrument recorded in Liber 23657, page 822. (Parcels 3 & 4)

13. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial

12. Terms and Conditions contained in Easement Agreement, as disclosed by instrument recorded in Liber 18430, page 814. (Parcel 3)

11. Assignment of Rents executed by Lynch Road, L.L.C., a Michigan limited liability company to Community Financial Credit Union, dated March

9. Future Advance Mortgage in the original amount of $250,000.00 executed by Lynch Road, L.L.C., a Michigan limited liability company to

8. Leasehold Interest of CG Acquisition Co., a Michigan corporation, as disclosed by Memorandum of Lease dated May 9, 2013, recorded August

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary

lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown

being Job No. 02-030 B.


status or national origin as contained in instrument recorded in Liber 2166, page 9, Liber 4135, page 200, Liber 4237, page 192, Liber 4296,
tax rolls or tax bill after the Effective Date as a result of the taxing authority disallowing or revising an allowance of a Principal Residence

owner is prohibited.

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