

359,352 SF Class-A Future Development Available for Lease
Divisible to 97,358

COMING SOON



BASE BUILDING FEATURES

Total Building Area:	359,352 SF
Standard office pod:	5,464 SF
Divisible to:	97,358 SF
Building Dimensions:	1,153' 0" x 311' 8"
Warehouse Floor Slab:	Speed Bay: 8" Main Warehouse: 7"
Clear Height:	36'
Column Spacing:	Standard bays are 50' by 52'4" Speed bay is 60' by 52'4"

Fire Protection System:	ESFR with k-34 heads
Base Electric:	(2) 1000 kVA pad mounted transformers
Warehouse Lighting:	LED w/ motion sensors; avg. 30 FC at 30" AFF
Dock Doors:	Up to 58 (10'0" x 10'6" / dock levelers & shelters)
Drive-In Doors:	(4) 13'0" x 14'0"
Auto Stalls*:	249 stalls
Trailer Stalls*:	82 stalls
*Additional Land	+/- 12.12 acres for future development
Rail Possible	+/- 2,000 feet on Consolidated Rail Corporation (CR)

EXCELLENT FREEWAY EXPOSURE, SIGNAGE AND ACCESS

+/- 1,650 SF of I-75 frontage

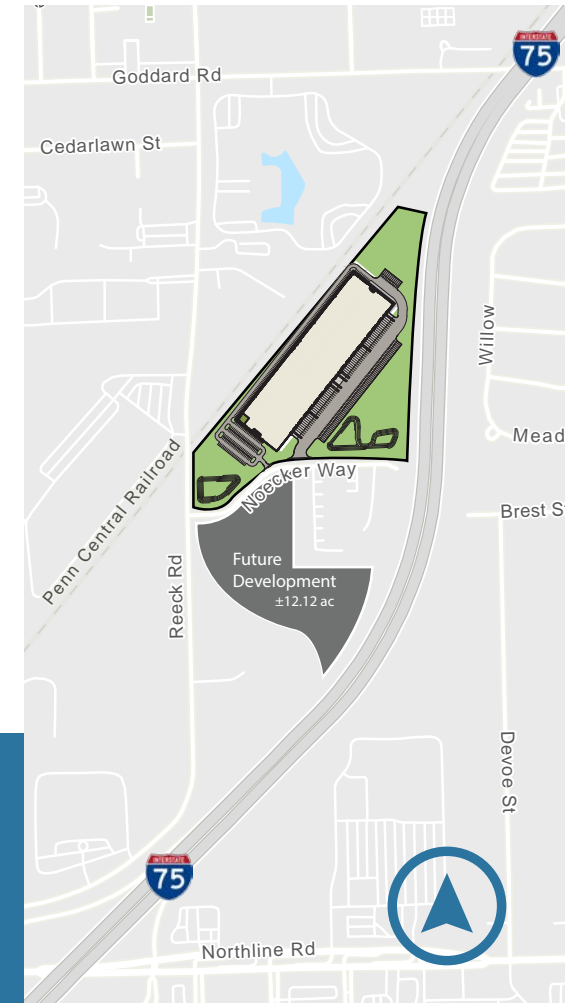
+/- 0.84 miles to Northline Road exit

+/- 1.4 miles to Allen Road exit

+/- 3.6 miles to I-94 exit



SITE PLAN

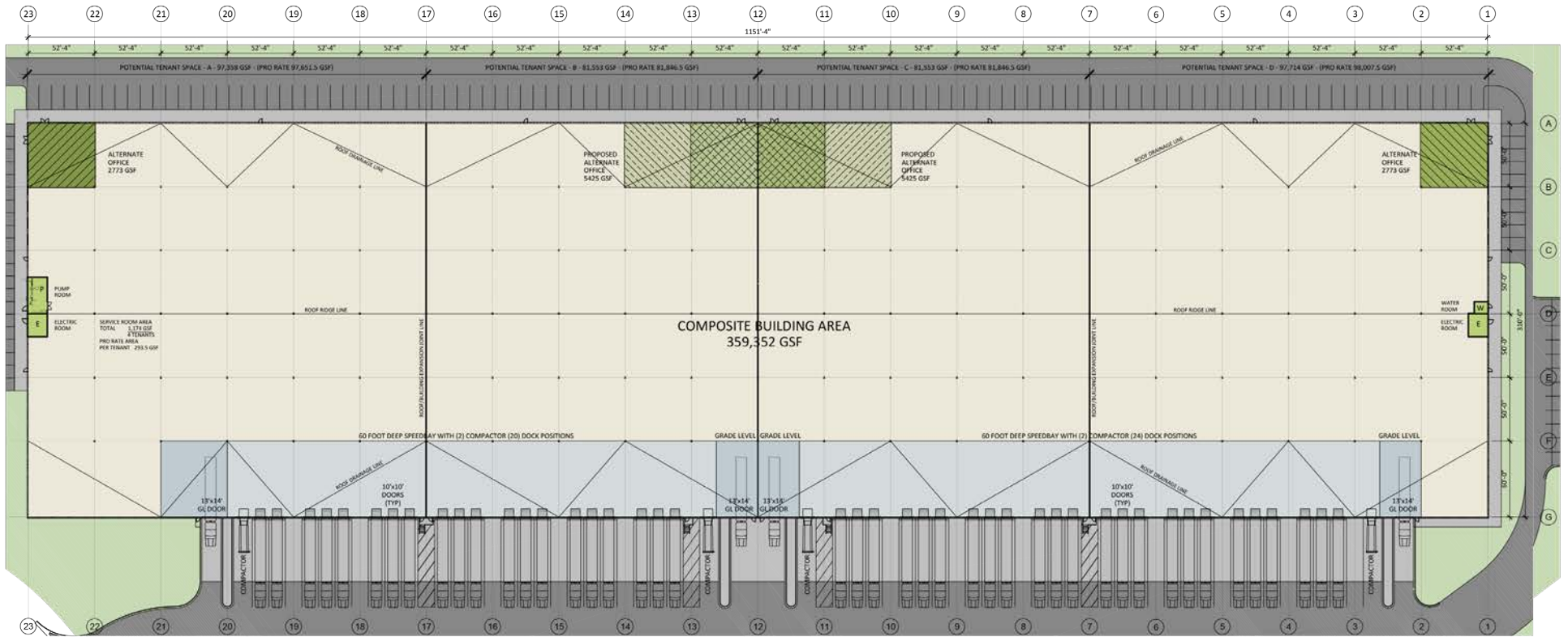


Project Acreage: +/- 26.72 acres

Additional Land for Future Development: 12.12

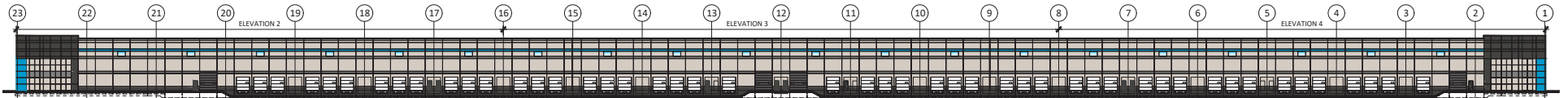
Zoning: M1 Light Industrial

PROPOSED COMPOSITE FLOOR PLAN



ELEVATIONS

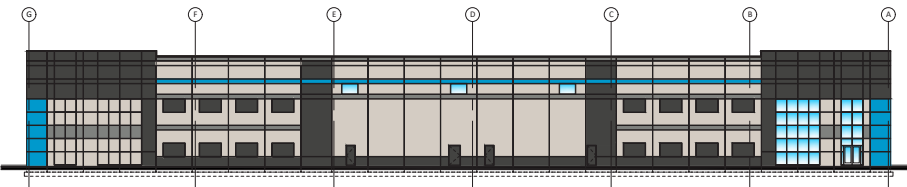
EAST ELEVATION



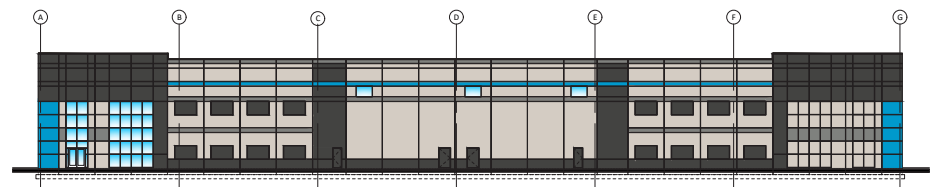
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



AERIAL

TELEGRAPH ROAD / US 24



39

SOUTHFIELD ROAD / 39

85

FORT STREET / US 85

 **SOUTHGATE**
COMMERCE CENTER



PREMIER LOCATION

AIRPORT

 Detroit Metro Airport (DTW)

DISTANCE

8 MILES

AUTO HQS

- 1** Ford
- 2** GM
- 3** Stellantis

DISTANCE

8 MILES

16 MILES

43 MILES

ASSEMBLY PLANTS

DISTANCE

FORD

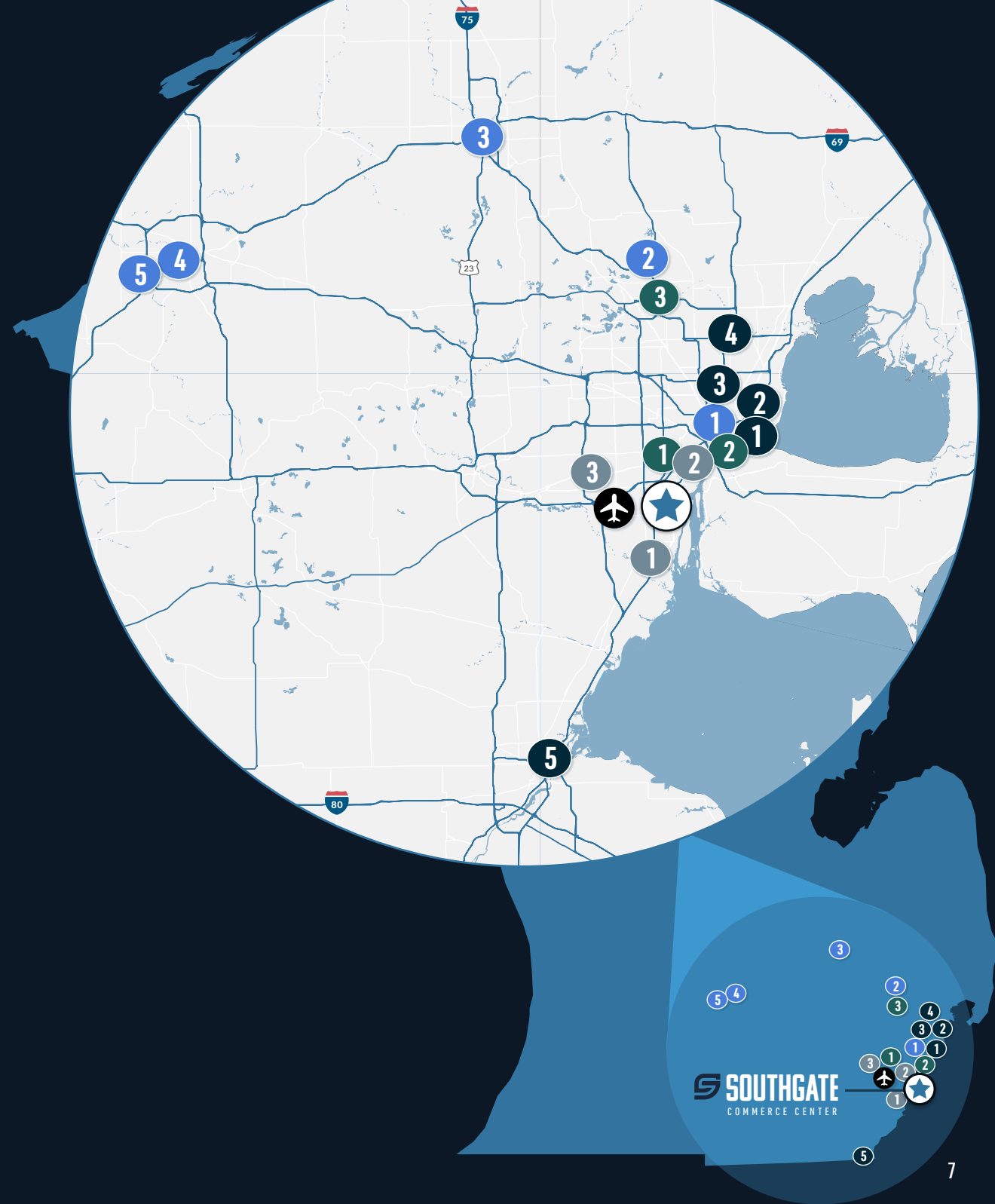
- 1** Flat Rock Assembly Plant 12.5 MILES
- 2** Dearborn Truck Plant 10 MILES
- 3** Michigan Assembly Plant 20 MILES

GM

- 1** Factory Zero 17.5 MILES
- 2** Orion Assembly 50 MILES
- 3** Flint Assembly 81 MILES
- 4** Lansing Grand River Assembly/Stamping 101 MILES
- 5** Lansing Delta Assembly/Lansing Regional Stamping 104 MILES

STELLANTIS

- 1** Detroit Assembly Complex 21 MILES
- 2** Detroit Assembly Complex 20 MILES
- 3** Warren Truck Assembly Plant 25 MILES
- 4** Sterling Heights Assembly 37 MILES
- 5** Toledo Assembly Complex 44 MILES



SOUTHGATE
COMMERCE CENTER



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