

#### BUILDING 1: ±409,158 SF FOR LEASE | NEW CONSTRUCTION | DELIVERY Q3 2020 BUILDING 2: ±245,400 SF FOR LEASE | NEW CONSTRUCTION | DELIVERY Q4 2020

37350 Ecorse Road, Romulus, Michigan

### 5 MILES TO DETROIT METROPOLITAN AIRPORT NEAR THE CROSSROADS OF I-94 AND I-275



#### **EUGENE J. AGNONE, III**

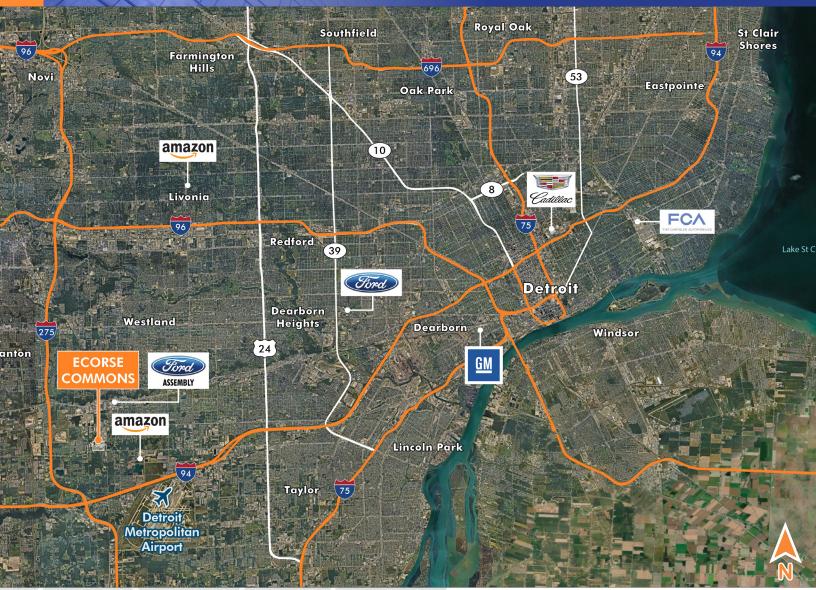
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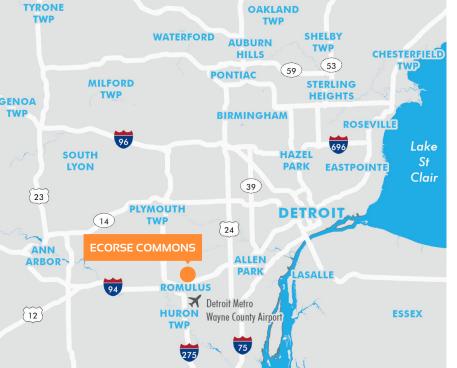
#### LAUREN J. SCARPACE

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## ECORSE COMMONS | LOCATION





#### **KEY SITE ADVANTAGES**

- 5 Minutes to Detroit Metropolitan Airport 10 Miles to Willow Run Airport 20 Miles to Ann Arbor 21 Miles to Windsor Canada
- 3 minutes to I-275, 6 minutes to I-94
- 1 Minute to General Motors Powertrain Plant
  10 Minutes to Ford Wayne Assembly
  20 Minutes to Dearborn Ford Truck Plant
  20 Miles to Flat Rock Assembly Plant

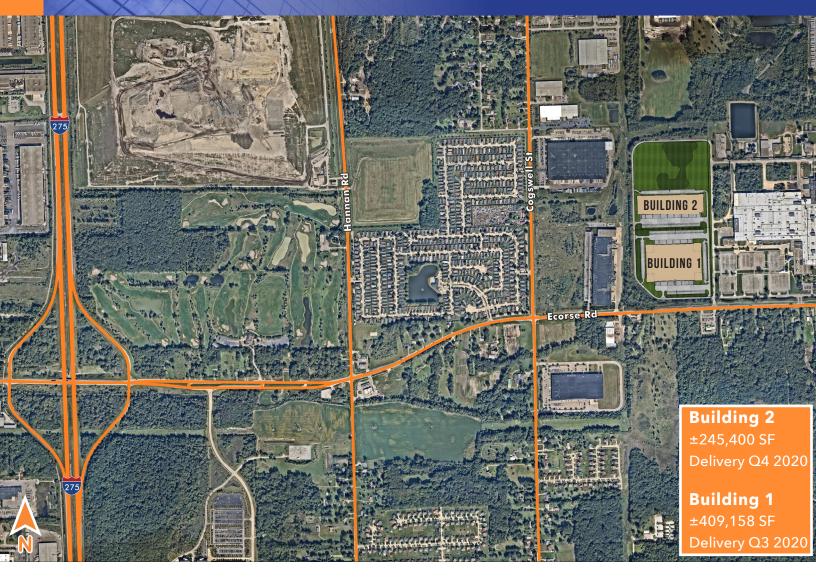


30 minutes to the CBD



Access to multiple intermodal yards

## ECORSE COMMONS | MASTER PLAN



### **KEY SITE ADVANTAGES**



Abundant labor capable of supporting assembly manufacturing operation



Site planned approved 2020 construction



Close proximity to I-94 and I-275



70 acre, 654,887 SF master planned park





Class A distribution facilities with generous TI packages



Located within minutes of Detroit Metropolitan Airport



State of the art warehouse distribution facility

# BUILDING 1 PLAN AND SPECIFICATIONS

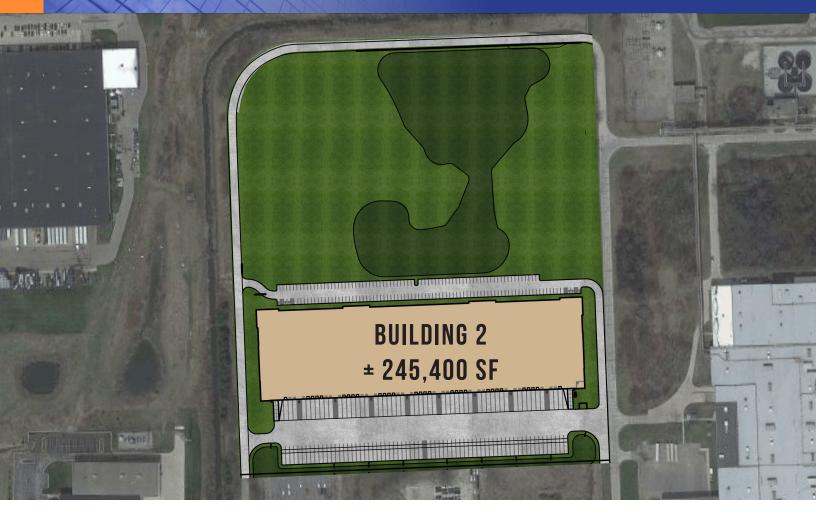


Building Size	409,158 SF
<b>Building Dimensions</b>	520' x 780'
Office Dimensions	Build to Suit
Column Spacing	52' x 50' with 52' x 60' at loading dock
Building Configuration	Cross dock
Clear Height	36'
Dock Doors	48 docks
	28 future docks
Drive-In Doors	4

Trailer Parking	107 stalls
Auto Parking	217 spaces
Truck Court	190' with trailer parking or 135' without trailer parking
Lighting	LED with sensors
Construction	Pre-Fab or Tilt Up Concrete
Electrical Service	480v /2,500a / 3p
Sprinkler System	ESFR



# BUILDING 2 | PLAN AND SPECIFICATIONS



Building Size	245,400 SF
<b>Building Dimensions</b>	260' x 936'
Office Dimensions	Build to Suit
Column Spacing	52' x 50' with 52' x 60' at loading dock
Building Configuration	Rear Load
Clear Height	32′
Dock Doors	39 Docks

Drive-In Doors

Trailer Parking	67 stalls
Auto Parking	139 stalls
Truck Court	190' with trailer parking
	or 135' without
	trailer parking
Lighting	LED with
	sensors
Construction	Pre-Fab Concrete
<b>Electrical Service</b>	480v /2,000a / 3p
Sprinkler System	ESFR



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2

19 Future Docks