



# ECORSE COMMONS INDUSTRIAL PARK

**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



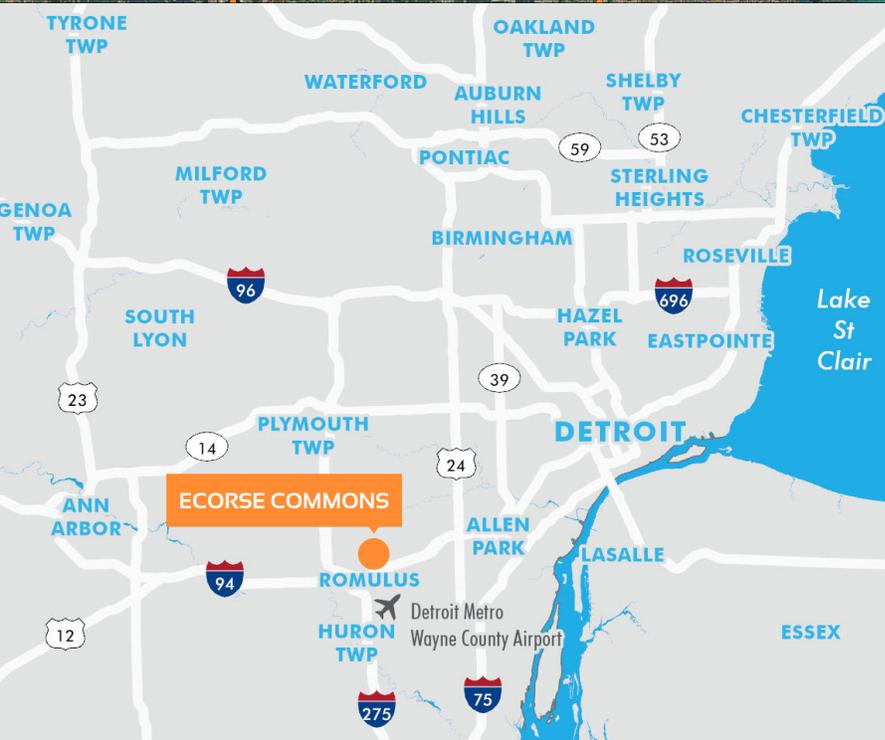
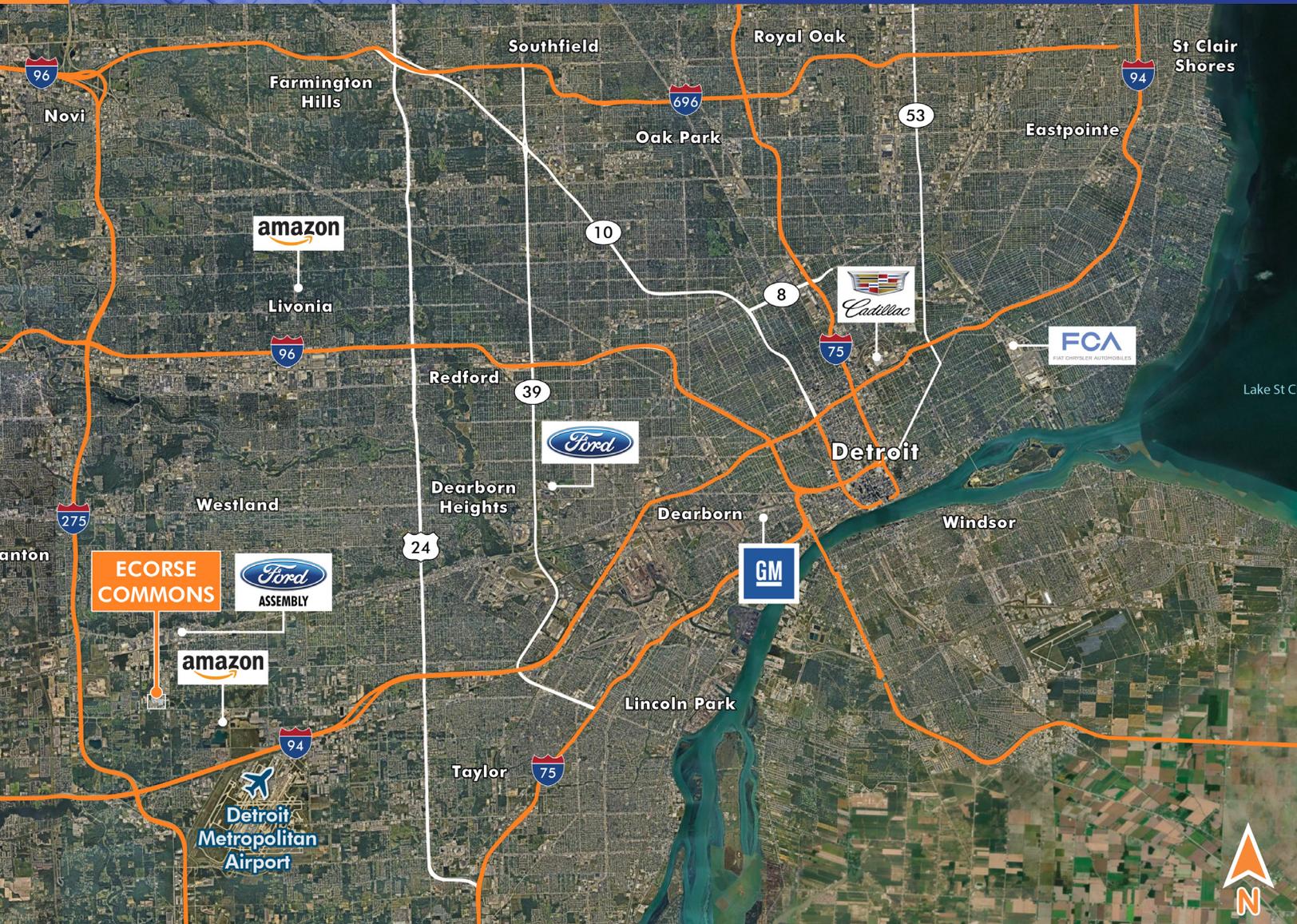
**EUGENE J. AGNONE, III**  
Senior Vice President  
+1 248 351 2024  
eugene.agnone@cbre.com

**LAUREN J. SCARPACE**  
Senior Vice President  
+1 248 351 2060  
lauren.scarpace@cbre.com

**CBRE**

 **NorthPoint™**  
DEVELOPMENT

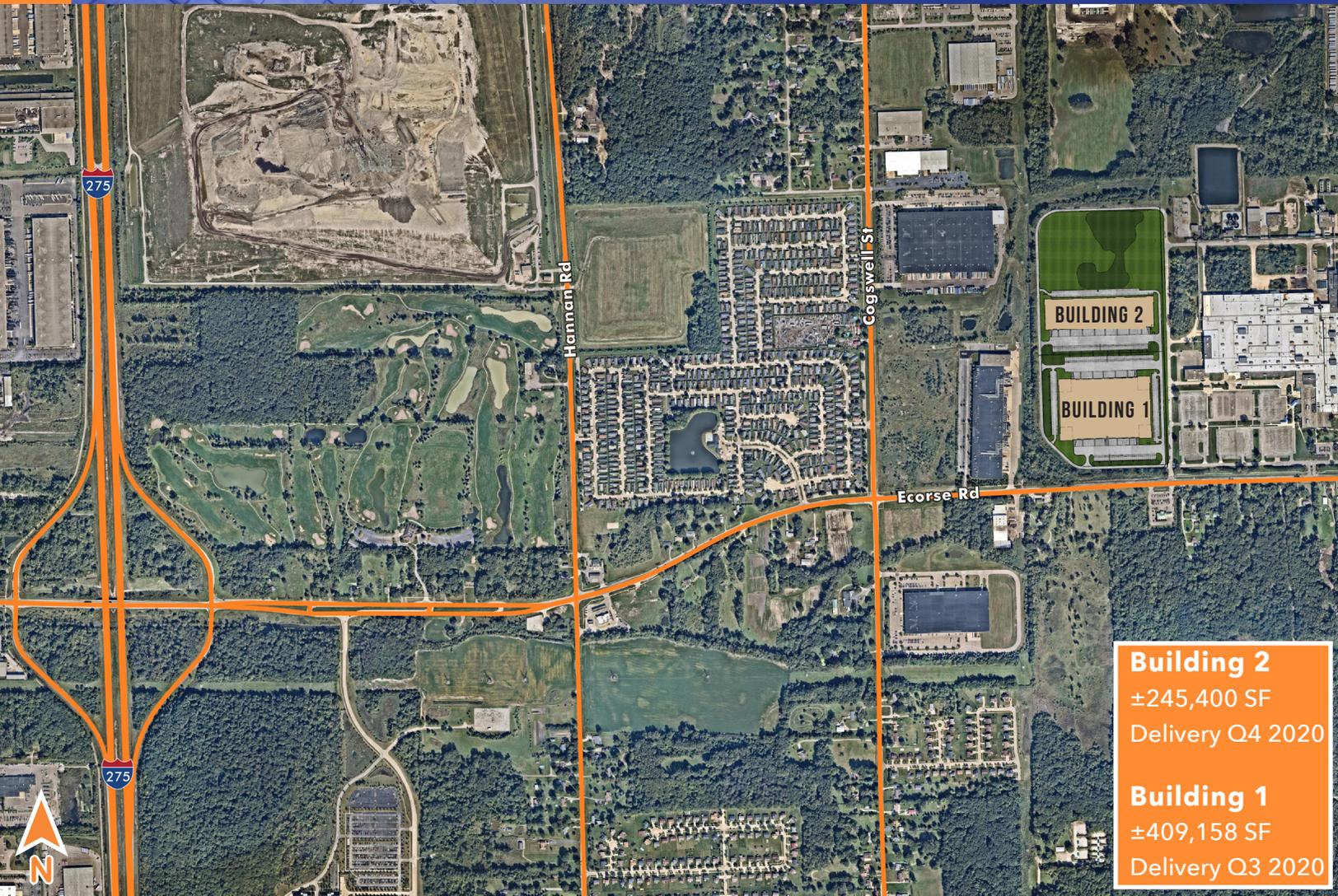
# ECORSE COMMONS | LOCATION



## 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



**Building 2**  
±245,400 SF  
Delivery Q4 2020

**Building 1**  
±409,158 SF  
Delivery Q3 2020

## KEY SITE ADVANTAGES



Abundant labor capable of supporting assembly manufacturing operation



Close proximity to I-94 and I-275



Significant power/water/sanitary



Located within minutes of Detroit Metropolitan Airport



Site planned approved 2020 construction



70 acre, 654,887 SF master planned park



Class A distribution facilities with generous TI packages



State of the art warehouse distribution facility

# BUILDING 1 | PLAN AND SPECIFICATIONS



**Building Size** 409,158 SF

**Building Dimensions** 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

**Building Dimensions** 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  
19 Future Docks

**Drive-In Doors** 2

**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

**Electrical Service** 480v /2,000a / 3p

**Sprinkler System** ESFR

