



FOR SALE

40000

RICARDO DRIVE

76,763 SF headquarters facility
situated on 9.6 acres near I-275 and
Ecorse Road in Van Buren Township

Flexible sale options available

CBRE

PROPERTY FEATURES



Immediate access to I-275 via Ecorse Road providing connectivity to I-94, I-96, I-696 and M-14



Approximately 52,000 SF of office on two (2) floors



Two-story dramatic lobby entrance with a lot of natural light



Approximately 24,234 SF of fully air conditioned warehouse with 24' clear height and mezzanine area (3,439 SF) providing additional usable space not included in the overall square footage



One (1) truck well / Five (5) grade level doors / 206 parking spaces



An additional 34,248 SF testing facility can be made available on the campus totaling up to approximately 111,011 SF SF



Entire building is fully fire suppressed and air conditioned with a 65kw stand by generator that powers IT services and safety lighting



Entire campus is owner-occupied by Ricardo Inc.; will consider Sale-Leaseback occupying a full floor of office space

SITE PLAN

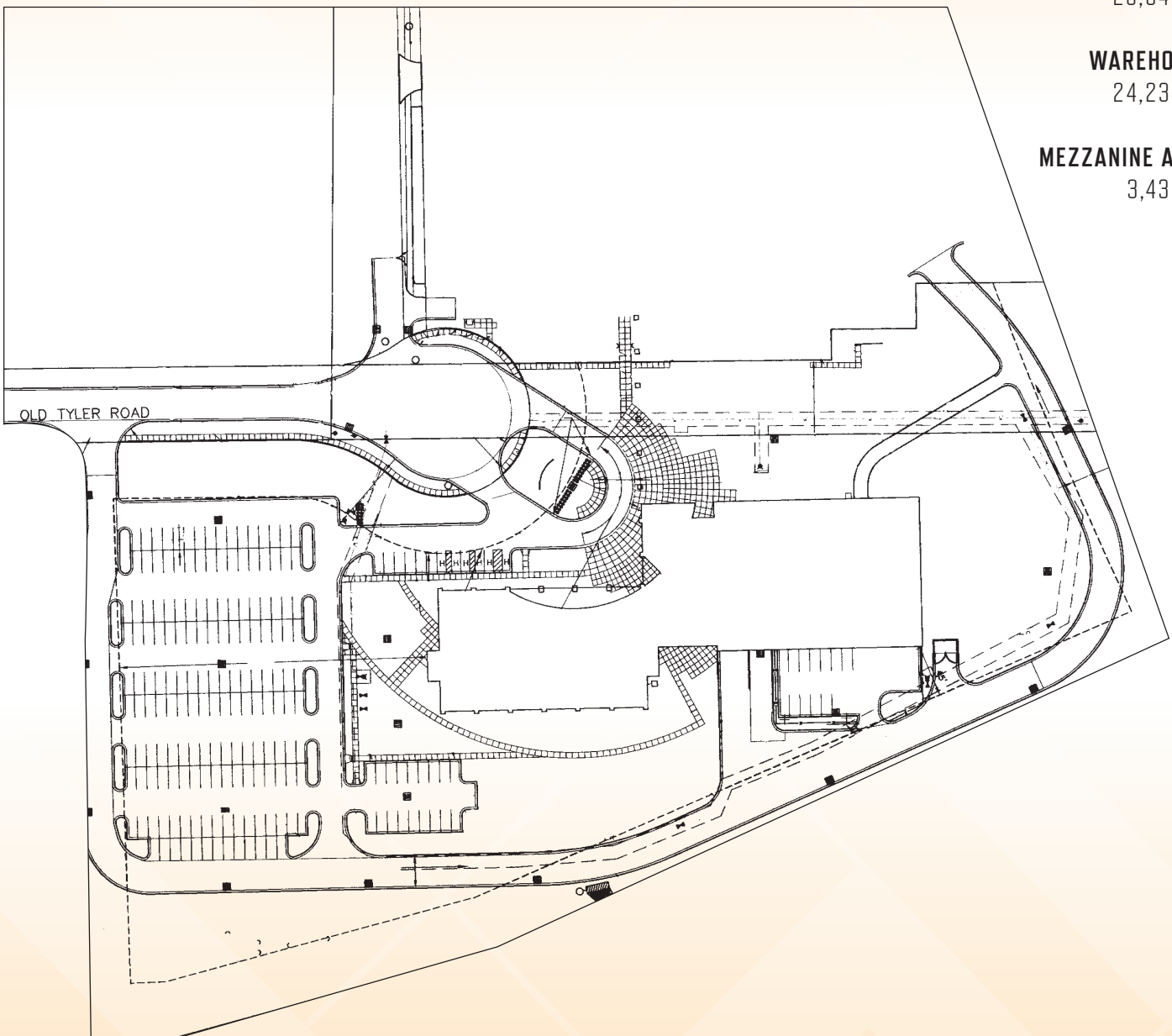
TOTAL BUILDING SIZE
76,763 SF

FIRST FLOOR OFFICE
26,489 SF

SECOND FLOOR OFFICE
26,040 SF

WAREHOUSE
24,234 SF

MEZZANINE AREA
3,439 SF



FIRST FLOOR

FIRST FLOOR OFFICE
26,489 SF

SECOND FLOOR OFFICE
26,040 SF

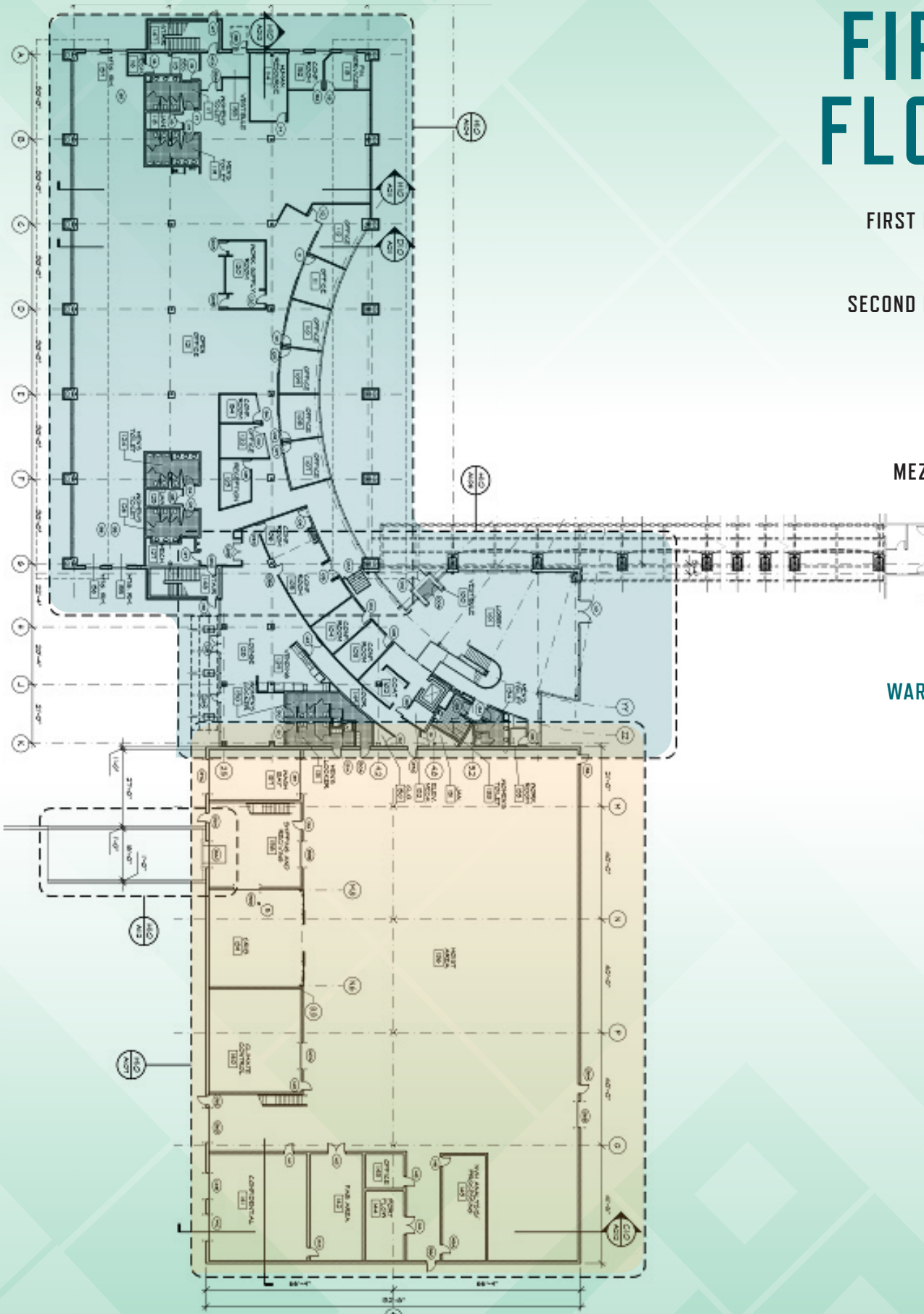
WAREHOUSE
24,234 SF

MEZZANINE AREA
3,439 SF

OFFICE



WAREHOUSE



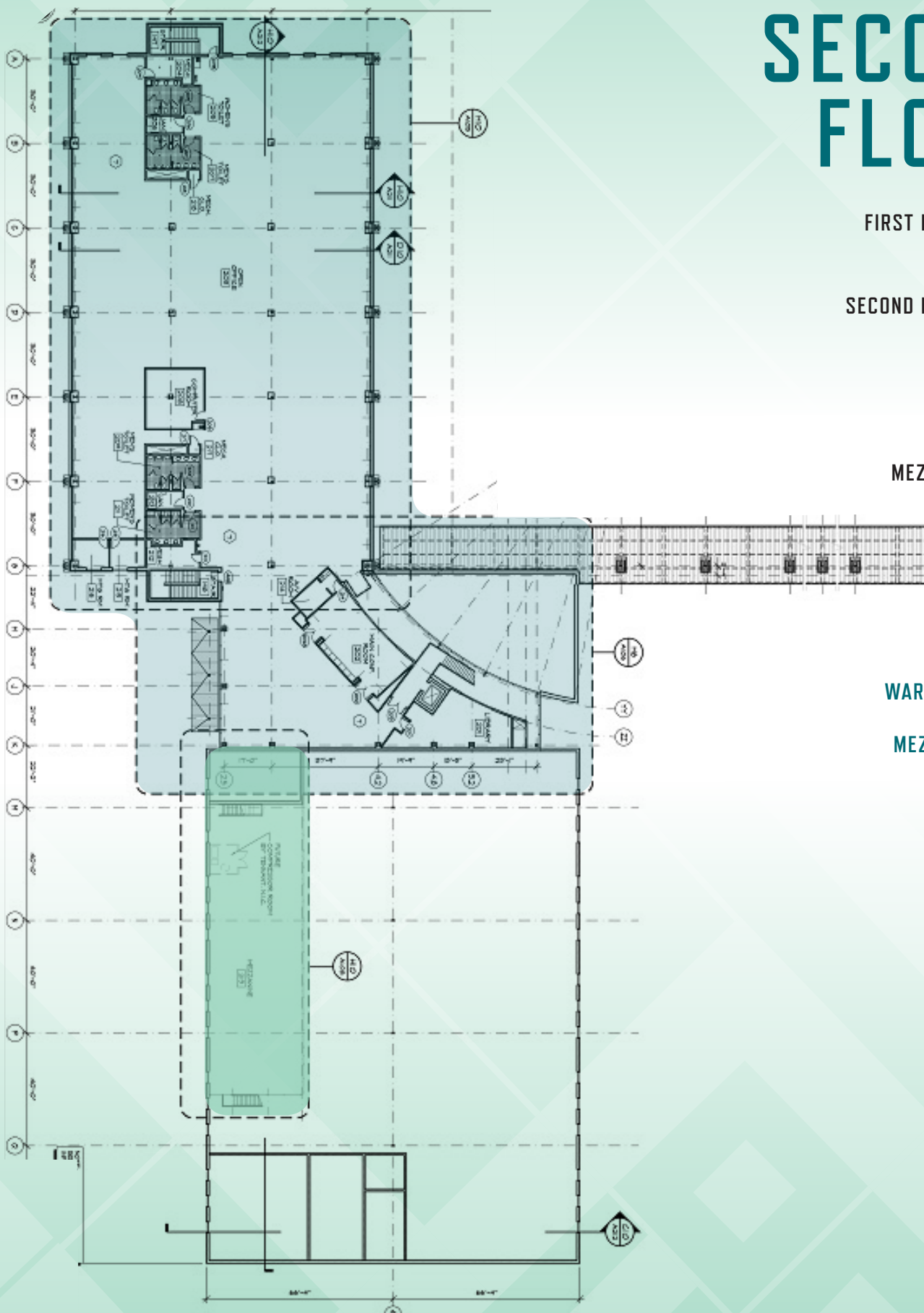
SECOND FLOOR

FIRST FLOOR OFFICE
26,489 SF

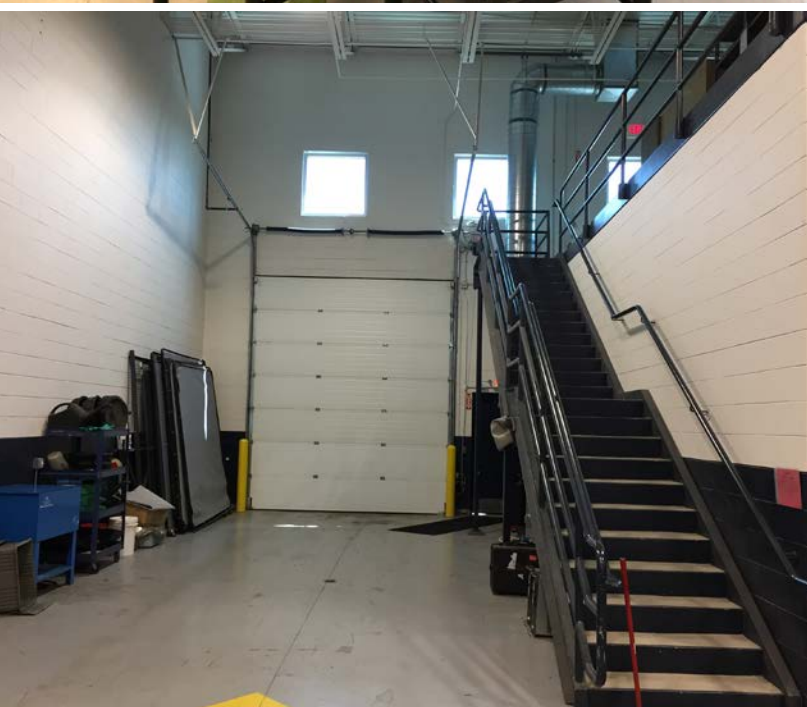
SECOND FLOOR OFFICE
26,040 SF

WAREHOUSE
24,234 SF

MEZZANINE AREA
3,439 SF



INTERIOR PICTURES



EXTERIOR PICTURES



AREA RETAILERS

CROSSROADS VILLAGE
Target, Kohl's, Old Navy, dressbarn, PETSMART, claire's, Famous Footwear, Kroger, Dick's Sporting Goods, Ruby Tuesday, Bob Evans, Wendy's, McDonald's, Dunkin', Pizzeria Uno, Quiznos, Subway, Tim Hortons, Save a Lot, Kroger.

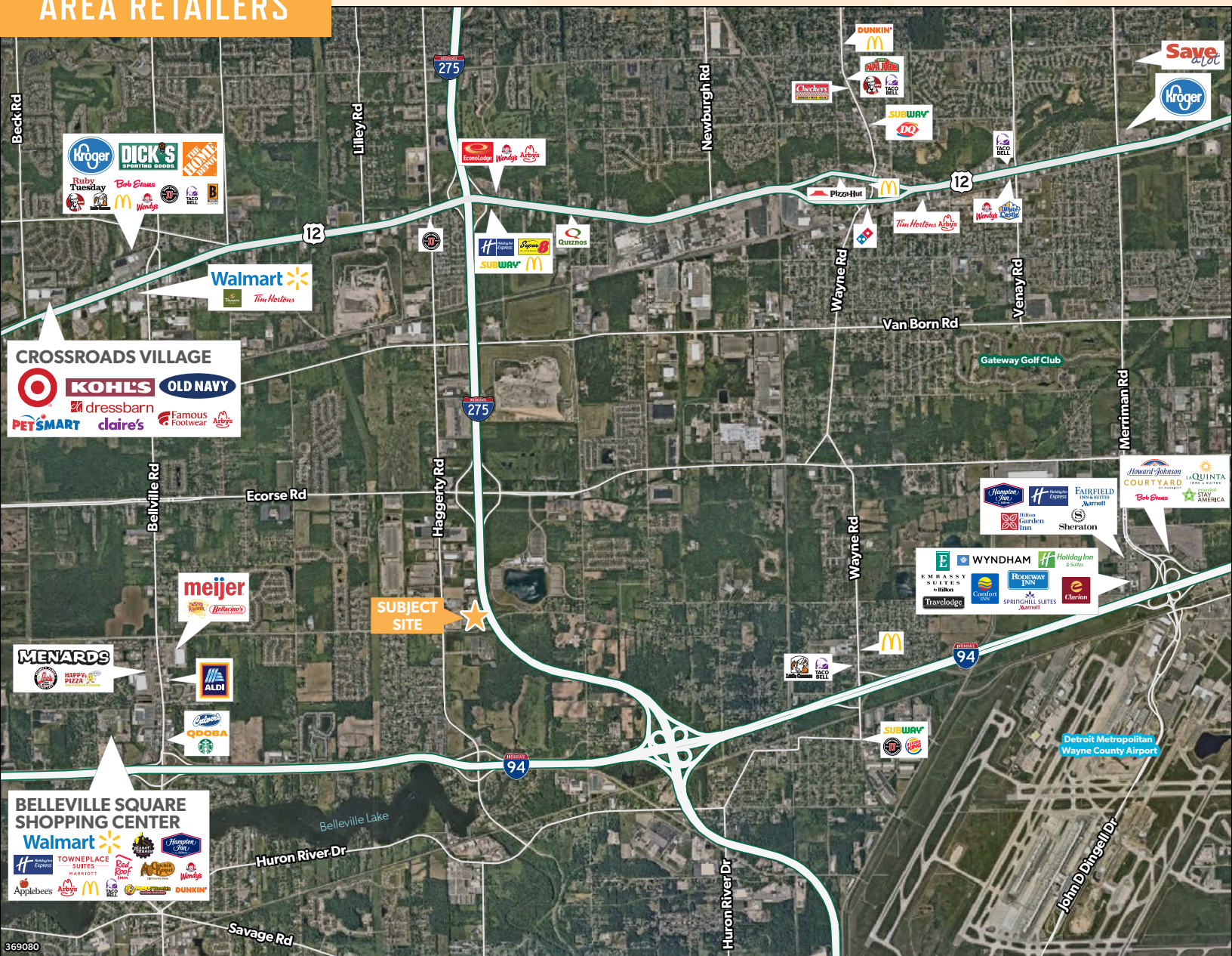
BELLEVILLE SQUARE SHOPPING CENTER
Walmart, TownPlace Suites, Red Roof Inn, Hampton Inn, Applebee's, Aloft, McDonald's, Dunkin', QDOBA, Aldi, Meijer, Menards, Happy Pizzeria.

Other Retailers: Walmart, Kroger, Target, Kohl's, Old Navy, dressbarn, PETSMART, claire's, Famous Footwear, Kroger, Dick's Sporting Goods, Ruby Tuesday, Bob Evans, Wendy's, McDonald's, Dunkin', Pizzeria Uno, Quiznos, Subway, Tim Hortons, Save a Lot, Kroger, Hampton Inn, Fairfield Inn & Suites, Courtyard by Marriott, La Quinta, Stay America, Sheraton, Wyndham, Embassy Suites, Rodeway Inn, Springhill Suites, Clarion, Travelodge, Hilton Garden Inn, Holiday Inn, Courtyard by Marriott, La Quinta, Stay America, Sheraton, Wyndham, Embassy Suites, Rodeway Inn, Springhill Suites, Clarion, Travelodge, Hilton Garden Inn, Holiday Inn.

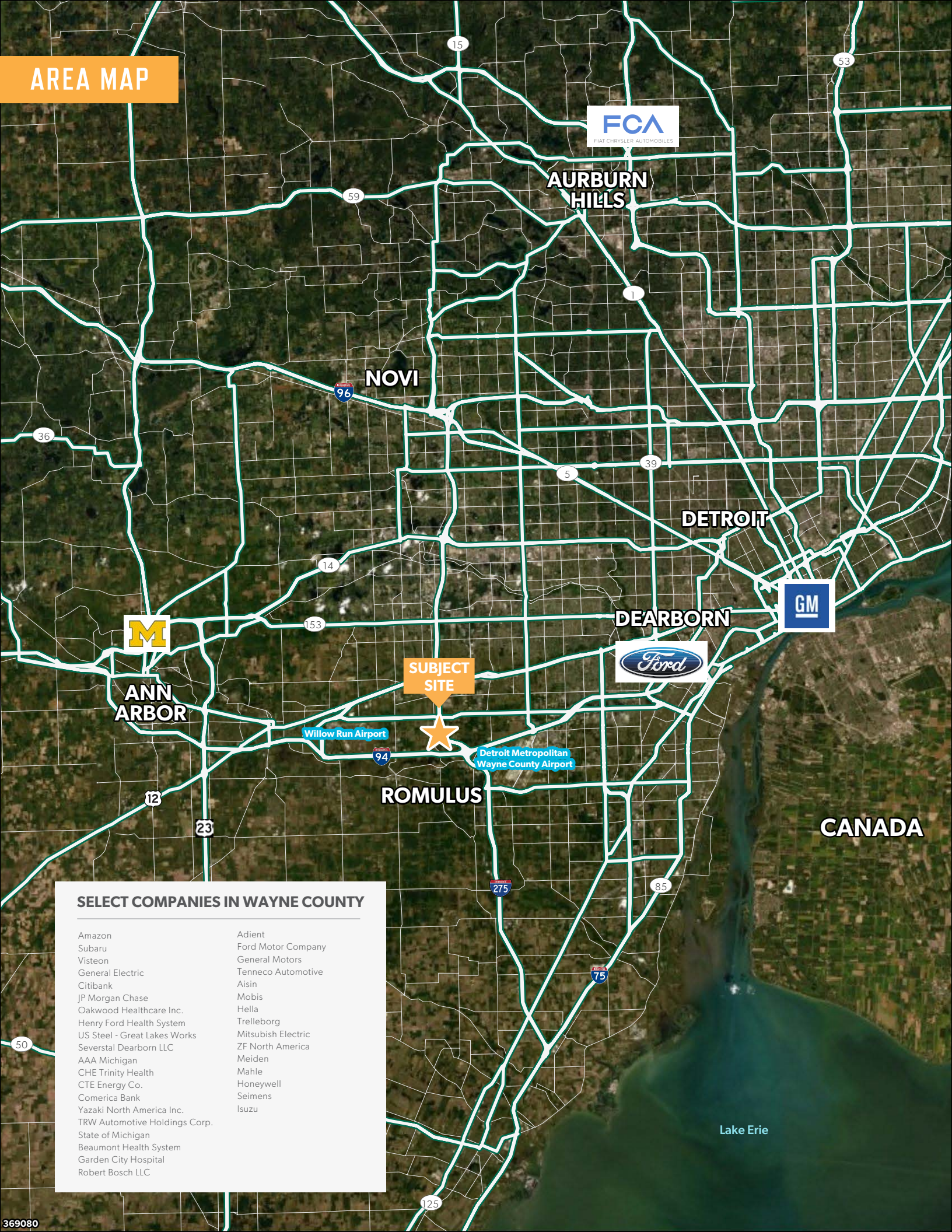
Subject Site: Marked with an orange star at the intersection of Haggerty Rd and I-275.

Major Roads: I-275, I-94, I-190, Haggerty Rd, Wayne Rd, Van Born Rd, Venay Rd, Merriman Rd, Huron River Dr, Savage Rd, Ecorse Rd, Bellville Rd, Beck Rd, Lilley Rd, Newburgh Rd.

Landmarks: Gateway Golf Club, Detroit Metropolitan Wayne County Airport.



AREA MAP



SELECT COMPANIES IN WAYNE COUNTY

Amazon	Adient
Subaru	Ford Motor Company
Visteon	General Motors
General Electric	Tenneco Automotive
Citibank	Aisin
JP Morgan Chase	Mobis
Oakwood Healthcare Inc.	Hella
Henry Ford Health System	Trelleborg
US Steel - Great Lakes Works	Mitsubishi Electric
Severstal Dearborn LLC	ZF North America
AAA Michigan	Meiden
CHE Trinity Health	Mahle
CTE Energy Co.	Honeywell
Comerica Bank	Siemens
Yazaki North America Inc.	Isuzu
TRW Automotive Holdings Corp.	
State of Michigan	
Beaumont Health System	
Garden City Hospital	
Robert Bosch LLC	

The background of the page features a photograph of a large, modern building with a glass facade and a flat roof. Several flags are flying from tall poles in front of the building. The image is overlaid with a semi-transparent teal geometric pattern consisting of various triangles and lines. A white diagonal band cuts across the lower right portion of the image, serving as a background for the text.

VAN BUREN

Van Buren has it all: rural character and superior suburban amenities. The strong agricultural background is evidenced by the large farms and historic homesteads that dot the landscape. Natural features include over eight miles of the Huron River and the only lake in Wayne County, created in the 1920s when Detroit Edison built the French Landing Dam to generate hydroelectric power. Encompassing 1,200 acres, Belleville Lake is the jewel of the community, offering lake-front living at its best and unique recreational opportunities. Situated between Detroit Metropolitan and Willow Run Airports and at the crossroads of I-94 and I-275, Van Buren offers a unique location for business development alongside family oriented neighborhoods.

The programs and services provided by the township are unrivaled. The Senior Center offers comprehensive services for older adults and the Recreation Department provides innovative programs for youth and young adults. We maintain five beautiful parks, the largest, (Van Buren Park), featuring a beach area, picnic shelters, a concert pavilion, and many other amenities. Township Hall houses a gym and recreation programs for all ages.

Public Safety is a priority and the township offers advanced police and fire services. A full-time police department and fire halls are staffed 24/7 with support provided by paid on-call firefighters. The Van Buren Board of Trustees is committed to providing quality services to residents while maintaining one of the lowest property tax rates in Southeast Michigan.

If you're looking for the perfect place to call home or the ideal location to grow your business visit us in Van Buren Township - **we have it all!**

WAYNE COUNTY

Located along the Detroit River, Wayne County is the 13th most populous county in the United States. At its center is the automotive capital of the world - Detroit, one of our 43 unique communities that provide a high quality of life for more than 1.8 million residents.

Led by Executive Warren C. Evans, Wayne County's government is committed to providing fiscally-sound good government to our residents and taxpayers. Since taking office in 2015, Evans has streamlined operations, cut costs, and improved service delivery while delivering consecutive budget surpluses.

Wayne County is rich in history, culture, arts, and world-class amenities. Wayne County is home to the Detroit Symphony Orchestra, Michigan Opera Theater, Detroit Institute of Arts, the Henry Ford, and dozens of theaters, art galleries and concert halls. We are also home to major universities including Wayne State, the University of Michigan-Dearborn, and the University of Detroit. We have several award-winning secondary and primary schools, as well as numerous community colleges and vocational schools.

We take pride in being one of the most diverse counties in the United States; a place where different cultures come together in harmony for the betterment of all.

Source: Wayne County



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