

Romulus Commerce Park

Romulus, MI
Detroit, MI MSA

Shovel Ready BTS Site for Lease or Sale

Up to 120,120 SF

M-2 General Industrial Zoning

12-Year Property Tax Abatement

Delivery 2026 (Accommodate)



Project Features

- Due Diligence and Engineering are complete
- Heavy Power – Available (to Suit) by DTE
- Initial Grading Complete - Site Permits Pulled
- 32' Clear Height or to Suit
- 50' x 50' Column Spacing with 60' Dock Speed Bays or to Suit
- Ample Car Parks, Dock Positions, and Trailer Storage.
- 7" 4,000 PSI Reinforced Concrete Floor Slab or to Suit
- ESFR Fire Suppression System or to Suit
- LED Lighting or to Suit

Transportation

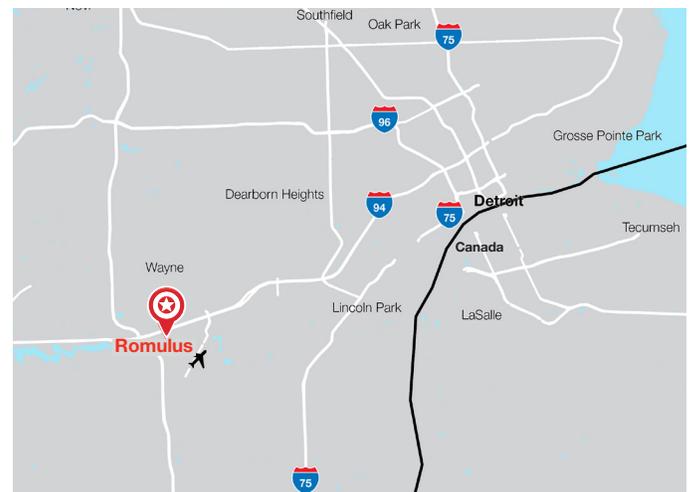
- Direct and Full Access to I-275
- 25-Minute Drive Time to Detroit, MI
- 40-Minute Drive Time to Toledo, OH
- 1-Day Drive Time to 74M Total Population
- Adjacent to Detroit Metropolitan Wayne County Airport (DTW)

Labor Force

- Labor Force of 2,544,093 within a 1-Hour Drive

State, Regional, and Local Incentives Available

- Industrial Facility Tax (IFT) Abatement
- Industrial Property Tax Exemptions
- PA 198 Property Tax Abatement
- Job Development Programs Available



InSite

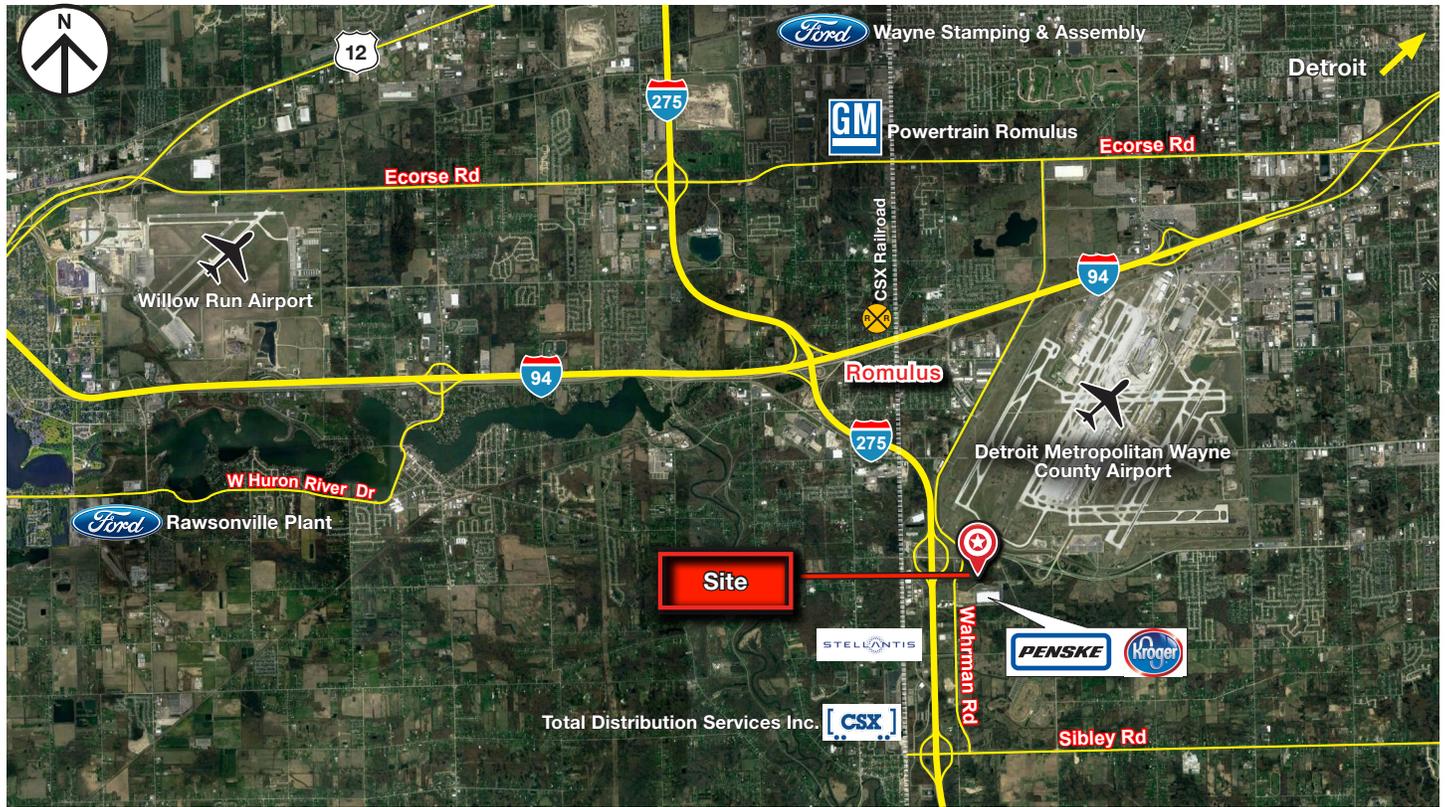
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Location

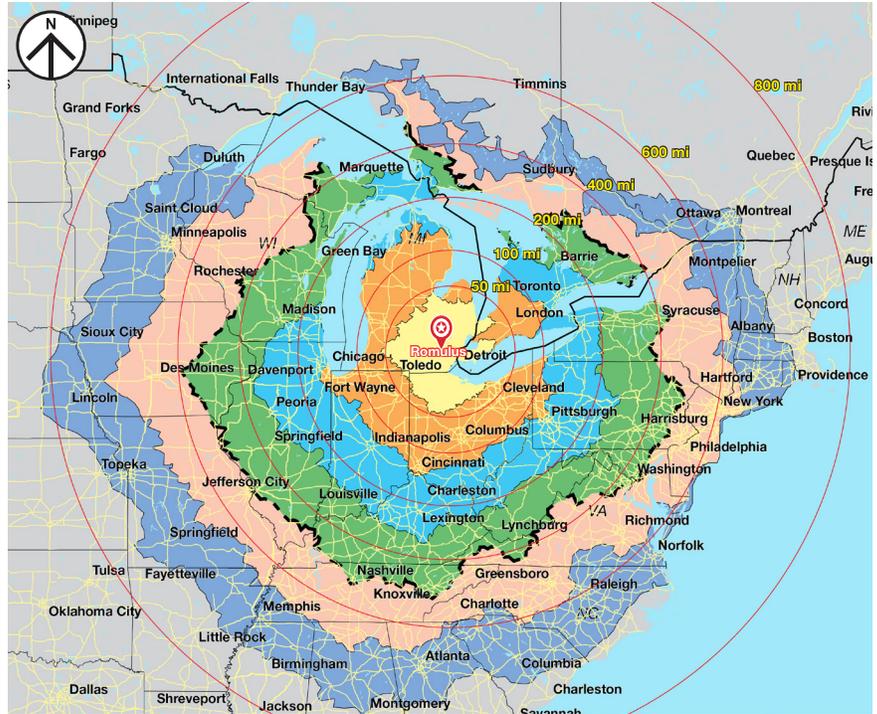
Proximities Map



Highway Distance

City	Highway Distance	Drive Time
Detroit, MI	24 mi	30 min
London, Ontario, Canada	143 mi	2 hr 48 min
Cleveland, OH	156 mi	2 hr 30 min
Columbus, OH	192 mi	3 hr 21 min
Mississauga, Ontario, Canada	239 mi	3 hr 42 min
Cincinnati, OH	247 mi	4 hr 10 min
Chicago, IL	262 mi	4 hr
Pittsburgh, PA	272 mi	4 hr 20 min
Indianapolis, IN	274 mi	4 hr 38 min
Toronto, Ontario, Canada	307 mi	3 hr 42 min
Louisville, KY	348 mi	5 hr 32 min
Sault Ste. Marie, MI	353 mi	5 hr 09 min
Sudbury, Ontario, Canada	474 mi	7 hr 26 min
Washington, D.C.	505 mi	7 hr 52 min
Ottawa, Ontario, Canada	494 mi	8 hr 05 min
St. Louis, MO	521 mi	8 hr 25 min
Nashville, TN	520 mi	8 hr 30 min
Philadelphia, PA	567 mi	8 hr 33 min
Charlotte, NC	610 mi	9 hr 40 min
New York City, NY	634 mi	9 hr 46 min
Minneapolis, MN	671 mi	10 hr 08 min
Atlanta, GA	706 mi	10 hr 25 min
Montreal, Quebec, Canada	731 mi	11 hr 21 min

1-Day Drive



Property Features

Road:	Direct access to I-275
Air:	Detroit Metropolitan Wayne County Airport
Intermodal Terminals:	CPR - Detroit

 2 Hour Drive Time	 8 Hour Drive Time
 4 Hour Drive Time	 10 Hour Drive Time
 6 Hour Drive Time	 12 Hour Drive Time
 1-Day Drive	

1-Day Drive Time to 74M Total Population

Premises Plan



Building 1 Specs

Size: 120,120 SF or to Suit
Clear Ceiling Height: 32' or to Suit
Loading Docks: 12 or to Suit
Car Parks: 72 or to Suit
Trailer Parks: 22 or to Suit
Office: To Suit
Roof: TPO - 20 Year Warranty or to Suit
Exterior Wall: Insulated Concrete Wall Panels or to Suit
Floor: 7" Thick Reinforced Concrete Slab on Grade or to Suit
Structure: 50' x 56' Bay Spacing with 60' Dock Speed Bays or to Suit
HVAC: High-Efficiency Gas Fired or to Suit
Lighting: LED Lighting Fixtures or to Suit
Fire Suppression: ESFR or to Suit
Electrical: Service to Site 1,600 Amps Available (Expandable to Suit)

Utilities

Electric:	DTE	Service to Suit
Gas:	DTE	30-inch
Water:	City of Romulus	12-inch
Sewer:	City of Romulus	18-inch
Fiber:	Multiple Providers Available	Available



Detroit-Warren-Dearborn, MI MSA



Total Population
4,406,748



Total Labor Force
2,253,117



Median Household Income
\$64,400



Median Household Value
\$263,716

About InSite Real Estate

Developer, Owner, and Operator

InSite Real Estate, LLC acquires, develops, and operates industrial, office, and retail investment property nationwide.

Proven Industrial Build-to-Suit Specialist

InSite specializes in the execution of build-to-suit projects for investment-grade and other creditworthy industrial and logistics tenants in primary, secondary, and tertiary markets.

To date, InSite has completed over 700 industrial, office, and retail projects in over 45 states ranging from 2,000 to 2.6 million square feet in size and \$1 million to \$800 million in value.



Ford Motor Company — Newport, MI



Penske Logistics — Romulus, MI



BWI — Krakow, Poland



The Kroger Co. — Romulus, MI



Frito-Lay — Baton Rouge, LA



Game One — Swanton, OH



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