



CROSSROADS
DISTRIBUTION
CENTER
NORTH
BLDG 9



PAD READY | 205,888 SF

COMING SOON



FROM 41,000 SF — 205,888 SF
PREMIER INDUSTRIAL FACILITY
VAN BUREN TOWNSHIP, MICHIGAN

6280 Haggerty Rd. | Van Buren Twp, Michigan

AshleyCapital

CBRE

40 YEARS

ASHLEY CAPITAL WAS FOUNDED IN 1984

30M+ SF

REAL ESTATE PORTFOLIO

(15M+ SF IN MICHIGAN)

100+

PROPERTIES IN REAL ESTATE PORTFOLIO

ACROSS MI, FL, GA, TN, VA & WI

Long-Term Holders

Ashley Capital takes pride in acquiring, developing and managing quality assets to the highest standards, often times creating opportunities to offer market sensitive operating cost to Tenants.

Relationships

From our tenants to the dedicated construction, maintenance and vendor partners at our facilities, we value everyone that we interact with and see them as an integral part of our success.

First Class Industrial Facilities

Ashley Capital builds its facilities to first class standards, using state-of-the-art materials, finishes, and processes tailored to the meet the ever-evolving needs of Tenants.

Simple Lease Document

The lease document focuses on the most important deal points and gets the Tenant into the building quickly. As one of the largest privately held industrial developers, Ashley Capital remains nimble and has the agility to make swift decisions as a family owned business.



PROPERTY HIGHLIGHTS

Crossroads Distribution Center - North (CRN) is an expansive 265-acre industrial park located in the Wayne County submarket of Southeast Michigan. CRN is just minutes from Detroit Metropolitan Airport, Willow Run Airport, Canada's International Crossing, and all major expressways, including: I-94 to Chicago, I-75 to Toledo, and I-275 providing superior access north and south.

 **32' CLEAR HEIGHT**

 **AMPLE PARKING AND TRAILER STAGING**

 **HIGH DOCK RATIOS**

 **EFFICIENT LED LIGHTING**

 **ESFR FIRE SUPPRESSION
(K-34 SPRINKLER HEADS)**

This industrial park was developed by Ashley Capital, one of the nation's largest privately held industrial real estate companies. The building boasts a state-of-the-art precast concrete construction design offering all the features and amenities required by today's sophisticated warehouse/distribution and manufacturing companies.

 **JUST 0.5 MILES TO I-275 AND ECORSE INTERCHANGE
AND NEW DEDICATED SIGNAL AT THE HAGGERTY ROAD
PARK ENTRANCE**

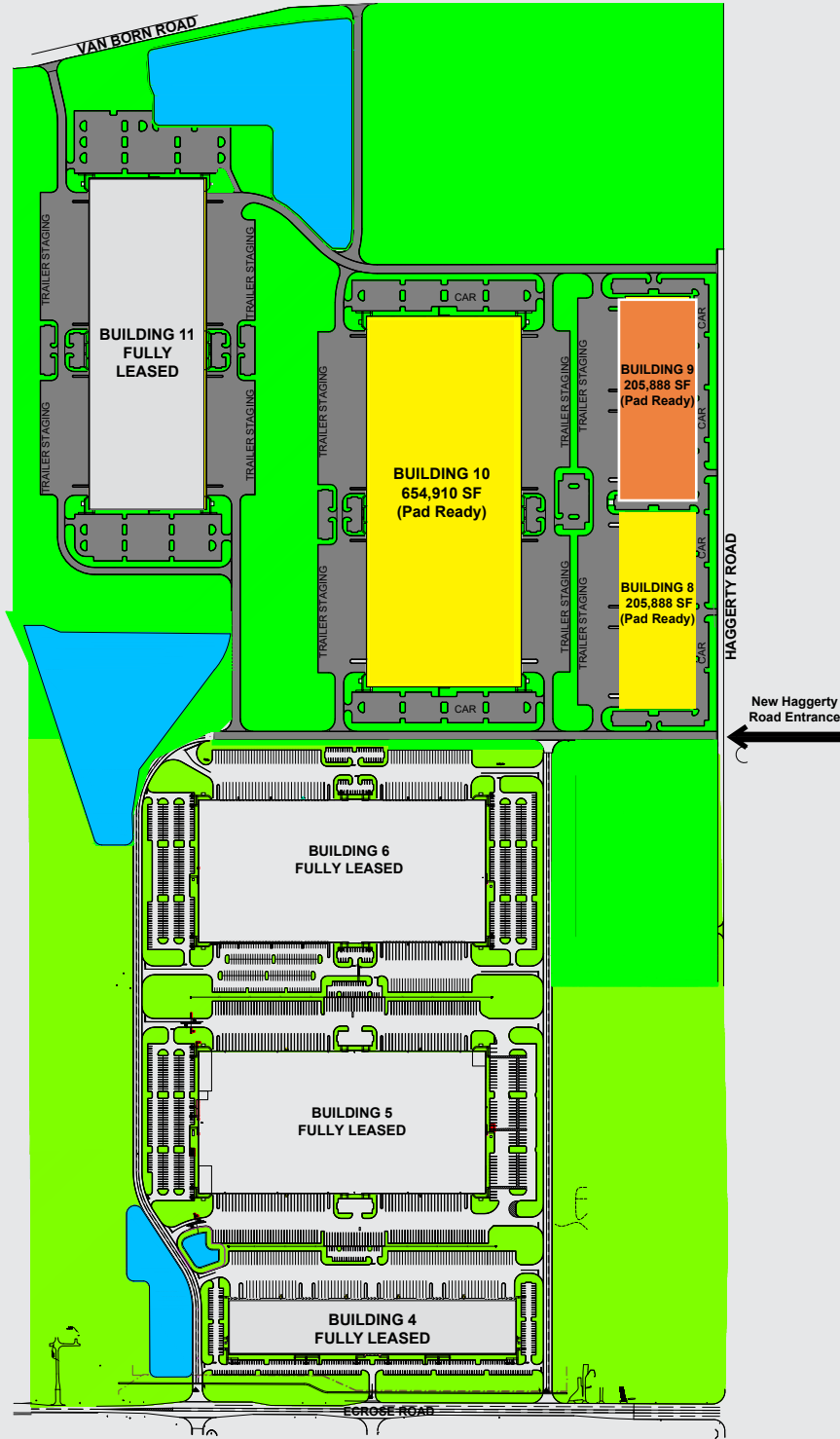
 **LESS THAN 2.5 MILES TO I-94 VIA I-275**

 **M1 ZONING ALLOWS FOR MANUFACTURING AND
WAREHOUSING USERS**

 **TAX ABATEMENT AND INCENTIVES ARE AVAILABLE
FOR QUALIFIED MANUFACTURERS AND LOGISTICS
COMPANIES**

 **LOCATED WITHIN THE DETROIT REGION
AEROTROPOLIS— EIGHT (8) MINUTES TO DTW**





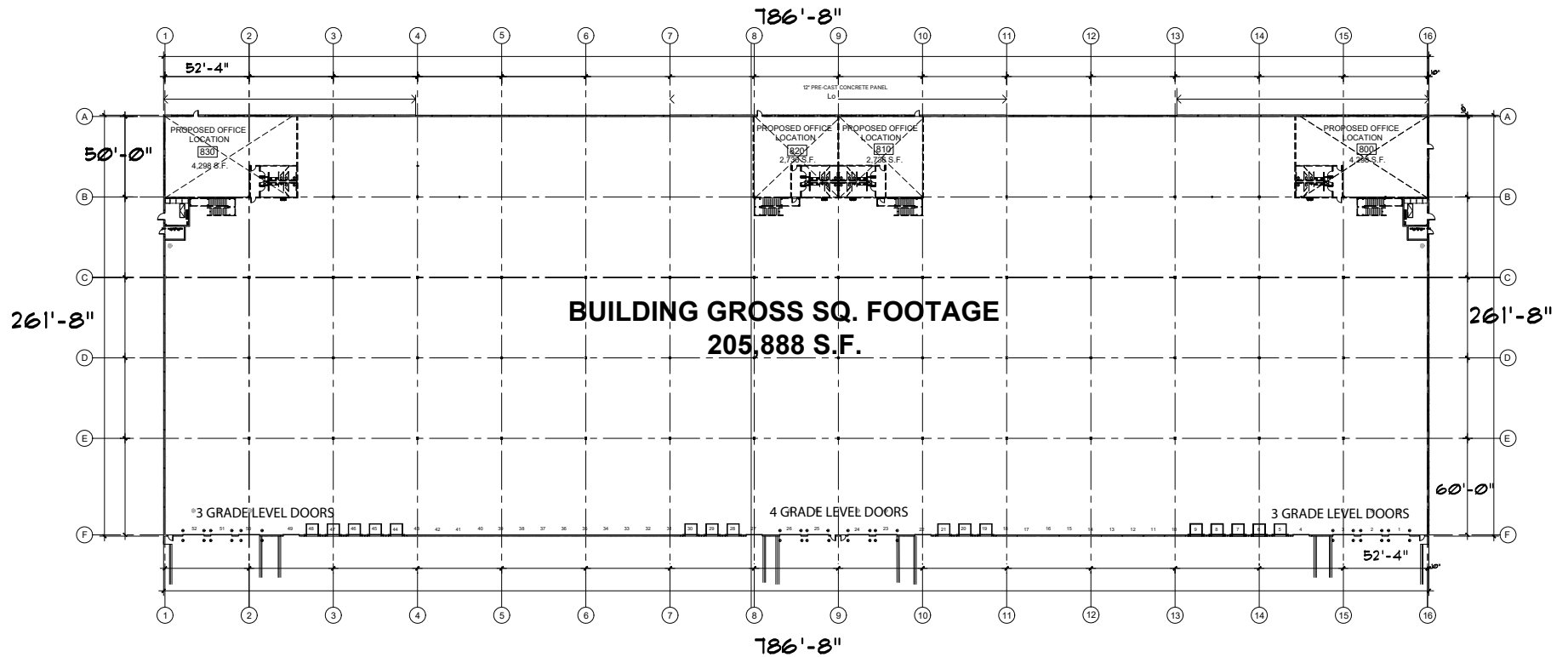
SITE PLAN (BUILDING 9)

AVAILABLE SPACE	205,888 SF
COLUMN SPACING	52'4" X 60' AT LOADING DOCK AREAS; 52'4" X 50' INTERIOR
LEASE RATE	BASED ON SIZE, IMPROVEMENTS & LEASE TERM CONDITIONS
AVAILABLE OFFICE	TO-SUIT (REFER TO FLOOR PLAN)
CEILING HEIGHT	32'
PARKING	> 150 CAR SPACES
GRADE LEVEL DOORS	10 (13'X15')
DOCK DOORS	25 (10'X10'-6") 4 TRASH COMPACTOR DOORS



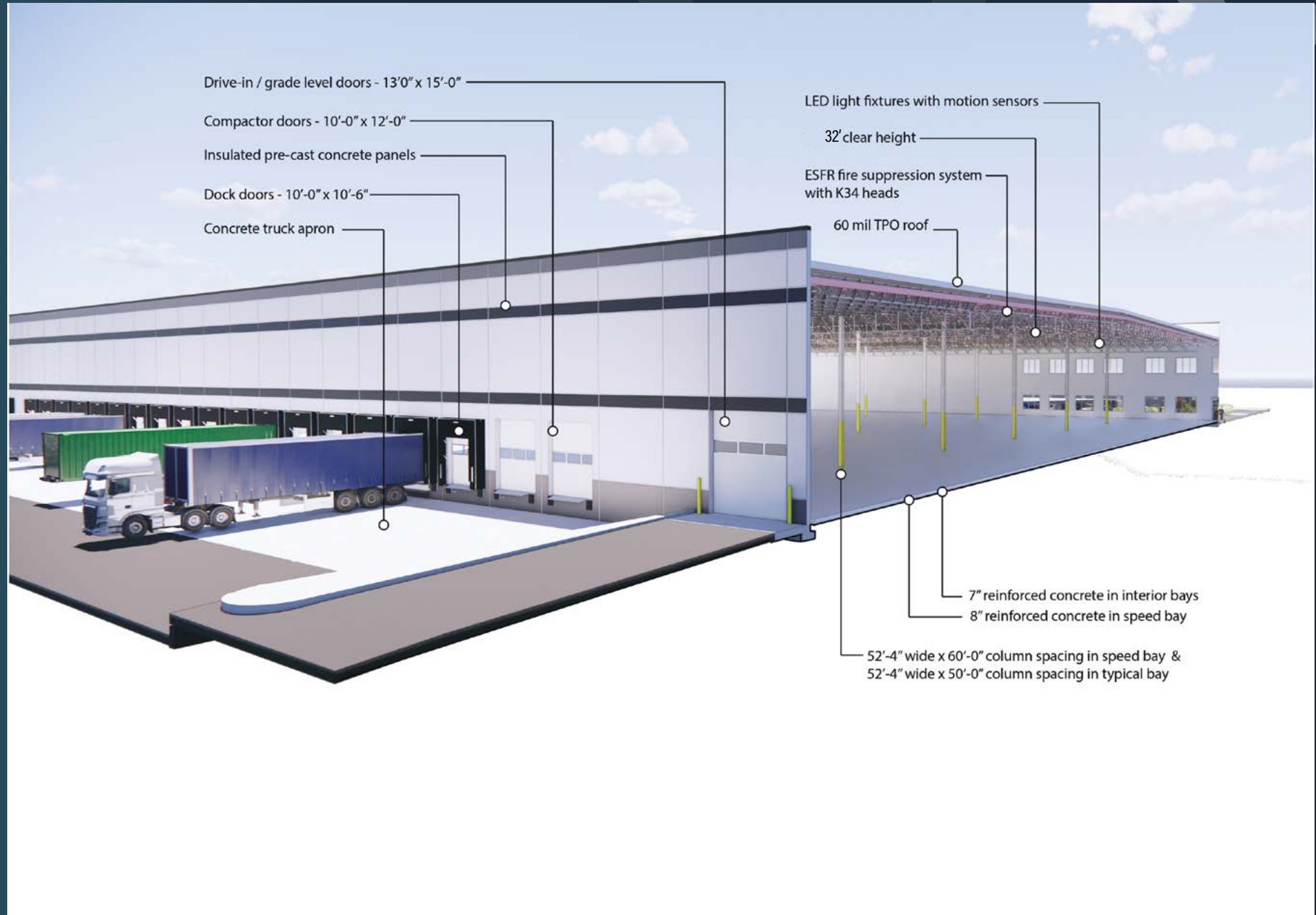
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FLOOR PLAN



- TRUCK ACCESS DOORS**
- 10 - GROUND LEVEL DOORS
 - 4 - COMPACTOR DOORS
 - 25 - DOCK DOORS allowed
 - 16 - dock doors shown 9 future

BUILDING CROSS SECTION - 6280 HAGGERTY RD. - BUILDING #9



DETROIT REGION AEROTROPOLIS

The Detroit Region Aerotropolis Development Corporation is a four-community, two-county public-private economic development partnership driving corporate expansion and new investment around Detroit Metro and Willow Run Airports. The park's ideal location provides for optimized logistics and distribution within acceptable broadcast time to many of the Big Three Assembly Plants within Michigan, Canada, Ohio, Indiana and Wisconsin. CRN's strategic location benefits from many possible incentives provided by Michigan's Economic Development Corporation (MEDC), Wayne County Economic Development Group, the Detroit Region Aerotropolis, and a substantial local and regional skilled labor base.



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