



CROSSROADS
DISTRIBUTION
CENTER
NORTH
BLDG 10



VIEW DRONE FOOTAGE

PAD READY | 654,910 SF AVAILABLE (EXPANDABLE TO 1.0 MSF)

COMING SOON

FROM 150,000 UP TO 1.0M SF
PREMIER INDUSTRIAL FACILITY
VAN BUREN TOWNSHIP, MICHIGAN

6100 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.



36' CLEAR HEIGHT



AMPLE PARKING AND TRAILER STAGING



HIGH DOCK RATIOS



EFFICIENT LED LIGHTING



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



**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**

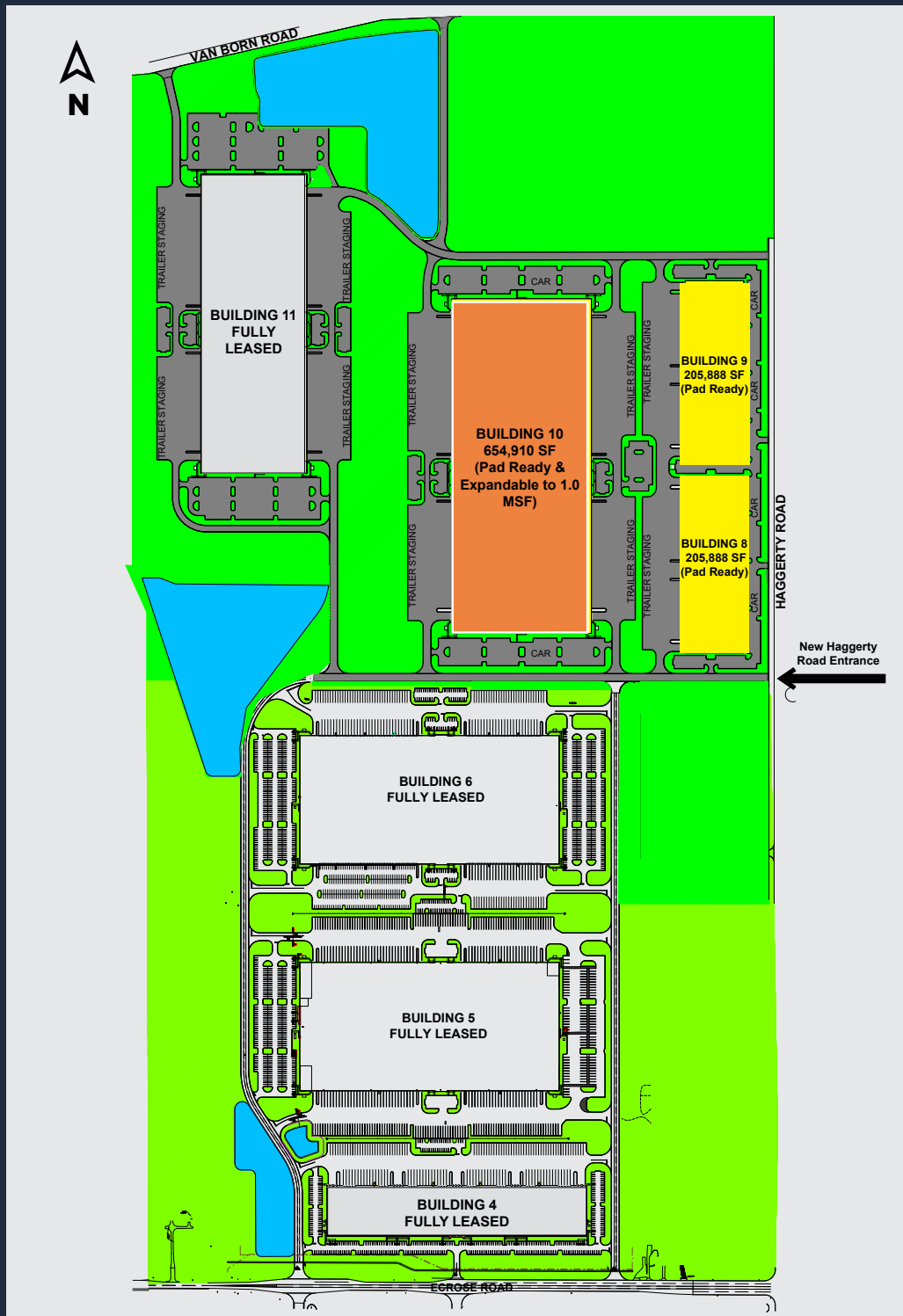


**TAX ABATEMENT AND INCENTIVES ARE AVAILABLE
FOR QUALIFIED MANUFACTURERS AND LOGISTICS
COMPANIES**



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





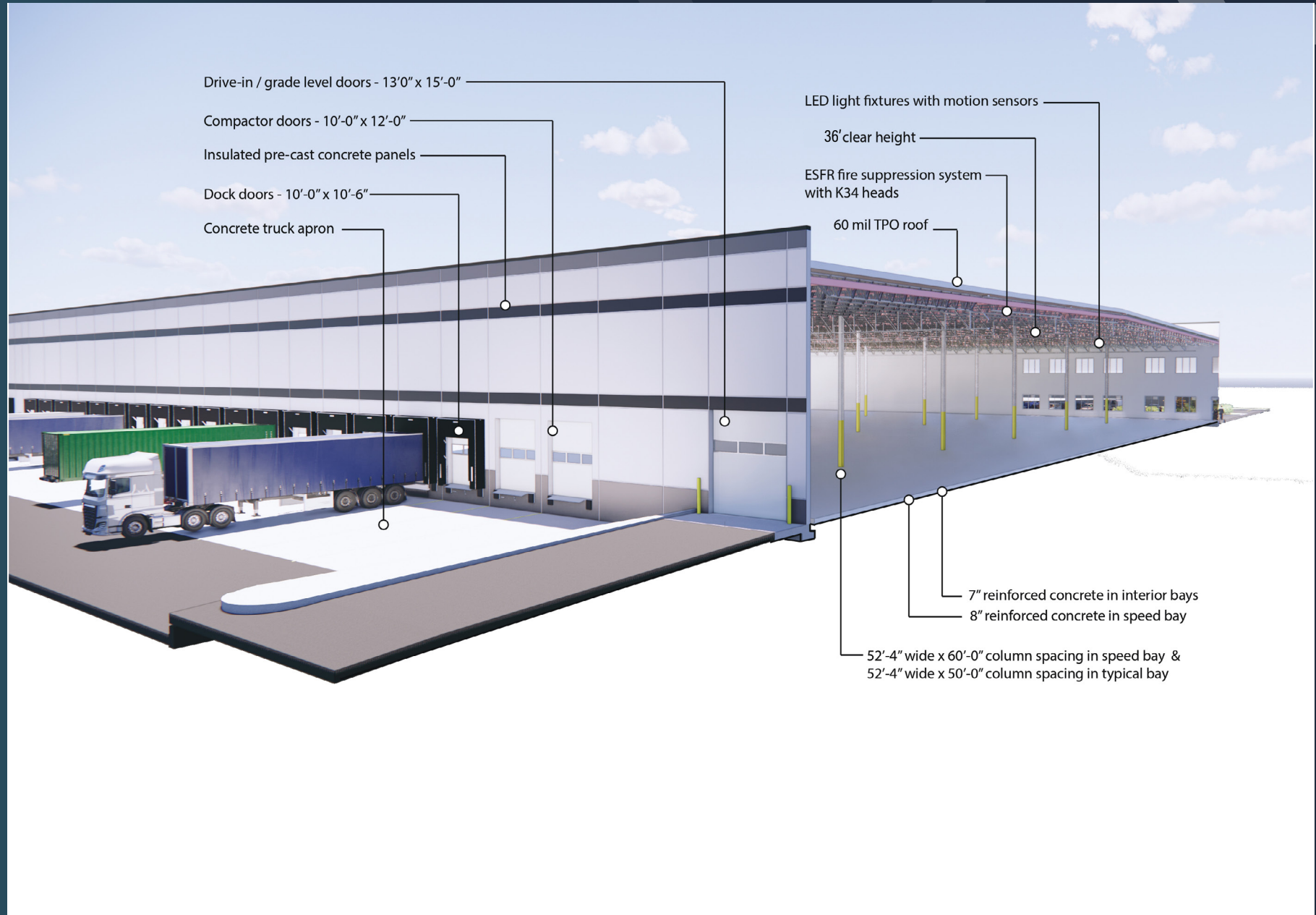
SITE PLAN (BUILDING 10)

AVAILABLE SPACE	654,910 SF (EXPANDABLE TO 1.0M 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
CLEAR HEIGHT	36'
PARKING	MIN. OF 200 CAR SPACES
GRADE LEVEL DOORS	12 (13'X15')
DOCK DOORS	MIN OF 145 (10'X 10-6' AND 10'X12' DOCKS) , 4 TRASH COMPACTOR DOORS PLUS TRAILER SPACES



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BUILDING CROSS SECTION - 6100 HAGGERTY RD. - BUILDING #10



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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