



PHASE
2

FOR LEASE

LYON BUSINESS CENTER

GRAND RIVER AVENUE | LYON TOWNSHIP, MI

NEW CONSTRUCTION

Two high-image, prominently located industrial buildings on Grand River Avenue in Lyon Township

- New high-image construction
- Prominent exposure on Grand River Avenue
- Access to I-96 at Milford Rd exit (1.3 miles) and Wixom Road (3.5 miles)
- Zoned I-2 General Industrial District

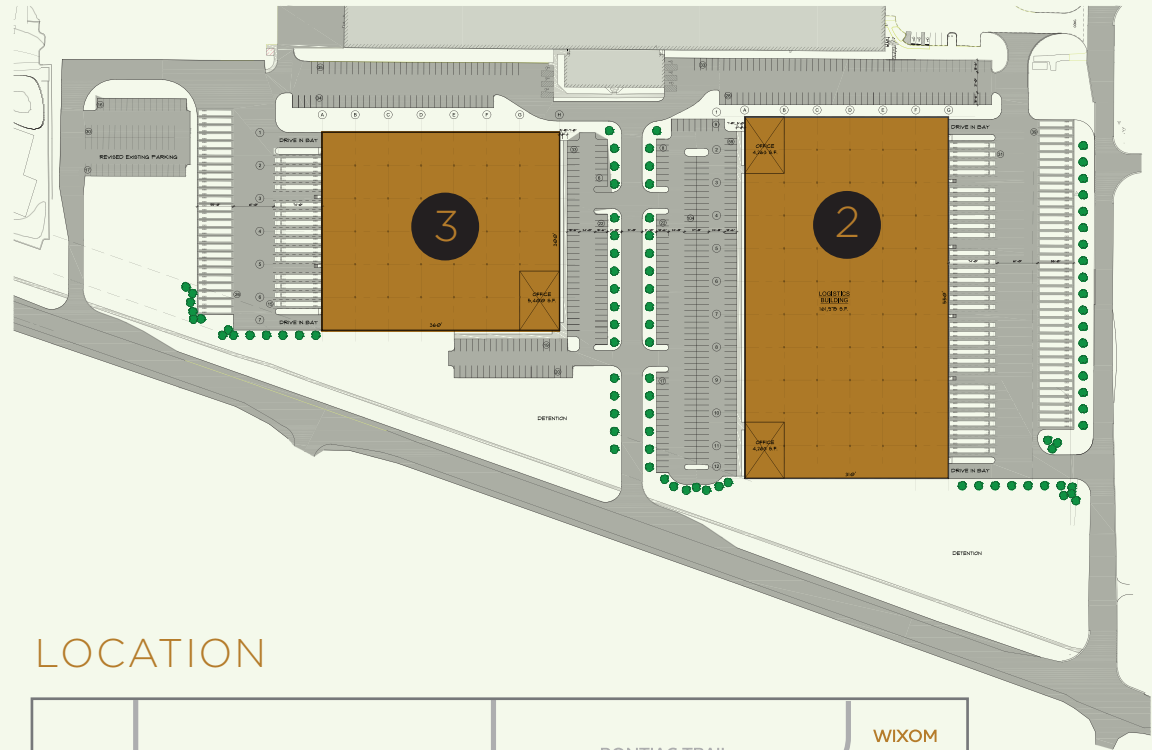
BUILDING 2

- 161,957 SF; divisible to 81,000
- 2 grade level 12' x 14' overhead doors
- (31) 10' x 10'6" truck docks / 1 dock per 5,224 SF
- Staging for 35 trailers
- 2.69 trailer spaces per dock door
- 3% office to total building square footage
- 32' clearance
- ESFR fire suppression
- 280 auto parking spaces (expandable)
- 190' dedicated truck court
- Staging areas to accommodate 65 semi-trailers

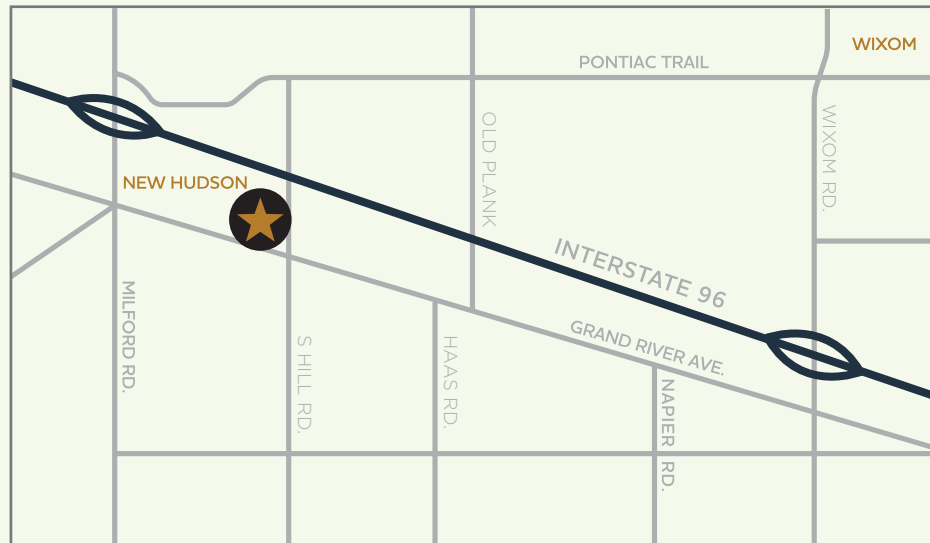
BUILDING 3

- 102,600 SF
- (15) 10' x 10'6" truck docks / 1 dock per 6,840 SF
- 2 grade level 12' x 14' overhead doors
- Staging for 26 trailers
- 1.57 trailer spaces per dock door
- 3% office to suit
- 32' clearance
- ESFR fire suppression
- 169 auto parking spaces (expandable)
- 190' dedicated truck court
- Staging areas to accommodate 65 semi-trailers

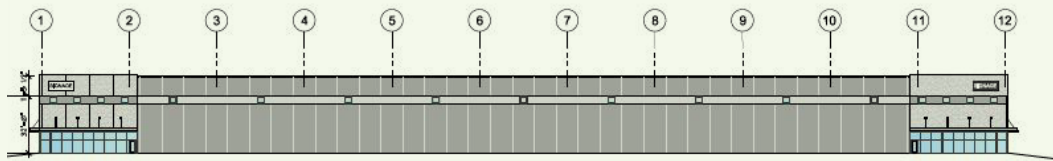
SITE PLAN



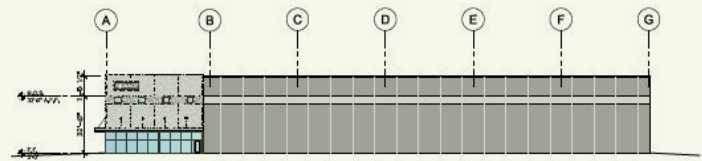
LOCATION



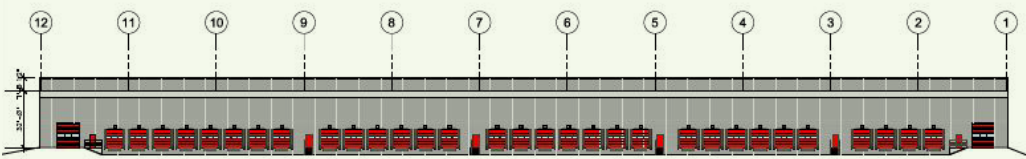
LYON BUSINESS CENTER
BUILDING 2



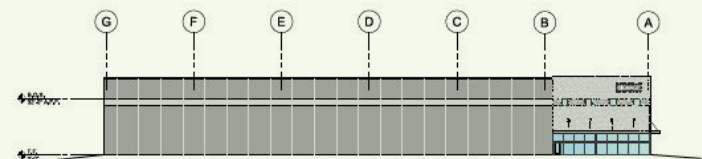
WEST ELEVATION | SCALE: 1" = 30'



SOUTH ELEVATION | SCALE: 1" = 30'



EAST ELEVATION | SCALE: 1" = 30'



NORTH ELEVATION | SCALE: 1" = 30'

FEATURES

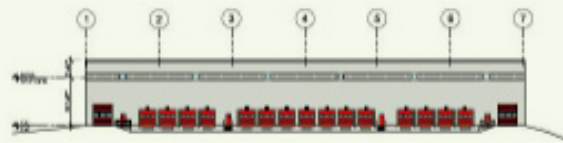
- 161,975 SF Class-A warehouse/ distribution building
- Divisible to 81,000 SF
- 32' clearance
- ESFR fire suppression
- (2) 12' x 14' overhead doors
- Up to (31) 10' x 10'6" truck docks
- Trailer staging for 35 trailers
- 50' x 50' bays with 60' at docks
- \$7.95/SF NNN

LYON BUSINESS CENTER
BUILDING 3

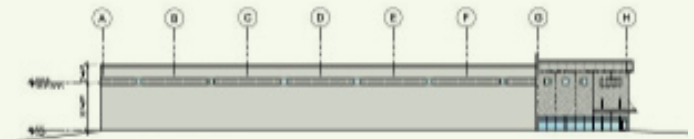


FEATURES

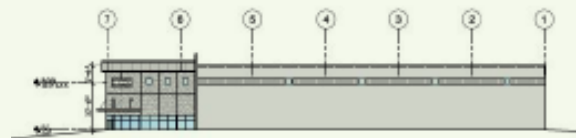
- 102,600 SF warehouse/ distribution building
- 32' clearance
- ESFR fire suppression
- (2) 12' x 14' overhead doors
- Up to (15) 10' x 10'6" truck docks
- Trailer staging for 26 trailers
- 50' x 50' bays with 60' at docks
- \$7.95/SF NNN



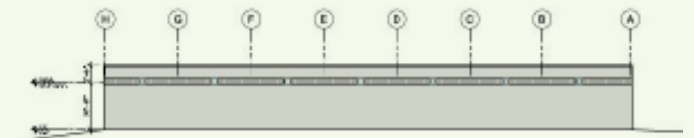
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NORTH ELEVATION | SCALE: 1"= 30'

FOR MORE INFORMATION, PLEASE CONTACT:

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