



**CLASS A FLEX INDUSTRIAL SPACE AVAILABLE FOR LEASE IN MONROE**

**300-330 Detroit Ave, Monroe, MI 48162**

## LEASING OVERVIEW

Blue Dock is fully renovating 300-330 Detroit Ave in Monroe, MI. Our site, conveniently located off I-75 provides a centralized location on a major corridor. The Blue Dock team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

### SUMMARY OF TERMS

**Space:** Ranging from 1,500 to 3,000 square feet

**Rate:** Starting at \$1,250 per month

**Term:** 3-5 years

**Annual Rent Increase:** 3% bumps

**Occupancy:** Immediate

### PROPERTY HIGHLIGHTS

**Address:** 300-330 Detroit Ave, Monroe, MI

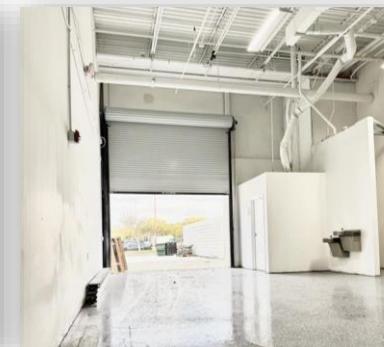
**County:** Monroe County

**Zoning:** IL-Limited Industrial

**Highway:** 2-minutes drive to I-75

### Amenities:

- 24/7 Access
- Private Entrance
- Private Bathrooms
- Private Offices
- Drive-in & Dock-high loading
- Heated warehouse



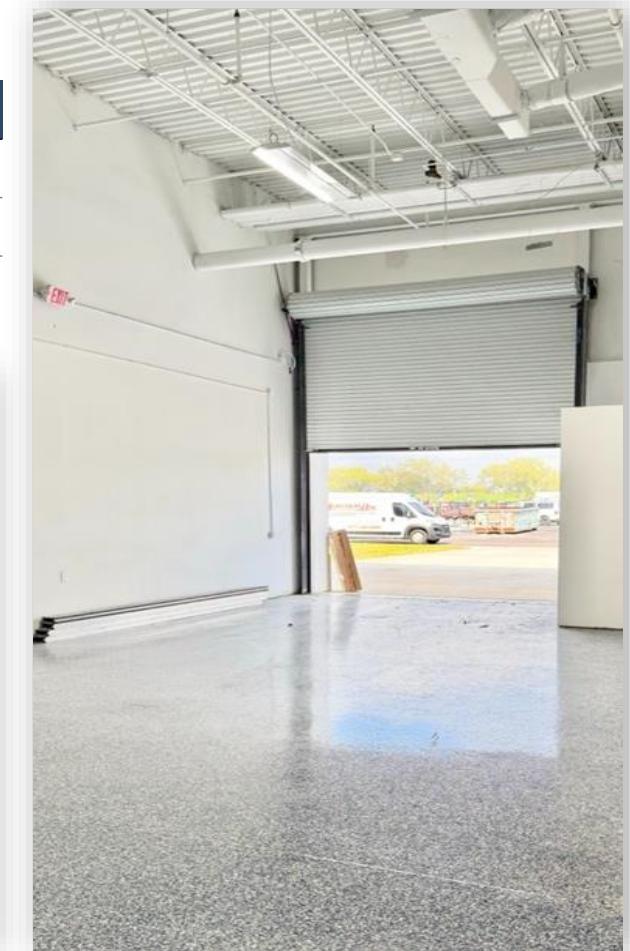
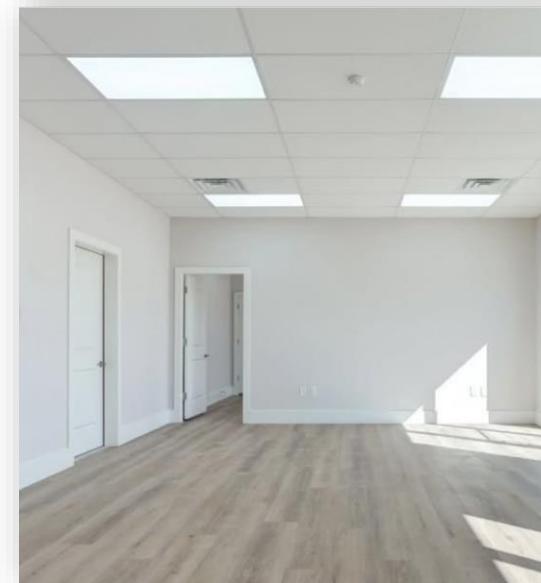
## SPACE AVAILABILITY

### AVAILABLE SPACES

Building	UNIT(S)	SPACE SIZE (SF)	RATE (NNN)
300-330 Detroit Ave	A	1,500	\$1,250 per month all-in
	I	3,000	\$8.00/ft

### UPGRADES AVAILABLE

- Epoxy Floors
- LED Lighting
- White Paint
- Other upgrades available



## SPACE AVAILABILITY

330

UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G & H	UNIT I	UNIT J & K & L
LEASED	Available	LEASED						
1,500 sf	2,500 sf	2,000 sf	2,000 sf	2,500 sf	1,500 sf	3,000 sf	3,000 sf	6,000 sf

## Drive-in Loading

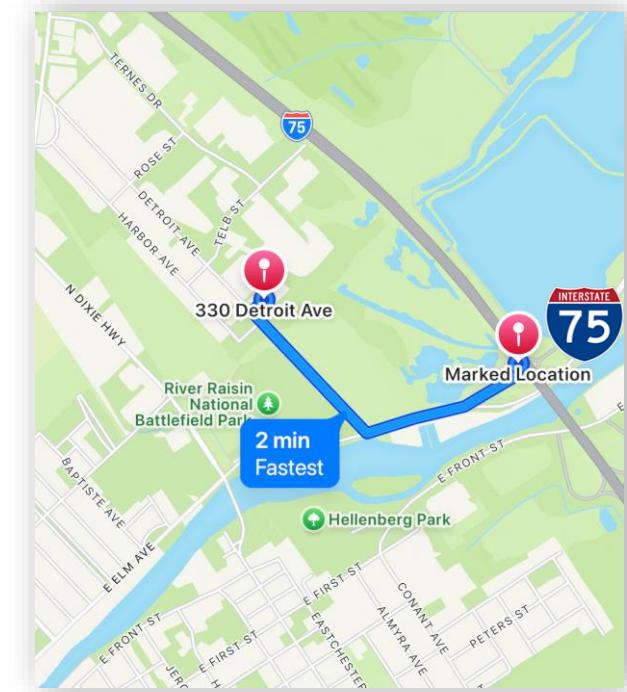
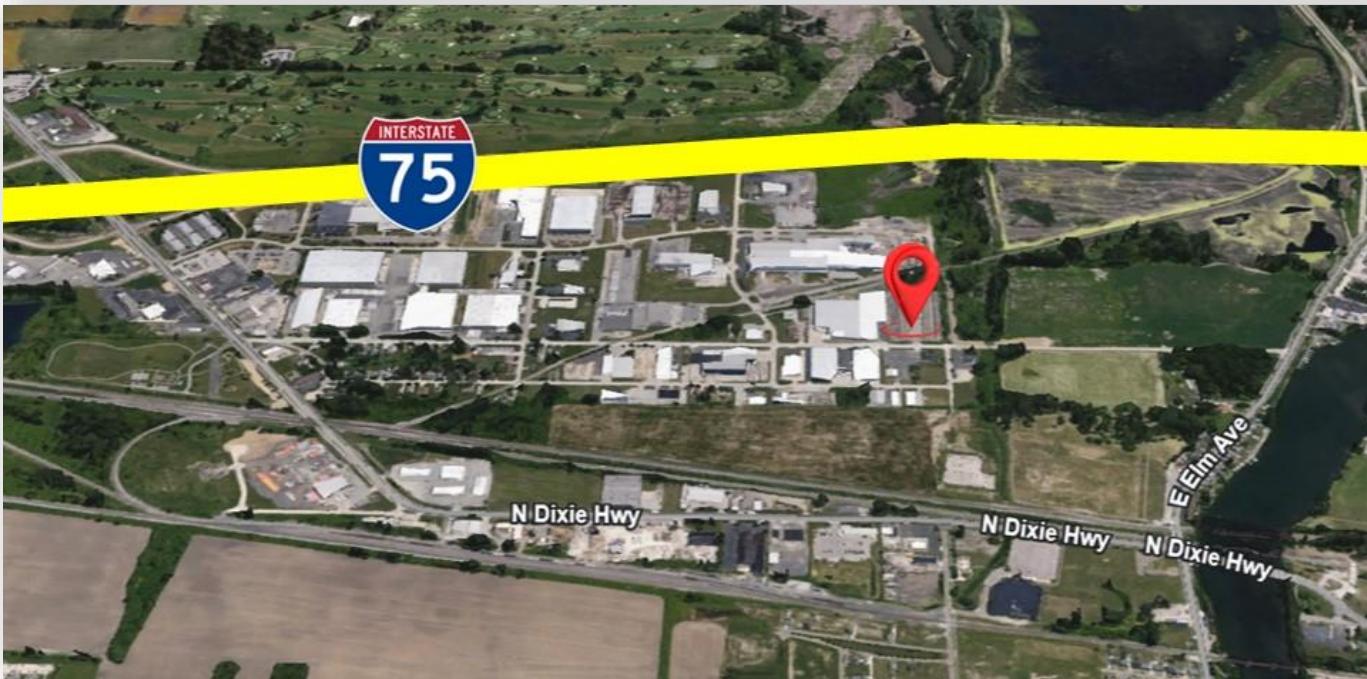
300

UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G & H	UNIT I	UNIT J	UNIT K & L
Available	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED
1,500 sf	2,000 sf	2,500 sf	2,000 sf	2,500 sf	1,500 sf	4,000 sf	2,000 sf	2,000 sf	4,000 sf

Available spaces can be combined

Available  
 Leased

# LOCATION





## CONTACT INFORMATION

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# BLUE DOCK

## ESTABLISHED DEVELOPER

