



BLUE DOCK

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

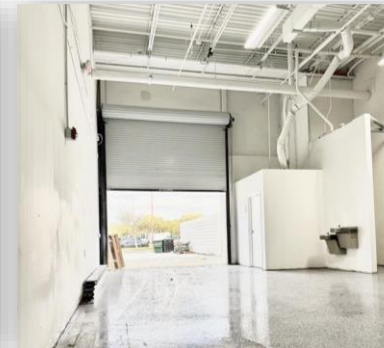
County: Monroe County

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 | LEASED | LEASED | LEASED | LEASED | LEASED | 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

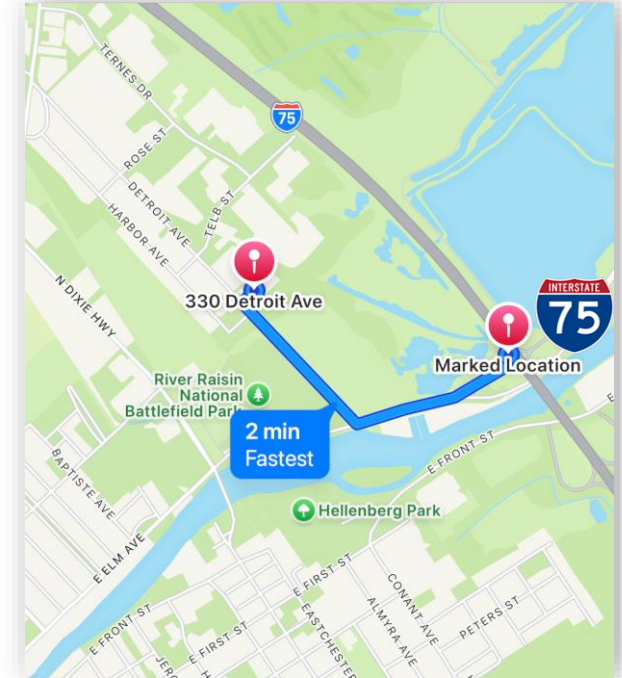
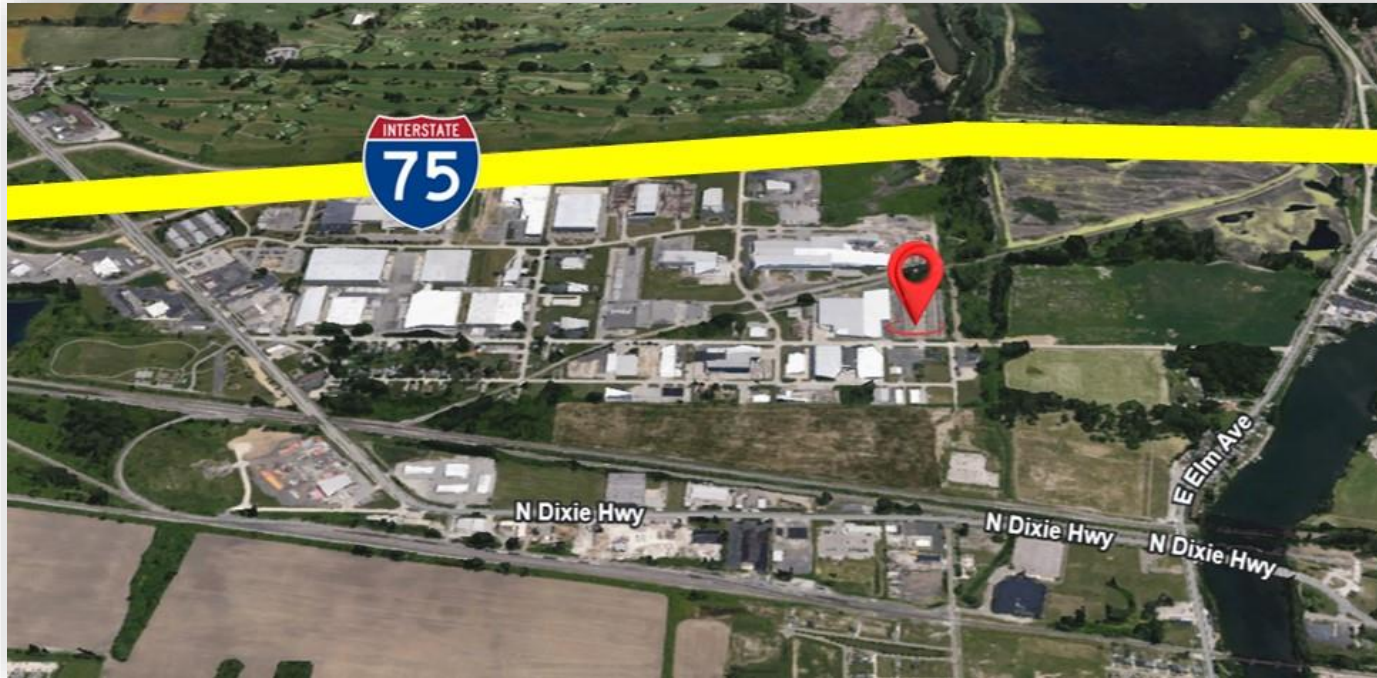
300

| 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

