



# Huron Distribution Center

SIBLEY ROAD & VINING ROAD, HURON TOWNSHIP, MICHIGAN

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**±150 ACRES**

BUILD TO SUIT FOR LEASE

**CBRE**

# THE OPPORTUNITY



**2,750'**

FRONTAGE ON SIBLEY ROAD



**SIBLEY ROAD WIDENING**

PROJECT IN NEAR FUTURE



**FAVORABLE TOPOGRAPHY**

FLAT AND OPEN LAND



**2.5 MILES**

TO DTW



**WAYNE COUNTY AEROTROPOLIS**

INCENTIVE ZONE



**LESS THAN 1 MILE**

TO I-275

## ABOUT THE DEVELOPER

**AshleyCapital**

Innovative, flexible, disciplined—words that describe Ashley Capital's approach to enhancing real estate value. Whether it is building from the ground up or transforming an obsolete building into state-of-the-art space, Ashley prides themselves on providing efficient, tangible results. They adapt and adjust in order to create value in the real estate they own and manage. Real estate markets are constantly evolving; Ashley has the vision to stay one step ahead of the curve.

**30M+**

SQ FT PORTFOLIO

**100+**

PROPERTIES

**100+**

CURRENT TENANTS

**20+**

MARKETS

# IDEALLY SITUATED

**30 MINUTES  
TO DOWNTOWN  
DETROIT**

**35 MINUTES  
TO ANN ARBOR**

**28M+ PASSENGERS ANNUALLY**

**±150 ACRES**

**40 MINUTES  
TO TOLEDO**

**SIBLEY ROAD**

**VINING ROAD**

**Detroit Metropolitan  
Wayne County  
Airport**





SIBLEY ROAD

±150 ACRES

VINLING ROAD

INTERSTATE  
275

# SITE SPECIFICATIONS

**LOT/LAND SIZE:**

±150 acres

**ZONING:**

AG - Agricultural

**PARCEL NUMBER:**

75-033-99-0005-000

75-033-99-0004-000

75-033-99-0001-000

**PUBLIC ROAD FRONTAGE:**

2,750' on Sibley Road

**DEPTH:**

Up to approx. 2,600'

**WATER:**

12" on Sibley

**SANITARY:**

18" on Sibley, 30" on Western Border

**FLOODPLAIN:**

None

**TOPOGRAPHY:**

Flat

# Huron Distribution Center

MICHAEL  
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**CBRE**

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