



**DTW ROMULUS
COLD STORAGE**

NEW CONSTRUCTION

257,950 SQUARE FOOT (DIVISIBLE)

28,000 PALLET POSITIONS – 6,500 PER CHAMBER

**15670 WAHRMAN RD.
ROMULUS, MI**



For more information, contact:

JOHN DROZE
(248) 948 4191

jdroze@signatureassociates.com

TOM CONDON
(847) 372 6081

tcondon@lee-associates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

One Towne Square, Suite 1200, Southfield, Michigan 48076 | www.signatureassociates.com

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WAYNE COUNTY POPULATION – 1.8 MILLION RESIDENTS

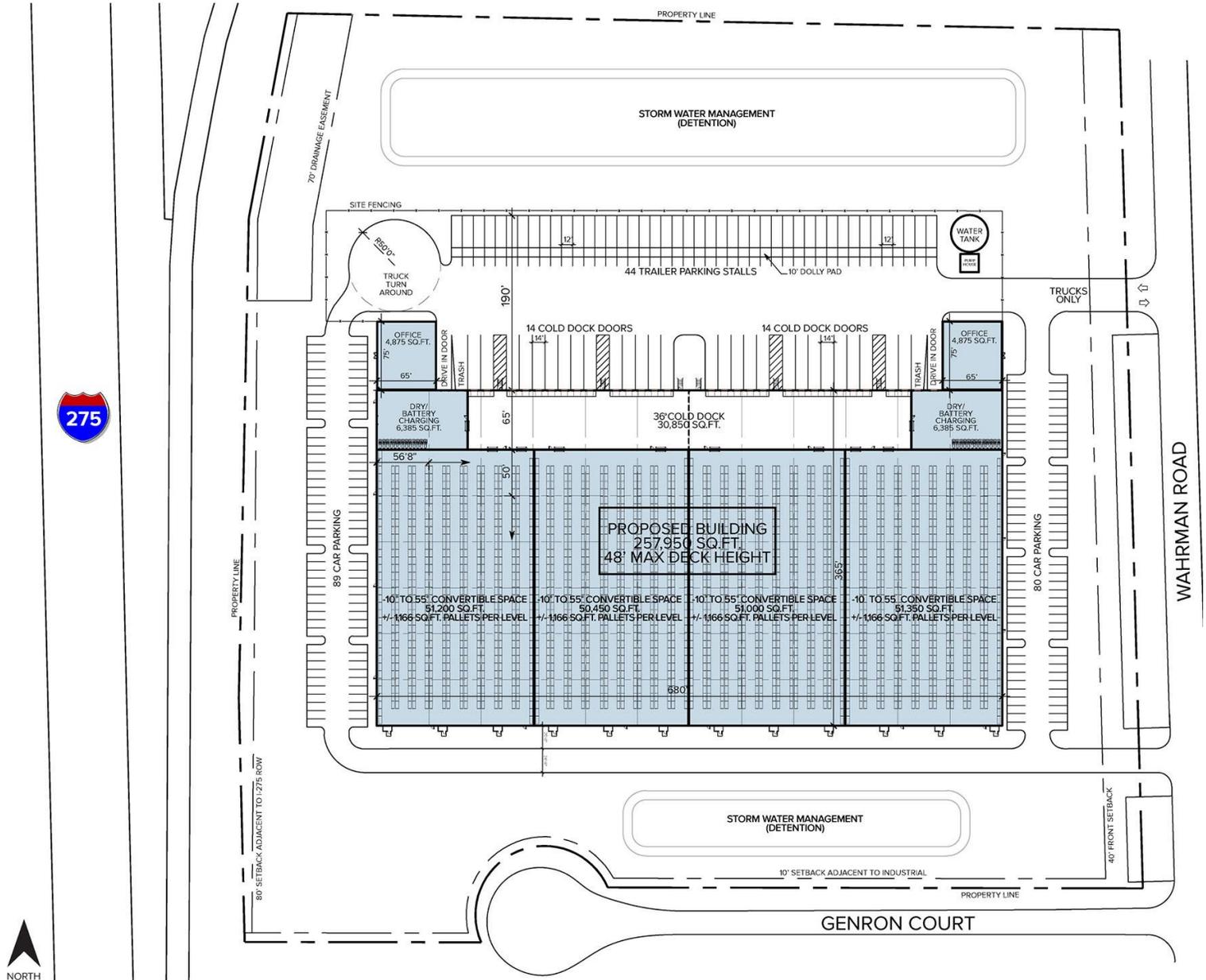


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15670 WAHRMAN ROAD



CONVERTIBLE TEMPERATURE-CONTROLLED SPACE TO NEGATIVE 10 FAHRENHEIT

ACREAGE	21.24
BUILDING SIZE	<p>257,950 SF</p> <ul style="list-style-type: none"> • Divisible to \pm 65,000 • 204,580 SF - Convertible freezer space (-18°F) • 30,850 SF – Cold dock • 12,770 SF – Battery charging / dry storage • 9,750 SF – Office / employee support
PALLET POSITIONS BASED ON RACKING	<p>28,000 total pp's</p> <ul style="list-style-type: none"> • 4664 pp's level • Single deep racking • 6 levels/7' openings
CLEAR HEIGHT	48'
COLUMNS SPACING	56.66' x 50' Speedbay 65'
LOADING DOCK	38 Exterior docks 2 Drive-Ins
POWER	4000 amps, 480 volts, 3-phase
LIGHTING	LED
SPRINKLER	ESFR
PARKING	120 Cars 44 Trailers
ZONING	M2
LEASE RATE	\$25.00/sq. ft. NNN Per pallet quote available upon request

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TRANSPORTATION ADVANTAGES



DETROIT METRO AIRPORT (1.8 MILES)
WILLOW RUN AIRPORT (9.5 MILES)



23 MILES FROM AMBASSADOR BRIDGE & 18 MILES FROM GORDIE HOWE BRIDGE



DIRECT ACCESS TO I-75, I-275, & I-94

AMBASSADOR BRIDGE

CARS PER DAY	14,000	PRICE PER CAR	\$9.00	PRICE PER EXTRA AXLE	\$18.00
TRUCKS PER YEAR	2.3 Million	COST PER TRUCK	\$70 - \$100	WAIT TIME (MINUTES)	60 - 90

DETROIT – WINDSOR TUNNEL

CARS PER DAY	12,000	PRICE PER CAR	\$9.00	PRICE PER EXTRA AXLE	\$4 - \$8
TRUCKS PER YEAR	80,000	COST PER TRUCK	\$10 - \$40	WAIT TIME (MINUTES)	5 - 20

GORDIE HOWE BRIDGE - SET TO OPEN IN 2026

No current toll rates, bridge was designed to reduce congestion by redirecting traffic to alternate routes

NORFOLK SOUTHERN RAILWAY

Norfolk Southern (NS) maintains a strong presence in the Detroit region through its Livernois Intermodal Terminal (2725 Livernois Ave) and Delray Terminal (8501 Fort St), which serve as key hubs for handling trailers and containers. These facilities provide direct access to major highways including I-75, I-94, and I-96, supporting efficient regional and national distribution.

Both terminals are part of the larger Livernois–Junction Yard, which is shared with CSX and plays

a critical role in intermodal and automotive freight operations. In addition, Norfolk Southern utilizes rail corridors such as the Detroit Line for north–south traffic, connecting to major yards including Oakwood Yard in Melvindale and North Yard.

Overall, Norfolk Southern’s Detroit operations are centered on intermodal logistics and automotive freight, leveraging shared rail infrastructure and strategic connectivity to support critical supply chains throughout the region.

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DETROIT METRO AIRPORT

Romulus is home to Detroit Metro Airport (DTW), the largest airport in Michigan and a top-20 U.S. airport for passenger traffic. DTW serves tens of millions of passengers annually and functions as a major regional transportation and cargo hub. Its robust air cargo infrastructure supports freight forwarding, as well as international and domestic air shipments, making it a critical gateway for global logistics operations.

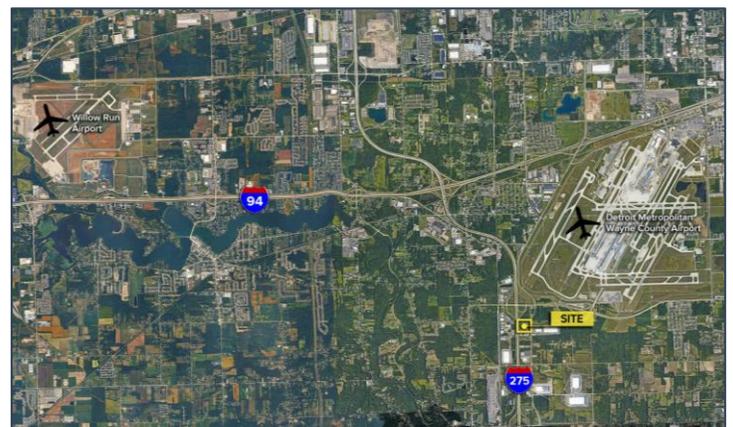
Freight forwarding and logistics providers located near DTW offer comprehensive shipping solutions across air, sea, and ground transportation, supported by warehousing, customs brokerage, and specialized services such as automotive logistics, fulfillment, and e-commerce support. Key providers in the market include ICAT Logistics, Crane Worldwide, BTX Global Logistics, AIT Worldwide Logistics, and PGL. Together, these firms deliver end-to-end supply chain management, handling everything from complex international documentation to last-mile delivery and specialized cargo requirements.

Proximity to the airport enables the rapid movement of perishable and time-sensitive goods, significantly reducing transit times and preserving product freshness. Air cargo is particularly beneficial for high-value shipments such as seafood, pharmaceuticals, and floral products. Cold storage facilities located near major transportation hubs further enhance supply chain efficiency by minimizing travel distance and handling time for temperature-sensitive goods, reducing spoilage risk and maintaining product integrity. Many of these facilities also offer cross-dock capabilities, allowing products to be received, sorted, and redistributed quickly without long-term storage, accelerating overall supply chain turnaround.

WILLOW RUN AIRPORT

Willow Run Airport, located just southeast of Ypsilanti in southeastern Michigan, is a major regional cargo and general aviation airport that historically played a vital role in the nation's industrial and aviation history and today remains a key logistics asset for the region. It handles over 200 million pounds of air freight annually, making it one of the busiest airports in the U.S. for landed cargo by exclusively freight aircraft, and serves a range of cargo from automotive parts to high-value electronics and emergency supplies — all with excellent infrastructure including multiple runways, 24/7 FAA tower operations, and U.S. Customs on site.

Being within a short drive of Willow Run gives businesses direct access to fast air cargo capabilities, facilitating just-in-time delivery of goods and reduced transit times for both incoming and outgoing freight. Proximity to a high-volume cargo airport enhances supply chain efficiency — particularly for manufacturing, distribution, and logistics operations — and complements nearby major transportation networks like I-94, I-275, and DTW International Airport, reinforcing the site's appeal for nationally and internationally connected operations.



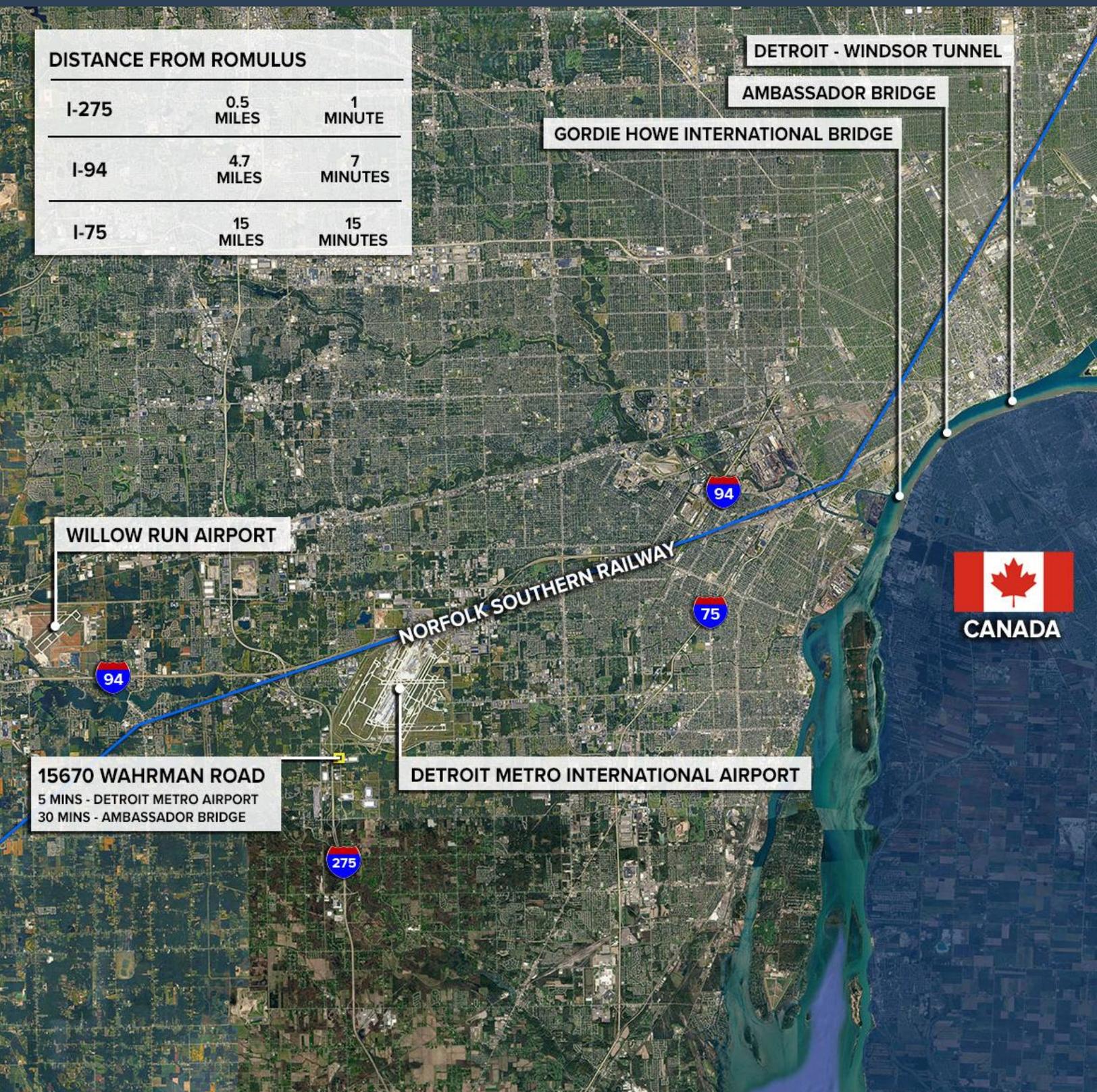
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DISTANCE FROM ROMULUS		
I-275	0.5 MILES	1 MINUTE
I-94	4.7 MILES	7 MINUTES
I-75	15 MILES	15 MINUTES



DETROIT - WINDSOR TUNNEL

AMBASSADOR BRIDGE

GORDIE HOWE INTERNATIONAL BRIDGE

WILLOW RUN AIRPORT

NORFOLK SOUTHERN RAILWAY



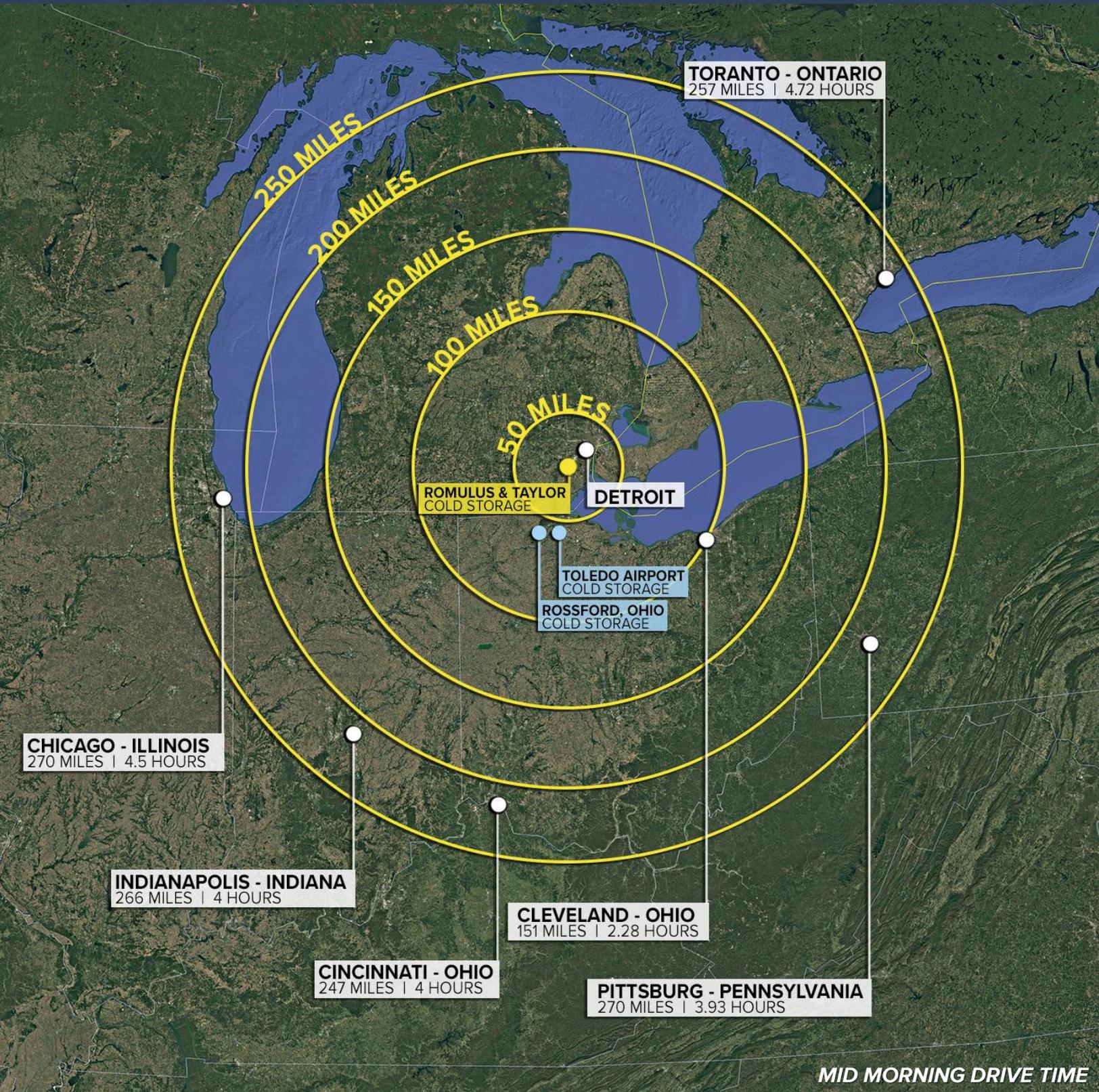
15670 WAHRMAN ROAD
5 MINS - DETROIT METRO AIRPORT
30 MINS - AMBASSADOR BRIDGE

DETROIT METRO INTERNATIONAL AIRPORT

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DISTANCE MAP



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