

Monroe Commerce Center Lot 2

Monroe, MI
Detroit, MI MSA



Shovel Ready BTS Site

400,000 SF or to Suit
Industrial Permitted Use
12-Year PA198 Real Estate Tax
Abatement Eligible
Delivery 2026 (Accommodate)



InSite Real Estate, presents Monroe Commerce Center Lot 2, the region's premier shovel ready industrial park that can accommodate up to 400,000 SF warehouse/distribution requirement in the Detroit, MI MSA.

Project Features

- Due Diligence complete
- 2025 Construction Approval
- Utilities on-site with excess capacity
- Mass grading and utility plans ready for permit
- Access to Detroit and Toledo

Transportation

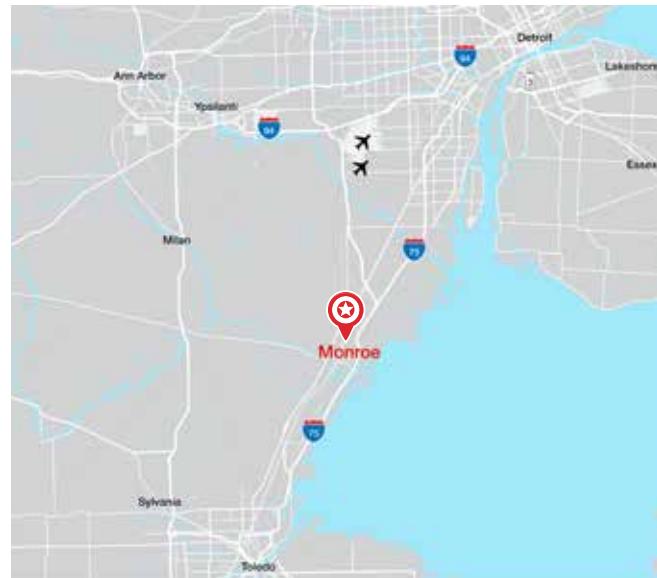
- Northbound/Southbound access to I-75 at Exit 11/ Laplaisance Rd. New highway interchange built in 2023
- Minimal drive time to Interstate 80/90, Interstate 475, and beyond
- Two 10,600-foot runways at the Toledo Express Airport (38 miles) able to accommodate Boeing 747 and Airbus A380
- Detroit Metropolitan Airport 22 miles from the site
- 1 Hour Drive Time to the Gordie Howe International Bridge and the Canadian market
- Rail: Norfolk Southern Railway, Canadian National Railway, and CSX Transportation
- Port of Monroe with access to the Great Lakes, Canada, and beyond

Labor Force

- Labor Force of 1,134,637 within a 45-Minute Drive Time

State, Regional, and Local Incentives Available

- 50% Property Tax Abatement
- Up to 100% Personal Property Tax Abatement



InSite

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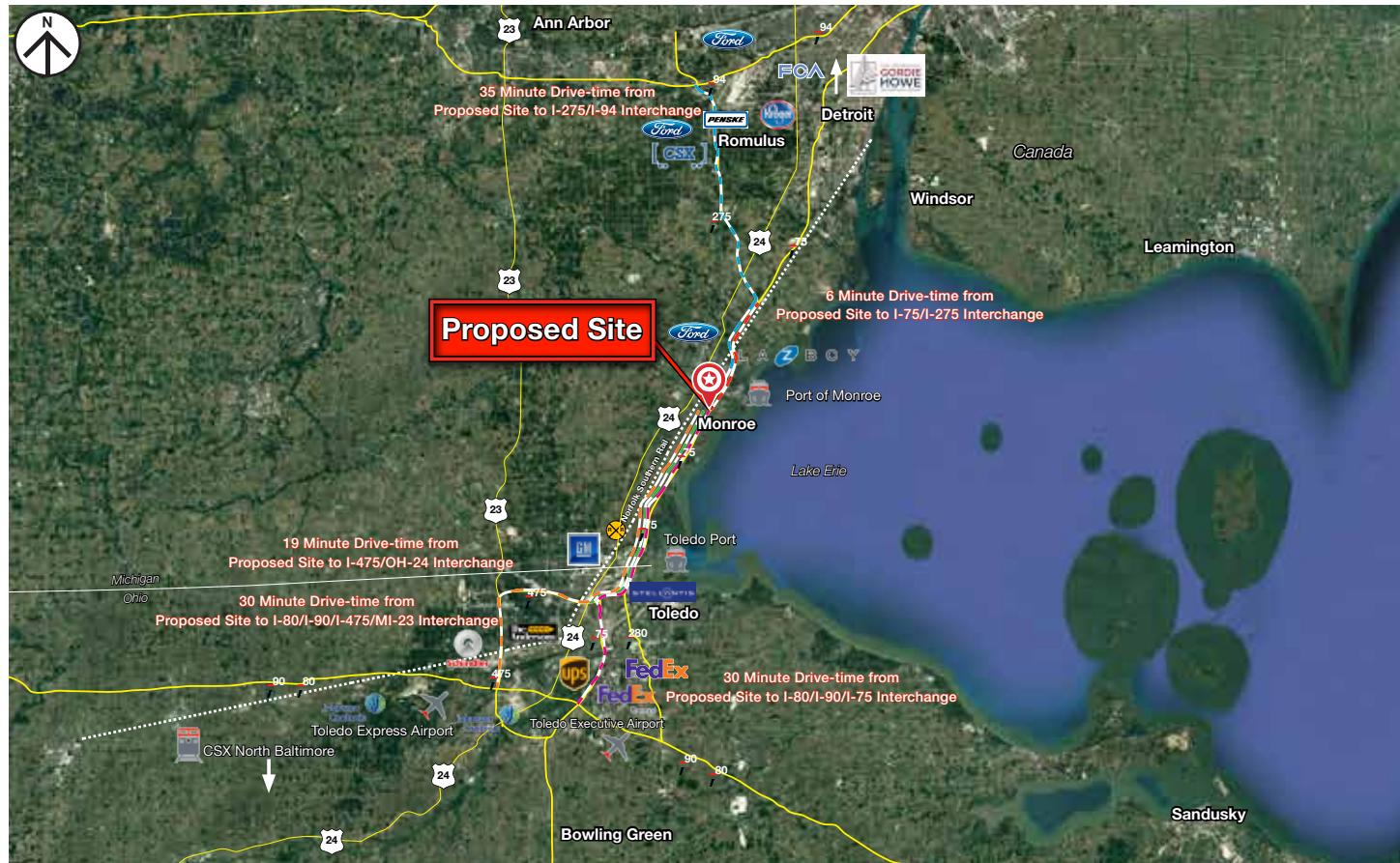
CBRE

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Location

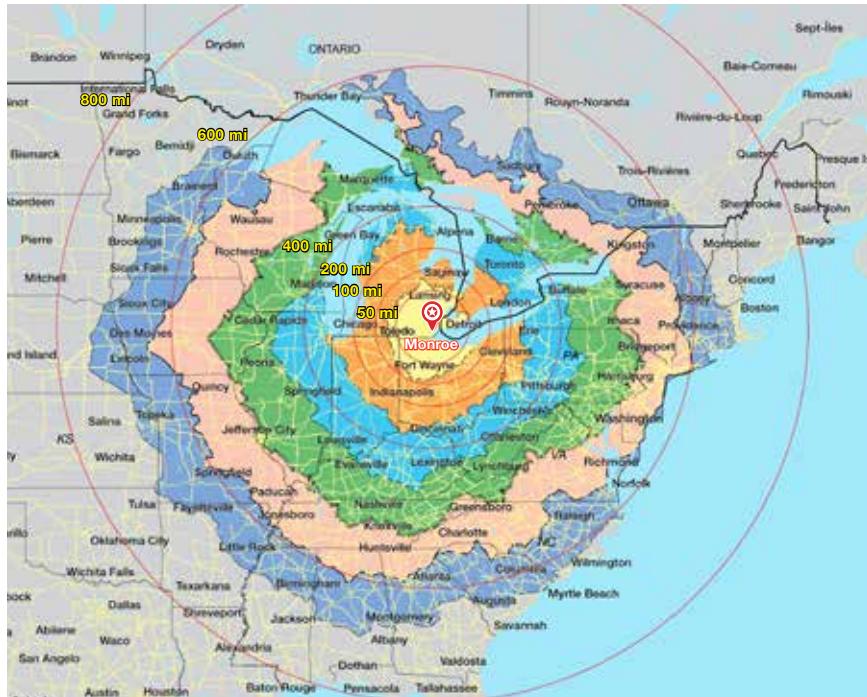
Proximities Map



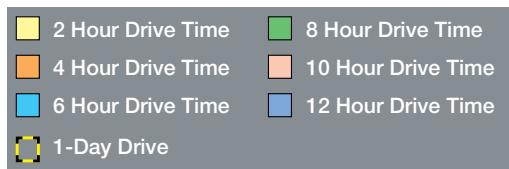
Highway Distance

1-Day Drive

| City | Highway Distance | Drive Time |
|------------------------------|------------------|--------------|
| Romulus, MI | 27 mi | 30 min |
| Detroit, MI | 47 mi | 50 min |
| Cleveland, OH | 132 mi | 2 hr 10 min |
| London, Ontario, Canada | 159 mi | 3 hr |
| Columbus, OH | 168 mi | 3 hr |
| Cincinnati, OH | 221 mi | 3 hr 20 min |
| Indianapolis, IN | 245 mi | 4 hr 20 min |
| Pittsburgh, PA | 250 mi | 4 hr |
| Mississauga, Ontario, Canada | 253 mi | 4 hr 20 min |
| Chicago, IL | 269 mi | 4 hr 25 min |
| Toronto, Ontario, Canada | 269 mi | 5 hr |
| Louisville, KY | 325 mi | 5 hr 25 min |
| Sault Ste. Marie, MI | 372 mi | 6 hr |
| Sudbury, Ontario, Canada | 785 mi | 7 hr 40 min |
| Washington, D.C. | 489 mi | 8 hr 15 min |
| St. Louis, MO | 495 mi | 8 hr 15 min |
| Nashville, TN | 500 mi | 8 hr 10 min |
| Ottawa, Ontario, Canada | 506 mi | 8 hr 15 min |
| Philadelphia, PA | 549 mi | 8 hr 50 min |
| New York City, NY | 579 mi | 9 hr 30 min |
| Montreal, Quebec, Canada | 597 mi | 9 hr 15 min |
| Charlotte, NC | 633 mi | 10 hr 10 min |
| Minneapolis, MN | 677 mi | 11 hr 10 min |
| Atlanta, GA | 688 mi | 11 hr |
| Kansas City, MO | 732 mi | 11 hr 45 min |
| Quebec City, Quebec, Canada | 758 mi | 13 hr 30 min |



1-Day Drive Time to 83M Total Population



Premises Plan



Building

| |
|---|
| Size: 400,000 SF or to Suit |
| Clear Ceiling Height: 36' or to Suit |
| Loading Docks: 36 or to Suit |
| Car Parks: 267 or to Suit |
| Trailer Parks: 80 or to Suit |
| Office: To Suit |
| Roof: 45mil TPO or to Suit |
| Exterior Wall: Insulated Pre-cast Load Bearing Concrete or to Suit |
| Floor: 7" Thick Reinforced Concrete Slab on Grade or to Suit |
| Structure: 50'x 56' Bay Spacing with 60' Dock Speed Bays or to Suit |
| HVAC: Gas Fired Heating System or to Suit |
| Lighting: High-Efficiency LED Lighting Fixtures or to Suit |
| Fire Suppression: ESFR or to Suit |

Utilities

| | | |
|----------|------------------------|--------------------------|
| Electric | Consumers Energy | Heavy Power Available |
| Gas | Michigan Gas Utilities | 8-inch/350 PSI |
| Water | City of Monroe | 12-inch/54 PSI/1,130 GPM |
| Sewer | City of Monroe | 4-inch; 8-inch |
| Fiber | Everstream, AT&T | Fiber on-site |

Property Features

| | |
|--------|--|
| Road | Direct access to I-75 |
| Air | Toledo Express Airport; Two 10,600-foot runways |
| Rail | Norfolk Southern Railway; CSX North Baltimore Terminal |
| Marine | Port of Monroe |



Detroit - Warren - Dearborn, MI MSA



Total Population
4,342,304



Total Labor Force
2,187,375



Median Household Income
\$71,265



Median Household Value
\$245,500

About InSite Real Estate

Developer, Owner, and Operator

InSite Real Estate, LLC acquires, develops, and operates industrial, office, and retail investment property nationwide.

Proven Industrial Build-to-Suit Specialist

InSite specializes in the execution of build-to-suit projects for investment-grade and other creditworthy industrial and logistics tenants in primary, secondary, and tertiary markets. InSite's build-to-suit process, the industry's most effective and efficient, uses a single-source platform that provides the resources necessary to deliver projects by leveraging its 60+ person workforce, industry-best project management system, and certain project funding with capital that is either self-funded or funded with pre-committed credit facilities.

To date, InSite has completed over 650 industrial, office, and retail projects in over 45 states ranging from 2,000 to 2.6 million square feet in size and \$1 million to \$250 million in value.



Ford Motor Company — Newport, MI



Penske Logistics — Romulus, MI



BWI — Krakow, Poland



The Kroger Co. — Romulus, MI



Frito-Lay — Baton Rouge, LA



Game One — Swanton, OH

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