

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

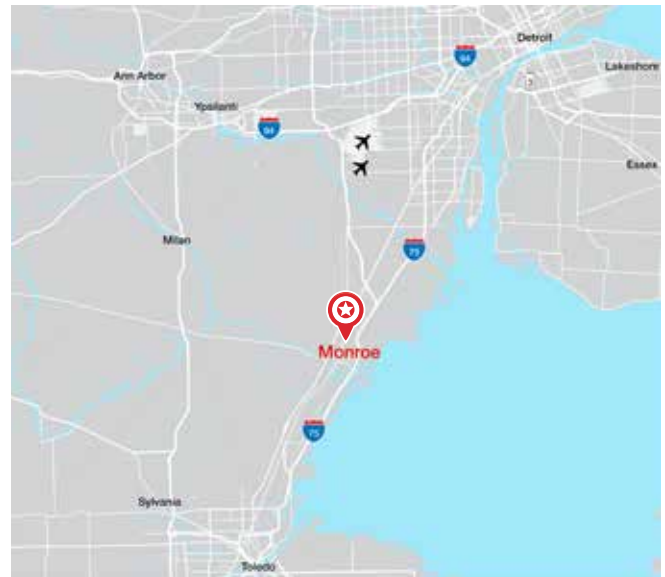
- Northbound/Southbound access to I-75 at Exit 11/ Laplainsance Rd. New highway interchange built in 2023
- Minimal drive time to Interstate 80/90, Interstate 475, and beyond
- Two 10,600-foot runways at the Toledo Express Airport (38 miles) able to accommodate Boeing 747 and Airbus A380
- Detroit Metropolitan 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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Location

Proximities Map



Highway Distance

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	

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

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



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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