

WHY AshleyCapital

40 YEARS

ASHLEY CAPITAL WAS FOUNDED IN 1984

30M+ SF

REAL ESTATE PORTFOLIO

(15M+ SF IN MICHIGAN)

100+

PROPERTIES IN REAL ESTATE PORTFOLIO

ACROSS MI, FL, GA, TN, VA & WI

Long-Term Holders

Ashley Capital takes pride in acquiring, developing and managing quality assets to the highest standards, often times creating opportunities to offer market sensitive operating cost to Tenants.

Relationships

From our tenants to the dedicated construction, maintenance and vendor partners at our facilities, we value everyone that we interact with and see them as an integral part of our success.

First Class Industrial Facilities

Ashley Capital builds its facilities to first class standards, using stateof-the-art materials, finishes, and processes tailored to the meet the ever-evolving needs of Tenants.

Simple Lease Document

The lease document focuses on the most important deal points and gets the Tenant into the building quickly. As one of the largest privately held industrial developers, Ashley Capital remains nimble and has the agility to make swift decisions as a family owned business.



PROPERTY HIGHLIGHTS

Crossroads Distribution Center - North (CRN) is an expansive 265-acre industrial park located in the Wayne County submarket of Southeast Michigan. CRN is just minutes from Detroit Metropolitan Airport, Willow Run Airport, Canada's International Crossing, and all major expressways, including: I-94 to Chicago, I-75 to Toledo, and I-275 providing superior access north and south.

This industrial park was developed by Ashley Capital, one of the nations largest privately held industrial real estate companies. The building boasts a state-of-the-art precast concrete construction design offering all the features and amenities required by today's sophisticated warehouse/distribution and manufacturing companies.



32' CLEAR HEIGHT



AMPLE PARKING AND TRAILER STAGING



HIGH DOCK RATIOS



EFFICIENT LED LIGHTING



ESFR FIRE SUPPRESSION (K-34 SPRINKLER HEADS)



JUST 0.5 MILES TO 1-275 AND ECORSE INTERCHANGE AND NEW DEDICATED SIGNAL AT THE HAGGERTY ROAD PARK ENTRANCE



LESS THAN 2.5 MILES TO 1-94 VIA 1-275



M1 ZONING ALLOWS FOR MANUFACTURING AND WAREHOUSING USERS



TAX ABATEMENT AND INCENTIVES ARE AVAILABLE FOR QUALIFIED MANUFACTURERS AND LOGISTICS COMPANIES



LOCATED WITHIN THE DETROIT REGION
AEROTROPOLIS— EIGHT (8) MINUTES TO DTW



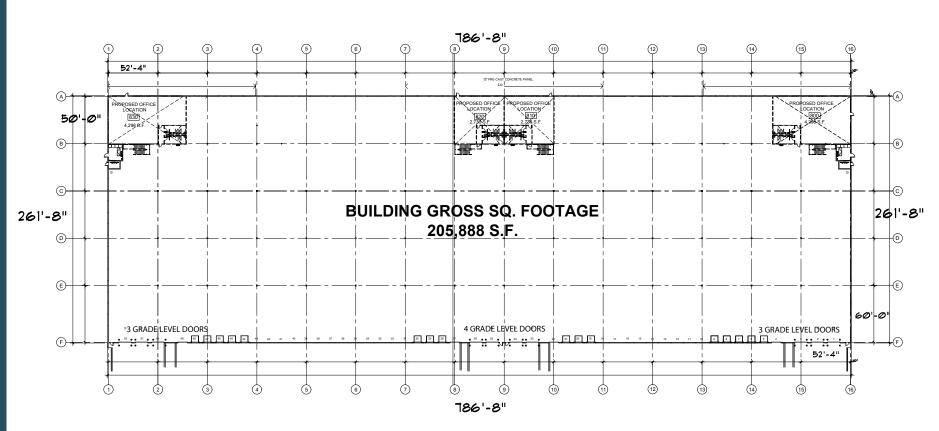
BUILDING 11 FULLY LEASED BUILDING 9 205,888 SF (Pad Ready) **BUILDING 10** 654,910 SF (Pad Ready) BUILDING 8 = 205,888 SF New Haggerty Road Entrance **BUILDING 6 FULLY LEASED BUILDING 5 FULLY LEASED BUILDING 4 FULLY LEASED**

SITE PLAN (BUILDING 9)

AVAILABLE SPACE	205,888 SF
COLUMN SPACING	52'4" X 60' AT LOADING DOCK AREAS; 52'4" X 50' INTERIOR
LEASE RATE	BASED ON SIZE, IMPROVEMENTS & LEASE TERM CONDITIONS
AVAILABLE OFFICE	TO-SUIT (REFER TO FLOOR PLAN)
CLEAR HEIGHT	32'
PARKING	> 150 CAR SPACES
GRADE LEVEL DOORS	10 (13'X15')
DOCK DOORS	25 (10'X10'-6") 4 TRASH COMPACTOR DOORS



FLOOR PLAN



TRUCK ACCESS DOORS

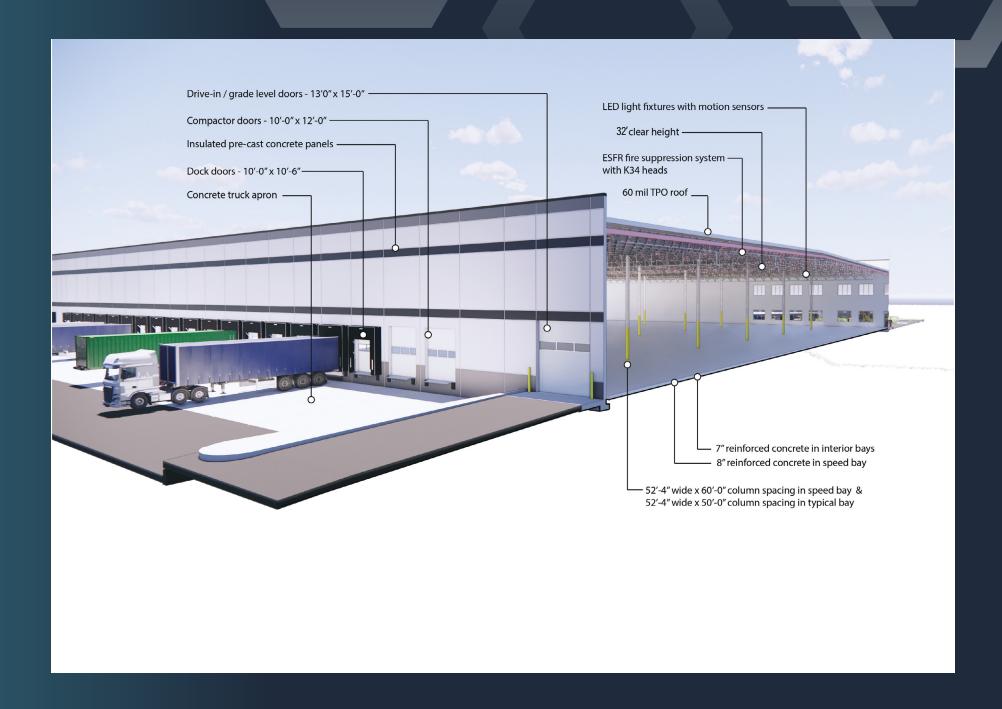
10 - GROUND LEVEL DOORS

4 - COMPACTOR DOORS

25 - DOCK DOORS allowed

16 - dock doors shown 9 future

BUILDING CROSS SECTION - 6280 HAGGERTY RD. - BUILDING #9



DETROIT REGION AEROTROPOLIS

The Detroit Region Aerotropolis Development Corporation is a four-community, two-county public-private economic development partnership driving corporate expansion and new investment around Detroit Metro and Willow Run Airports. The park's ideal location provides for optimized logistics and distribution within acceptable broadcast time to many of the Big Three Assembly Plants within Michigan, Canada, Ohio, Indiana and Wisconsin. CRN's strategic location benefits from many possible incentives provided by Michigan's Economic Development Corporation (MEDC), Wayne County Economic Development Group, the Detroit Region Aerotropolis, and a substantial local and regional skilled labor base.





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