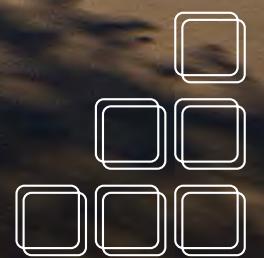




New Warehouse 4Q2026 Delivery

549,916 SF



Pinnacle
Industrial
Center

17340 WAHRMAN RD | HURON TOWNSHIP, MI 48164

NEWMARK



FLINT
DEVELOPMENT

PROFESSIONALLY MARKETED BY:

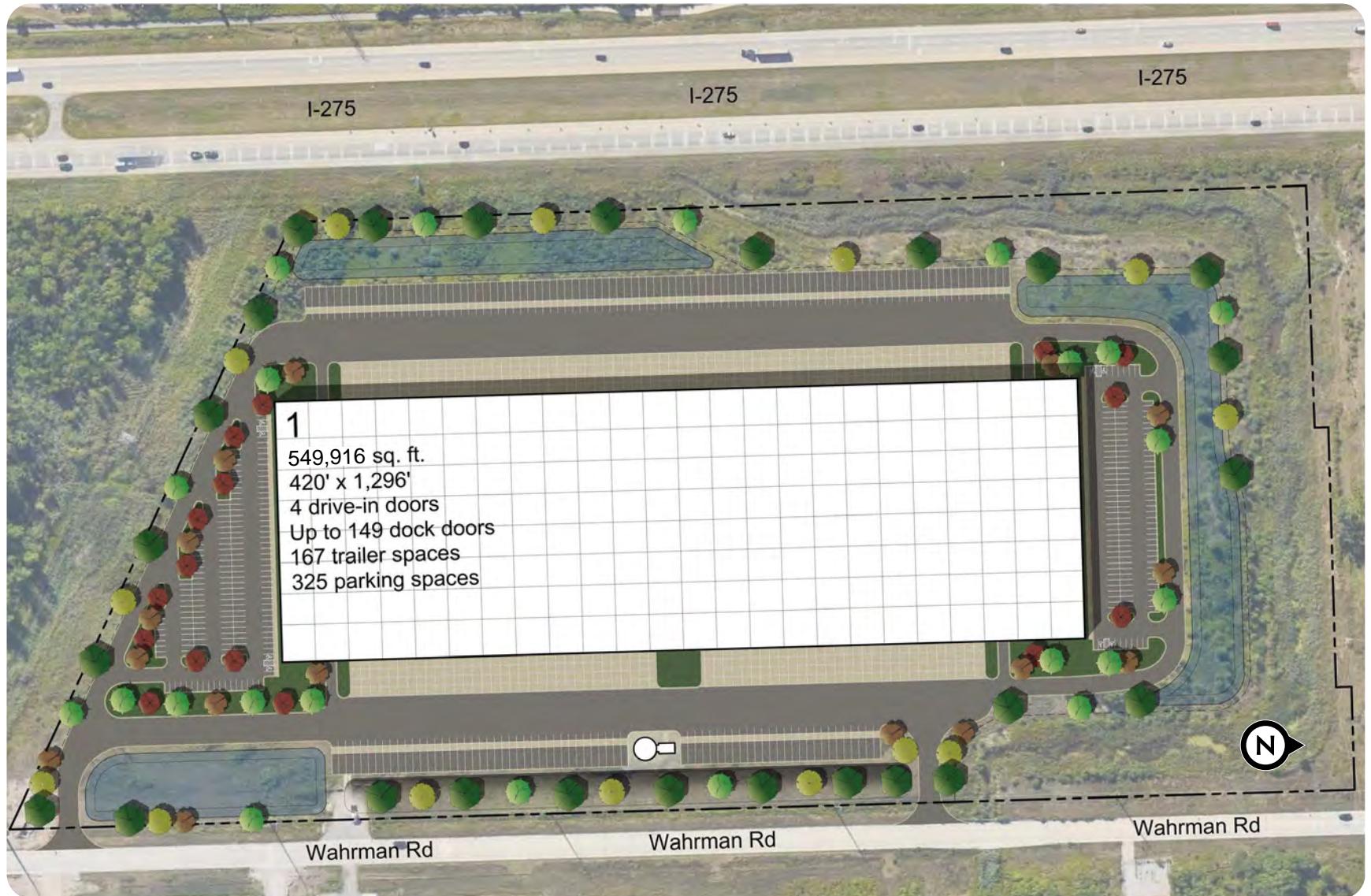
DAN LABES 248-357-6578 dan.labes@nmark.com



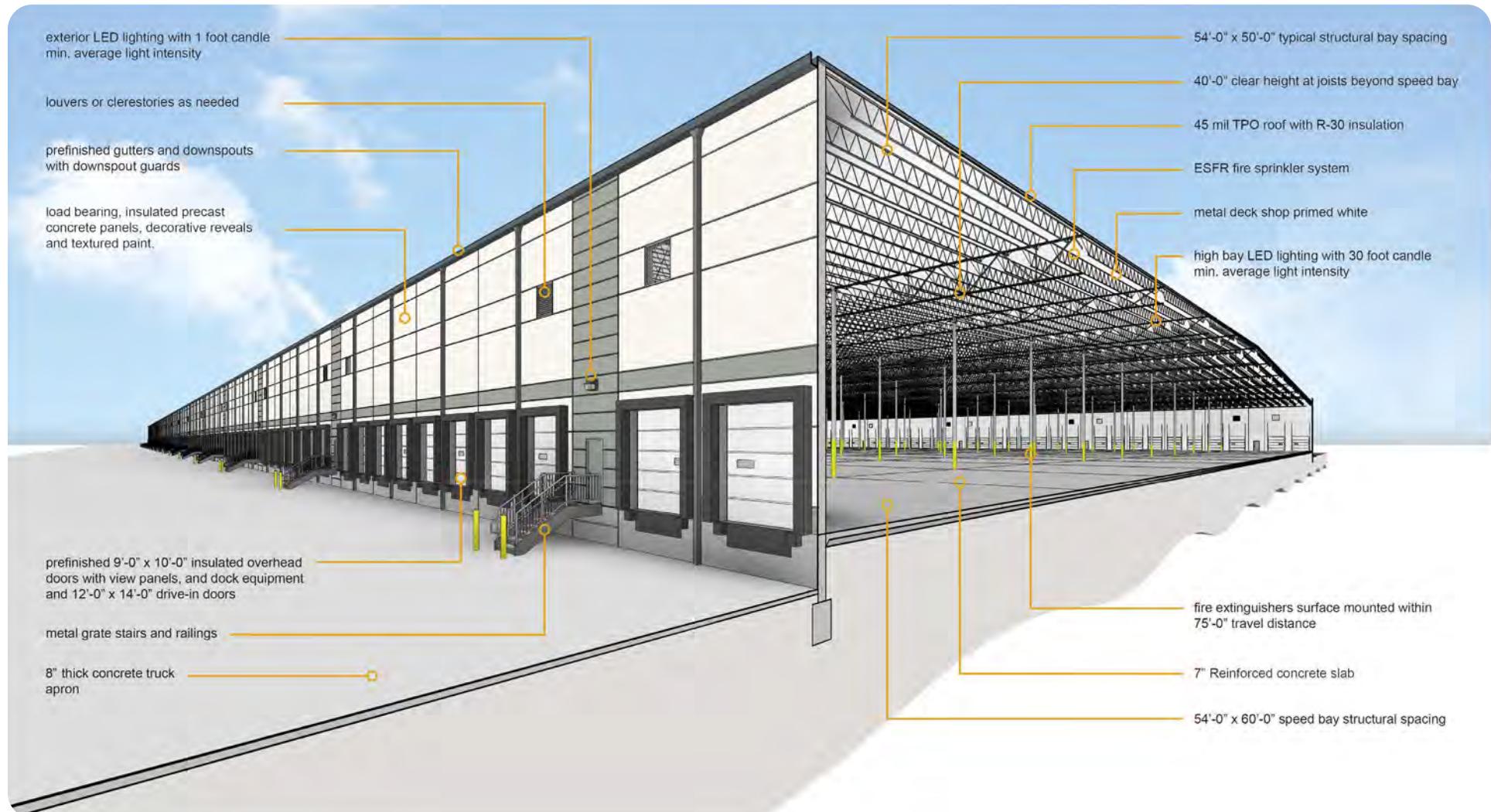
Pinnacle Industrial Center

BUILDING SQUARE FOOTAGE	549,916 SF	DOCK DOORS	54 Built 95 Future 149 Total
NOMINAL BUILDING DIMENSIONS	420' x 1,296'	DRIVE-IN DOORS	4
CLEAR HEIGHT	40' clear	ROOFING	45 Mil White TPO with R-30 Insulation
COLUMN SPACING	54'-0" x 50'-0" 54'-0" x 60'-0" speed bay	HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
AUTO PARKING	325 total spaces	FIRE PROTECTION	ESFR
TRAILER PARKING	165 total spaces	ELECTRICAL SERVICE	4000 Amps 480/277V
EXTERIOR WALLS	Insulated Precast Concrete Wall Panels With Textured Painted Finish Decorative reveals and textured paint	LIGHTING	LED, 30 F.C.
STRUCTURAL STEEL	12 x 12 Columns / Steel Bar Joists / White Roof Deck	VAPOR BARRIER	15 Mil Vapor Barrier Under the Slab at the 4 Corner Offices
SLAB CONSTRUCTION	7" Reinforced 4,000 PSI	OFFICE	Build to Suit

SITE PLAN



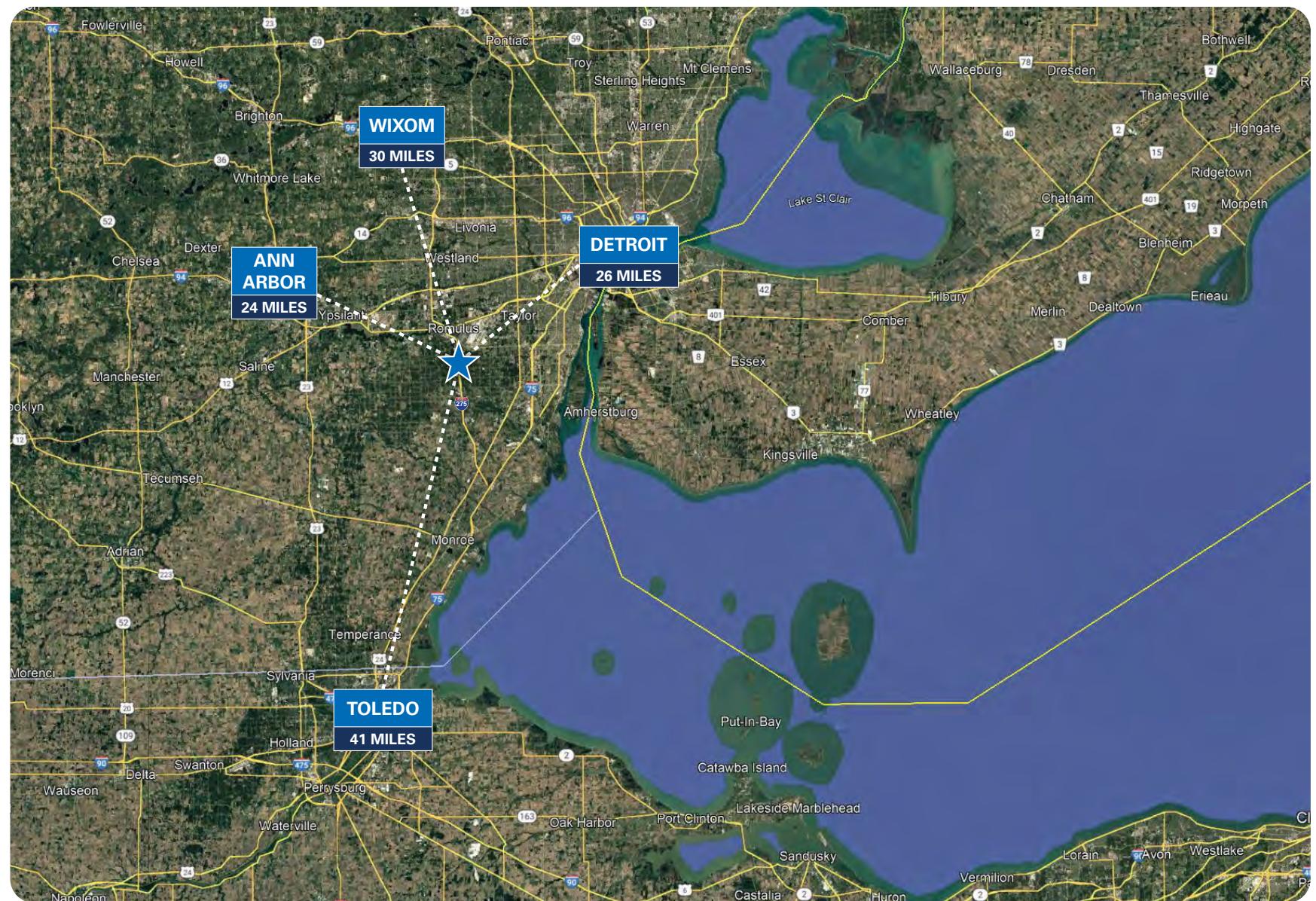
SECTION EXHIBIT



AERIAL VIEW



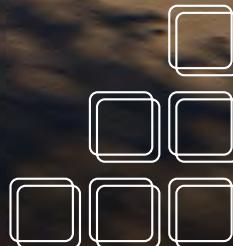
CENTRAL LOCATION





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