

FOR LEASE OR SALE

429,210 SF DISTRIBUTION CENTER

5400 PERRY DRIVE, WATERFORD, MI 48329



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PROPERTY HIGHLIGHTS

5400 PERRY DRIVE - WATERFORD

- ±429,000 SF modern warehouse distribution facility located on a ±36 AC infill site available for lease or sale.
- Facility equipped with 44 docks, 2 drive in doors, and 28-foot clear heights.
- Site features ample parking (±280 surface spaces) and trailer storage (±60 trailer spaces).
- Located in an infill submarket with easy access from I-75 and Oakland County International Airport.
- Strong demographics with an average household income of approximately \$90,000 within a five-mile radius.
- Market vacancy rate of 3.8% and submarket vacancy rate of 4.2%.



PROPERTY SF

429,210



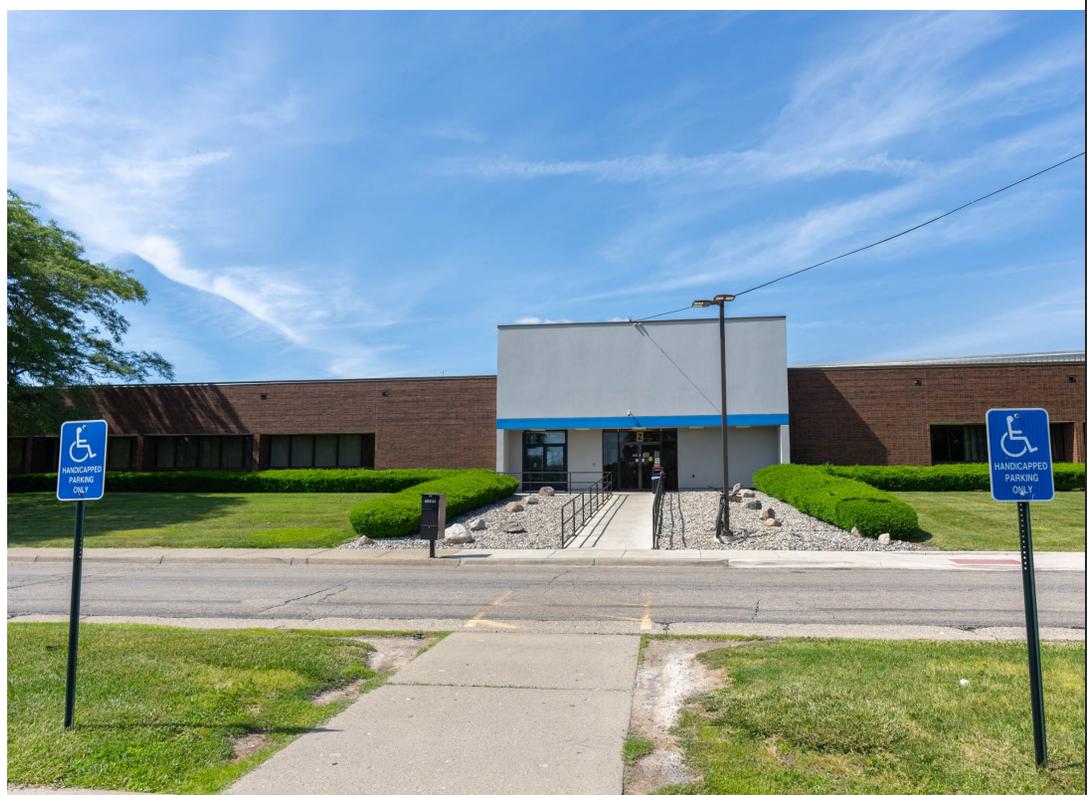
LAND ACREAGE

35.76



YEAR BUILT

1979



BUILDING SPECIFICATIONS

Market	Metro Detroit MSA	Grade-Level Drive-In Doors	(2)
Total Square Footage / Year Built	429,210 / 1979	Dock-High Doors	(44) Interior & Exterior
Acres	35.76	Power	1.) 1,600-ampere, 480/277-volt, 3-phase, 4-wire service main 2.) 1,000-ampere and a 600-ampere, 480/277-volt, 3-phase, 4-wire service main
Column Spacing	37' x 40'	Air Condition	Office Portion (±28,000 SF)
Parking	280 Surface Spaces	Class	B
Clear Height	28'	Zoning	M2 (General Industrial)



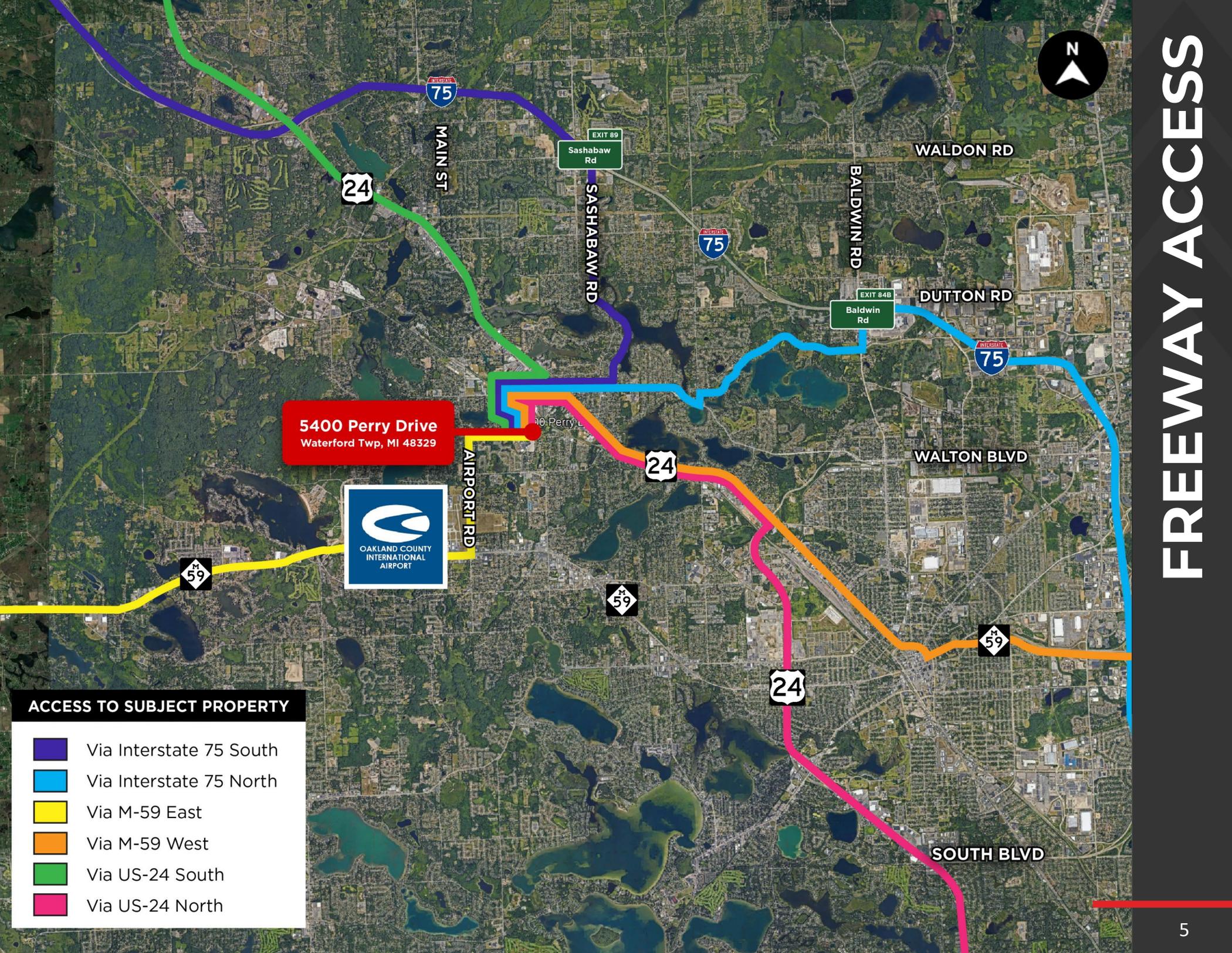
FREEWAY ACCESS

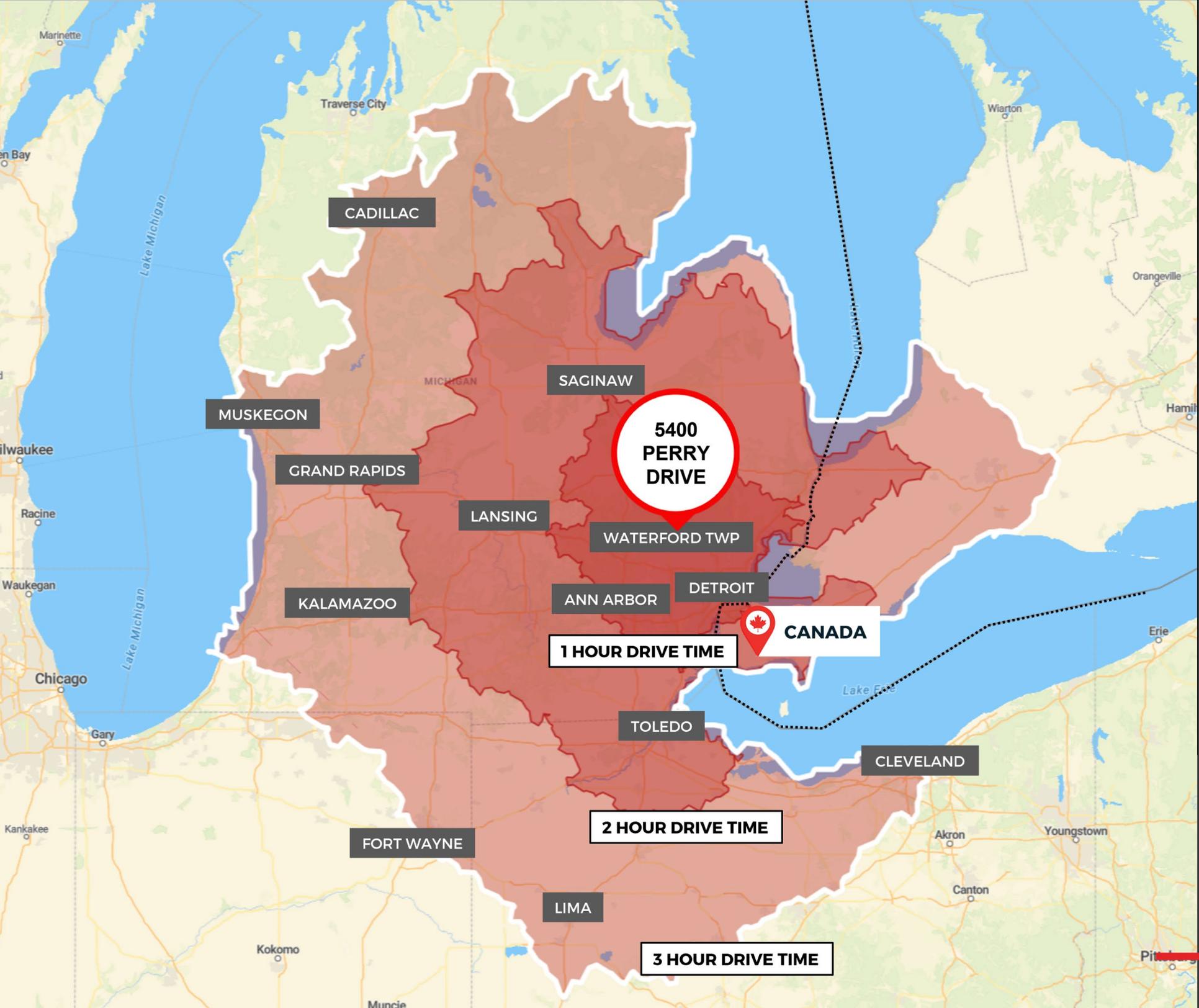
5400 Perry Drive
Waterford Twp, MI 48329



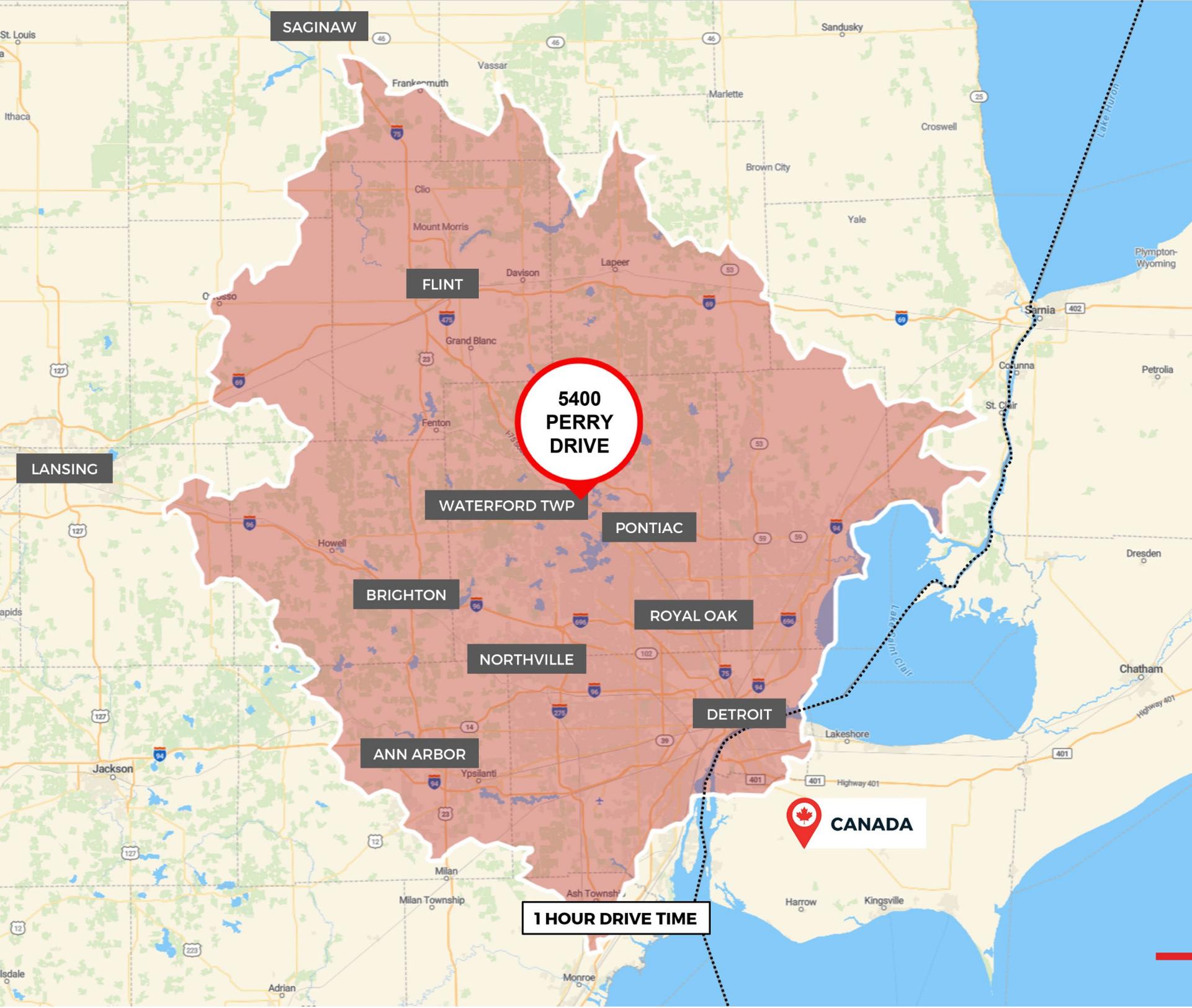
ACCESS TO SUBJECT PROPERTY

- Via Interstate 75 South
- Via Interstate 75 North
- Via M-59 East
- Via M-59 West
- Via US-24 South
- Via US-24 North





DRIVE TIME MAP



SAGINAW

FLINT

LANSING

WATERFORD TWP

PONTIAC

BRIGHTON

ROYAL OAK

NORTHVILLE

DETROIT

ANN ARBOR

CANADA

1 HOUR DRIVE TIME

DRIVE TIME MAP



630MSF
Inventory



3.8%
Vacancy Rate



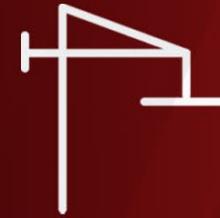
4.3MSF
12 Month Net Absorption



4.2%
Market Asking Rent Growth



\$8.65
Market Asking Rent/SF NNN



2.6MSF
Under Construction

WATERFORD

Waterford, Michigan, is a township located in the central part of Oakland County, roughly 40 miles northwest of Detroit. It is characterized by its numerous lakes, making it a popular destination for water-related recreational activities. This suburban community benefits from its proximity to major highways and the larger metropolitan areas of Detroit, Pontiac and Flint, which enhances its accessibility and appeal as a residential area. The township's location provides a blend of suburban tranquility with easy access to urban amenities.

Economically, Waterford has a diverse local economy with a mix of retail, manufacturing, and service industries. The township is home to several shopping centers, small businesses, and industrial parks that provide employment opportunities to its residents. The Oakland County International Airport, located within Waterford, is a significant economic driver, facilitating business travel and cargo transport. Additionally, the presence of educational institutions and healthcare facilities supports the local economy by attracting professionals and providing essential services. The combination of these elements ensures a stable economic environment for Waterford's residents and businesses.



±0.70 AC

TOTAL SITE AREA
±35.76 AC

±6.28 AC

±27.93 AC

±0.85 AC

VAN ZANDT ROAD

PERRY DRIVE

PROPERTY OUTLINE

5400 PERRY DRIVE

EXTERIOR PHOTOS

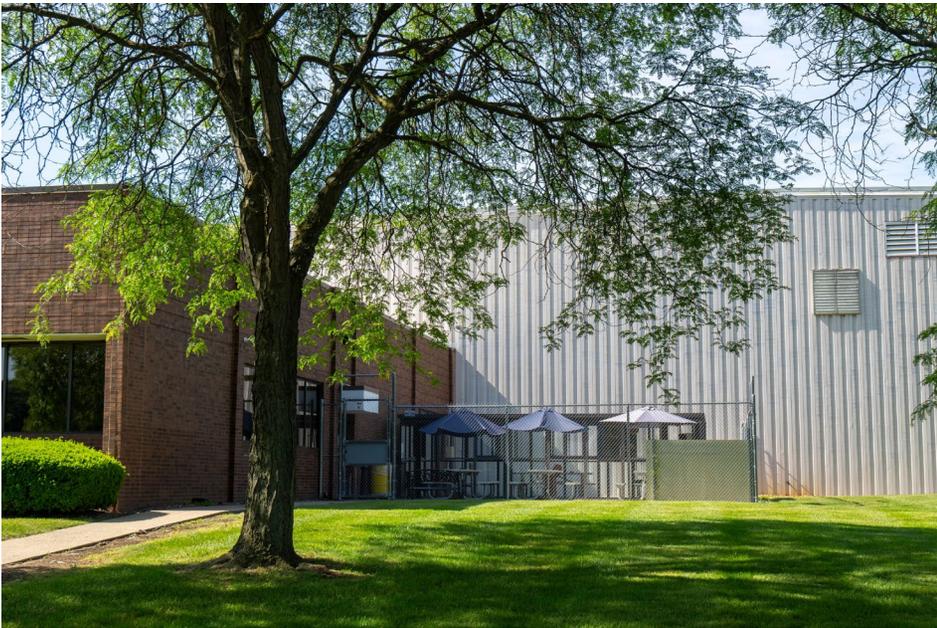
PROPERTY PHOTOS



5400 PERRY DRIVE

EXTERIOR PHOTOS

PROPERTY PHOTOS



5400 PERRY DRIVE

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PROPERTY PHOTOS



5400 PERRY DRIVE

INTERIOR PHOTOS

PROPERTY PHOTOS



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INTERIOR PHOTOS



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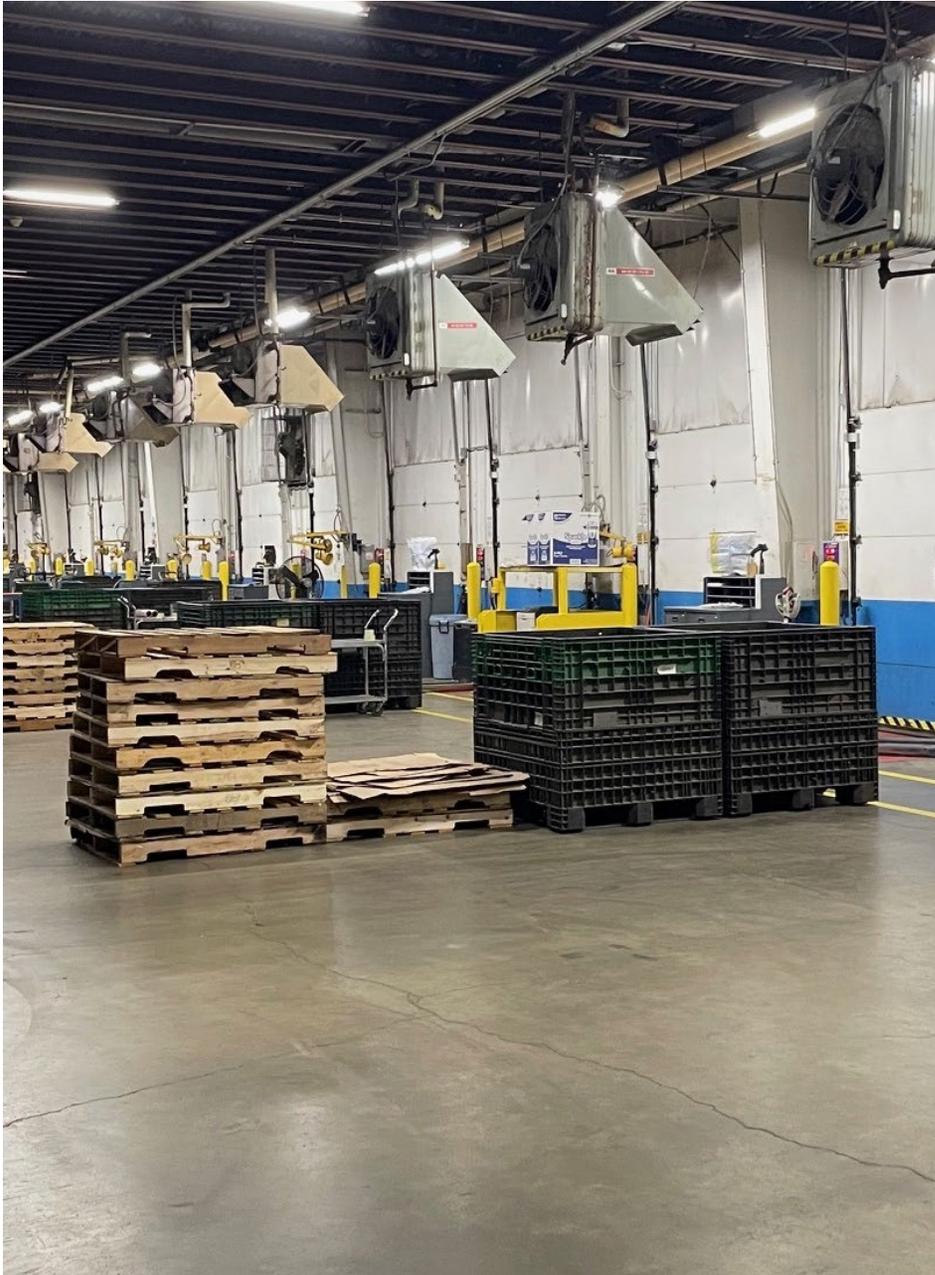
INTERIOR PHOTOS



PROPERTY PHOTOS

5400 PERRY DRIVE

INTERIOR PHOTOS



PROPERTY PHOTOS

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

15,000

MULTI-FAMILY
APARTMENTS MANAGED

18,000,000

COMMERCIAL SF
MANAGED

\$22,500,000,000

IN CLOSED TRANSACTIONS



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Jared Friedman currently leads the Capital Markets, Acquisitions, and Institutional Advisory group at Friedman Real Estate. His area of expertise lies in selling, acquiring, and providing advisory services for institutional assets. Jared's clientele consists of REITs, Private Equity Firms, Banks, Servicers, and Fortune 1000 Companies. Prior to joining Friedman, Jared worked at Origin Investments in Chicago, where he oversaw commercial real estate investments in the Midwest and Southeast regions. Before Origin, Jared gained valuable experience at Equity Office Properties, where he managed a portfolio of six million square feet of office space owned by Blackstone. He also served as an analyst at BMO Capital Markets in their Real Estate Investment Banking Group.

Jared is a graduate of Indiana University's Kelley School of Business. He relocated to Michigan to be closer to his family and friends while contributing to the growth of one of the nation's leading providers of commercial real estate services.

NATIONAL REACH

Friedman manages more than 200 commercial properties encompassing more than 18 million SF and more than 15,000 apartment homes throughout the United States. Friedman's brokerage team has over 600 current listings with more than \$22.5 billion in closed transactions. As owners and managers of commercial property for over 35 years, Friedman understands what it takes to achieve results that maximize their clients' objectives.

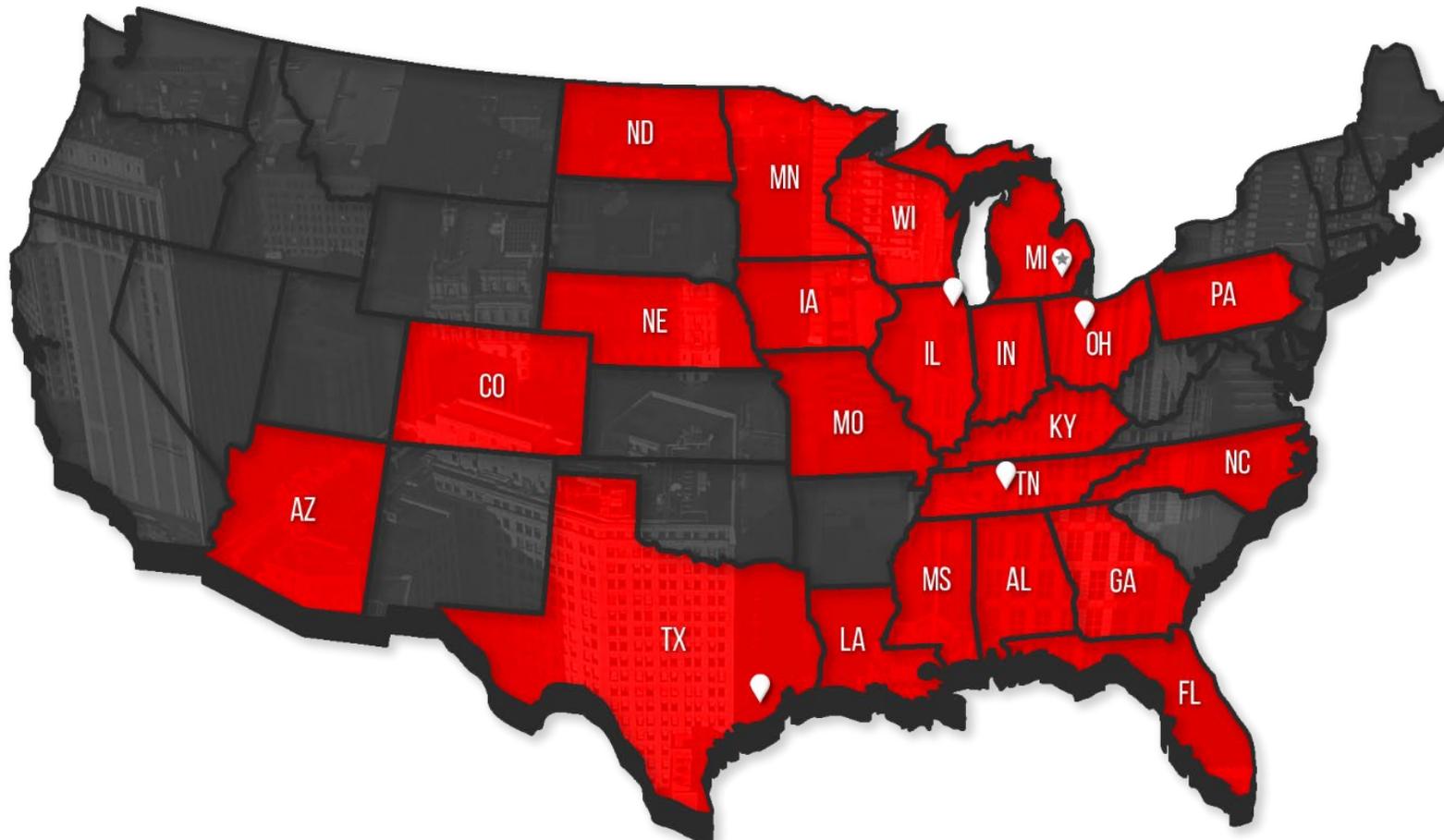
FRIEDMAN OFFERS EXPERT ADVICE ACROSS ALL PROPERTY TYPES, INCLUDING:

OFFICE
RETAIL
HI-TECH/FLEX

INDUSTRIAL WAREHOUSE
MEDICAL/SPECIALTY
INVESTMENT

MULTI-FAMILY COMMUNITIES
MOBILE HOME COMMUNITIES
SELF-STORAGE FACILITIES

HOTEL/HOSPITALITY
LAND & LOTS



SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



CREATING
VALUE
BEYOND
REAL
ESTATE



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