



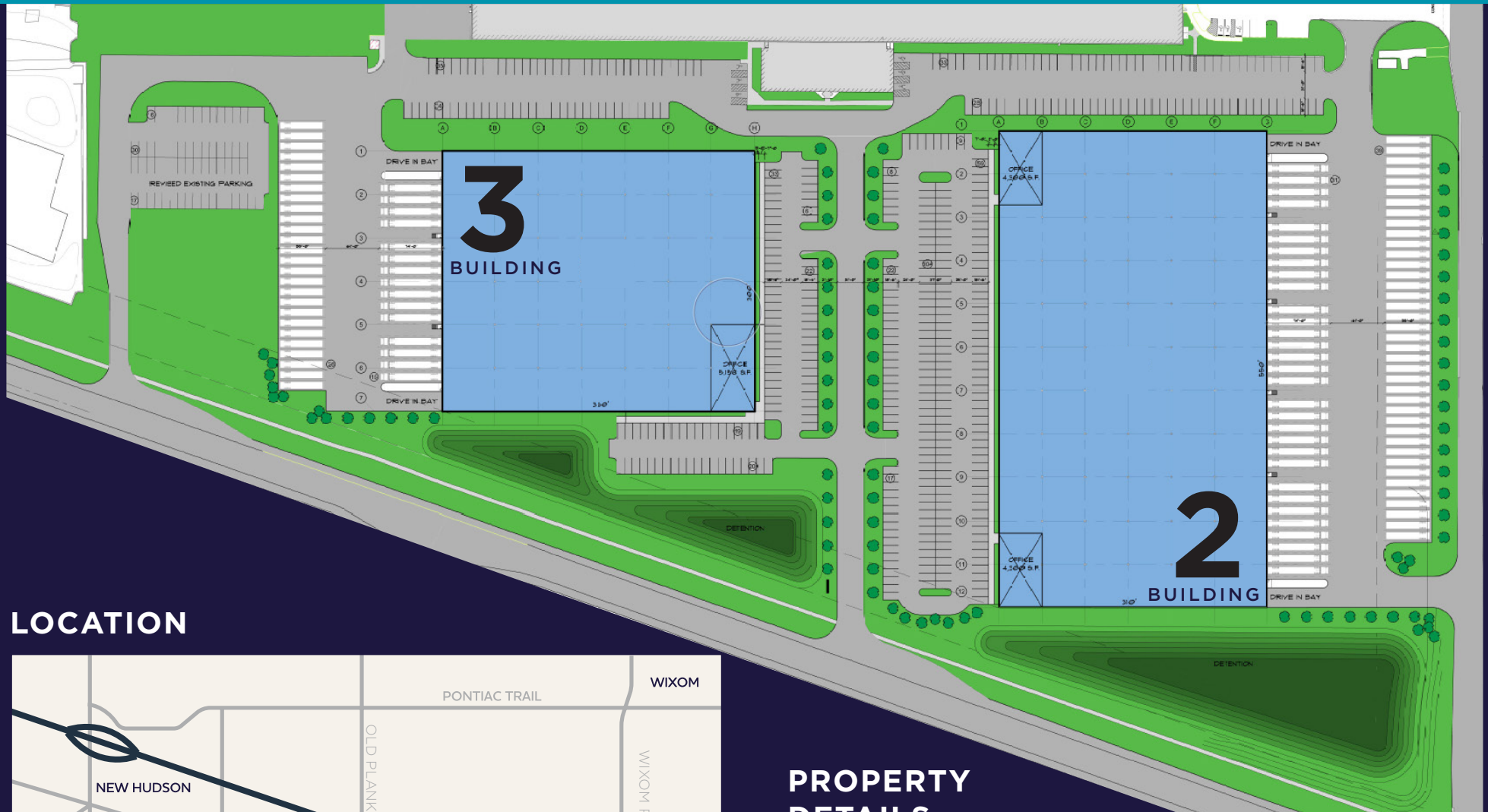
PHASE
2

FOR LEASE

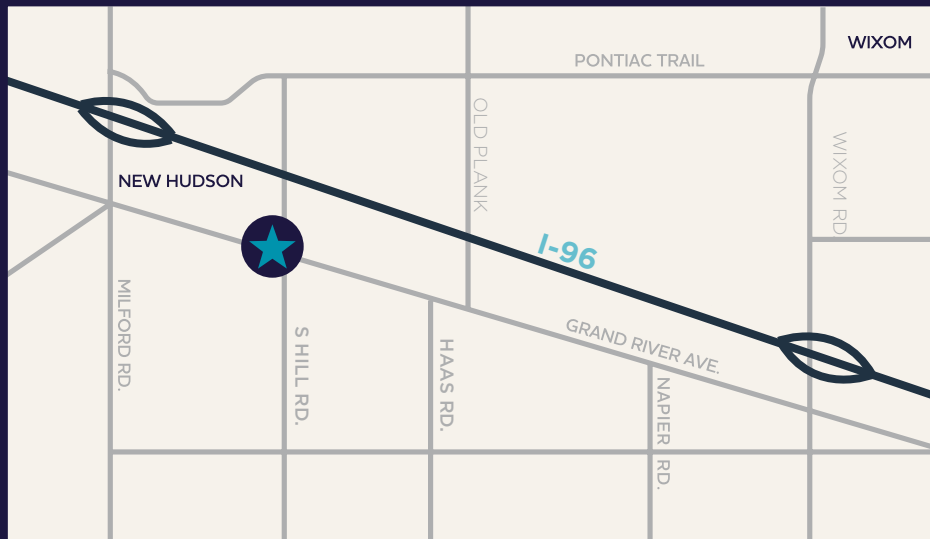
LYON BUSINESS CENTER

GRAND RIVER AVENUE | LYON TOWNSHIP, MI

NW Corner of Grand River & South Hill Drive

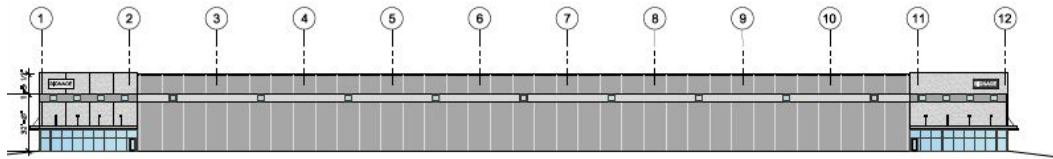


LOCATION

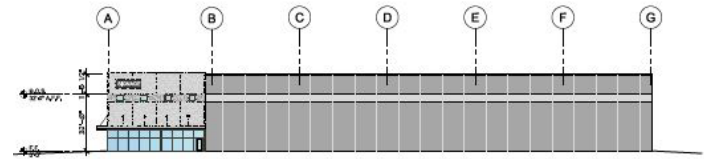


PROPERTY DETAILS

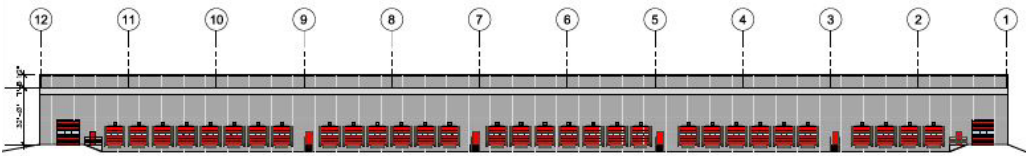
- Two high-image, prominently located with main road frontage
- Prominent exposure on Grand River Avenue at South Hill
- Access to I-96 at Milford Rd exit (1.3 miles) & Wixom Rd (3.5 miles)
- Zoned I-2 General Industrial District



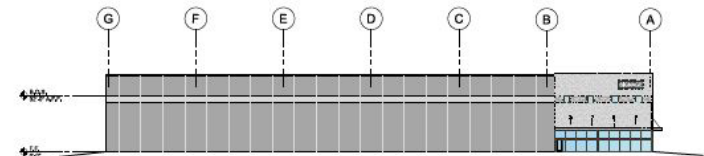
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

FEATURES

- ±170,500 SF Class-A warehouse/distribution building
- Divisible to ±82,250 SF
- 32' clearance
- ESFR fire suppression
- Office finished to suite
- Up to (2) 12' x 14' overhead doors
- Up to (31) 10' x 10'6" truck docks
- Trailer staging for 35 trailers (expandable)
- 52' 4" x 50' bays with 60' speedbay
- +/- 219 auto parking spaces (expandable)
- 190' dedicated truck court

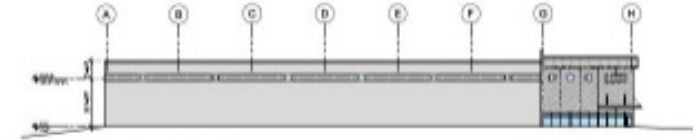


FEATURES

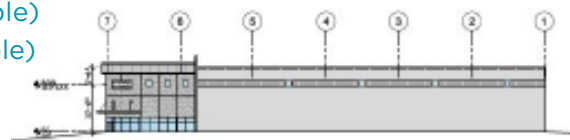
- ±112,994 SF Class-A warehouse/distribution building
- Up to (2) 12' x 14' overhead doors
- Up to (15) 10' x 10'6" truck docks
- 50' x 50' bays with 60' speedbay
- Office finished to suit
- Trailer staging for 26 trailers (expandable)
- +/- 104 auto parking spaces (expandable)
- 190' dedicated truck court
- 32' clearance
- ESFR fire suppression



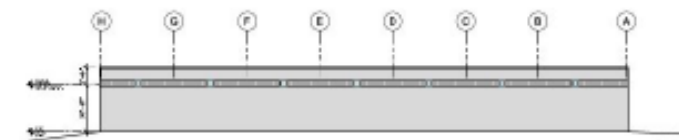
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

FOR MORE INFORMATION, PLEASE CONTACT:

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