

1 SITE
LEFT

SHELBY INDUSTRIAL CENTER

14670 TWENTY THREE MILE ROAD, SHELBY TWP, MI



From
80,000 SF
up to
185,000 SF

A new corporate class industrial development || Final build-to-suit opportunity 8.67 acres
Completed 250,000 SF facility occupied by CIE || Niagara Bottling to occupy 450,000 SF facility
on the south 30 acres || New Traffic Light on 23 Mile Road to service Shelby Industrial Center
Accelerated construction schedules possible

NEWMARK



PROFESSIONALLY MARKETED BY:

BOB PAGANO	248-357-6576	bob.pagano@nrmk.com
JACK COURY	248-372-2276	jack.coury@nrmk.com
CHRIS DOWELL	248-447-2717	chris.dowell@nrmk.com



SHELBY INDUSTRIAL CENTER

SITE A

PRICING: TBD

AVAILABLE

COMMENTS:

Up to 185,000 SF Total on 8.67 ac. 50' X 52' Column Spacing (60' In Speed Bay). LED Lights.

PROPERTY DETAILS:

Total Building Area:
80,000 to 185,000 SF

Office Area:
To Suit

Year built:
TBD

Cranes:
Possible

Clear Height:
30'

Sprinkler:
ESFR

Min/Max Available:
80,000 to 185,000 SF

Tenancy:
Single-Tenant

Parking:
To Suit

Heat:
Air Rotation

Dock Doors:
To Suit

Power:
To Suit

SITE B

PRICING: TBD

LEASED

COMMENTS:

Up to 253,00 SF Total on 6.85 ac. 50' X 52' Column Spacing (60' In Speed Bay). 40 Ton Crane Bay. LED Lights.

PROPERTY DETAILS:

Total Building Area:
Up to 253,000 SF

Office Area:
7,000 SF

Year built:
2021

Cranes:
Possible

Clear Height:
30'

Sprinkler:
ESFR

Min/Max Available:
Up to 253,000 SF

Tenancy:
Single-Tenant

Parking:
300

Heat:
Air Rotation

Dock Doors:
6

Power:
To Suit

SITE C

PRICING: TBD

SOLD

COMMENTS:

70,000 SF Office Spec Building finished to suit. Excellent truck access. Crane prepped.

PROPERTY DETAILS:

Total Building Area:
Up to 70,000 SF

Office Area:
To Suit

Year built:
TBD

Cranes:
Prepped

Clear Height:
26'

Sprinkler:
Yes

Min/Max Available:
Up to 70,000 SF

Tenancy:
Single Tenant

Parking:
75

Heat:
Radiant Tube

Dock Doors:
To Suit

Power:
To Suit

SITE D

PRICING: TBD

SOLD

COMMENTS:

Up to 450,000 SF Total on 24 ac. 50'x52'. Column Spacing (60' In Speed Bay). LED Lights. Up to 500,000 SF with site C.

PROPERTY DETAILS:

Total Building Area:
Up to 450,000 SF

Office Area:
To Suit

Year built:
2022

Cranes:
Possible

Clear Height:
30'

Sprinkler:
ESFR

Min/Max Available:
Up to 450,000 SF

Tenancy:
Multi-tenant

Parking:
To Suit

Heat:
Air Rotation

Dock Doors:
40

Power:
Sub Station

SITE A

80,000 SF UP TO 185,000 SF AVAILABLE



AERIAL OVERALL SITES



Traffic Light To Be
Installed April 2023

SITE A CONCEPT PLAN



Traffic Light To Be
Installed April 2023

23 Mile Road

Birch Drive

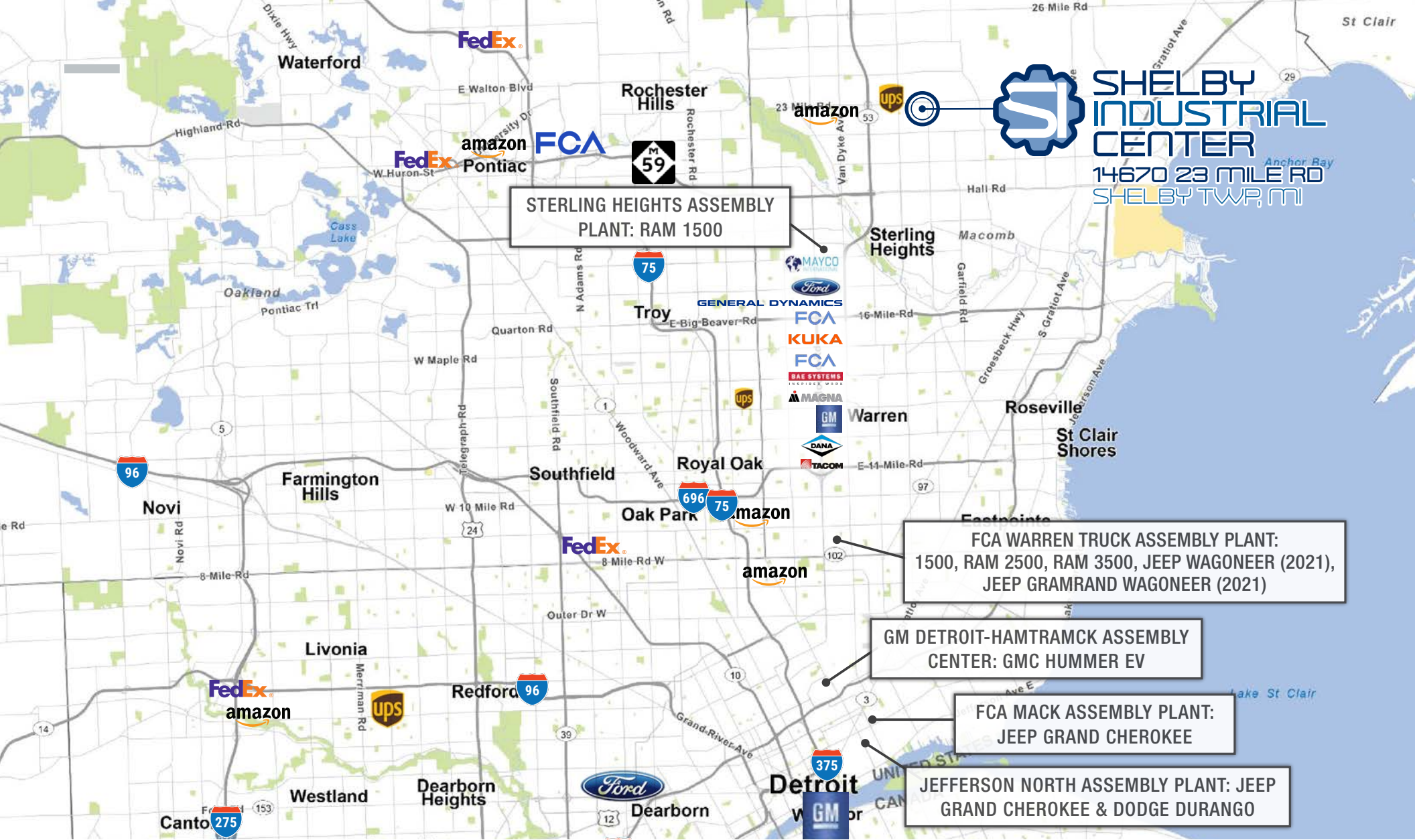
510'
335'
450'
280'
60'

Proposed Building
up to 185,000 SF

2 Story
Office

Truck
Loading

Truck
Loading



SHELBY INDUSTRIAL CENTER
 14670 23 MILE RD
 SHELBY TWP, MI

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nmrk.com



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