

**NOW LEASING**

**BUILDING 3**

**± 103,581 SF AVAILABLE**



**EASTLAND**  
COMMERCE CENTER



**18300 VERNIER ROAD**  
**HARPER WOODS, MICHIGAN**

**JOE HAMWAY**  
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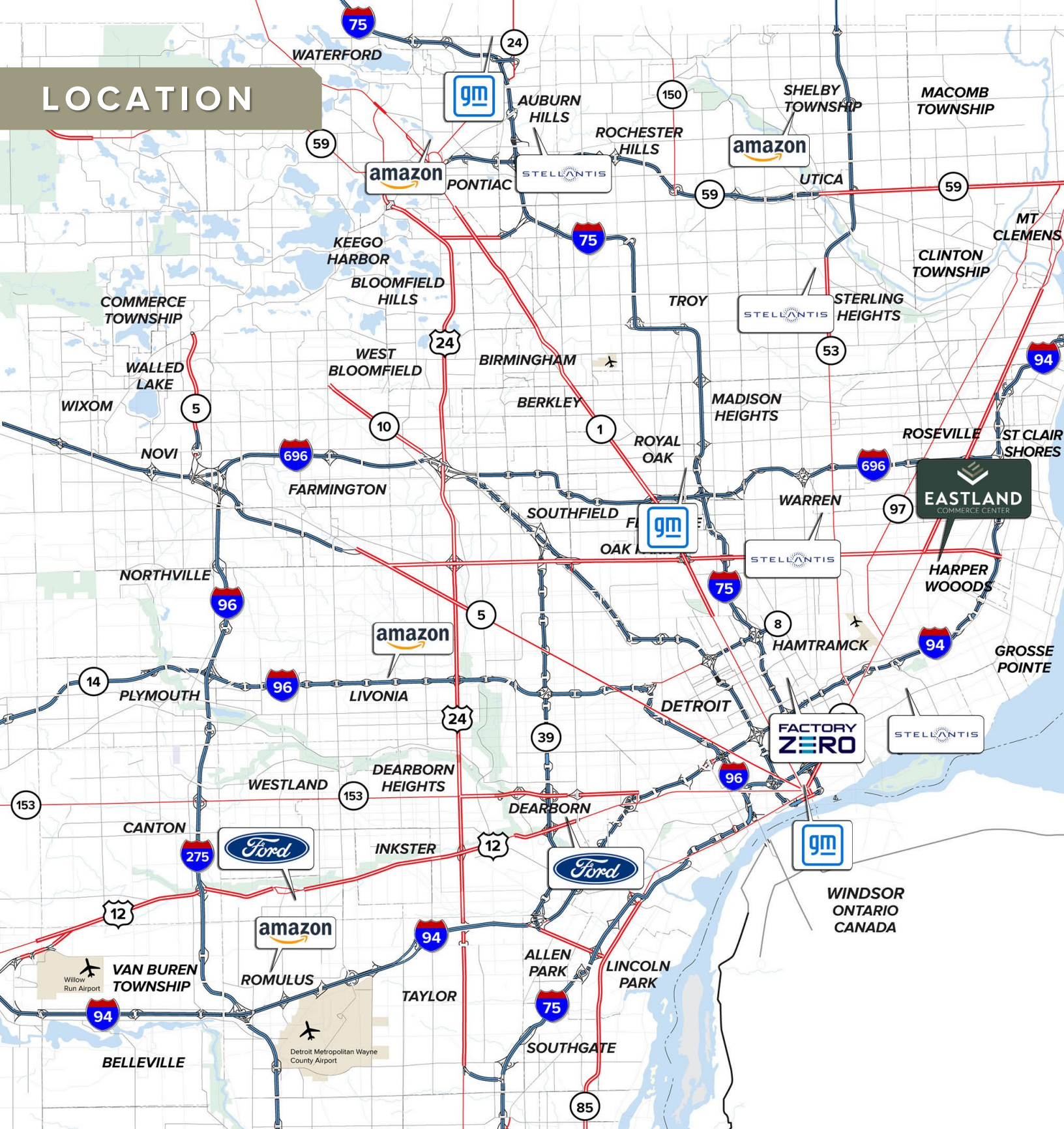
**SIGNATURE ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS



**NorthPoint™**  
DEVELOPMENT

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# LOCATION



# LOCATION ADVANTAGES



30 MILES  
DISTANCE TO  
DETROIT METRO  
AIRPORT



14 MILES  
DISTANCE TO  
DOWNTOWN  
DETROIT



LOCATED NEAR  
MANY AUTOMOTIVE  
PLANTS AND  
MANUFACTURING  
HEADQUARTERS

# AVAILABLE FOR LEASE MASTER PLAN DEVELOPMENT



## KEY SITE ADVANTAGES



**CLASS A  
DISTRIBUTION  
FACILITIES**



**MINUTES  
TO I-94**



**ABUNDANT  
HIGHLY SKILLED  
LABOR POOL**

### HIGHLY EXPERIENCED LANDLORD AND DEVELOPER:

Established in 2012, NorthPoint Development has grown to a family of ten companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Their approach in all business relationships is to be fair and to operate by the "Golden Rule."



# BUILDING 3

## AVAILABLE FOR OCCUPANCY



**± 103,581** SQUARE FEET

**36'** CLEAR HEIGHT

**26** TRAILER PARKING

**10** DOCK DOORS

<b>BUILDING SIZE</b>	± 208,204	<b>TRUCK COURTS</b>	185' with staging and storage
<b>BUILDING DIMENSIONS</b>	728' X 284'	<b>TRAILER PARKING</b>	26 Stalls
<b>CLEAR HEIGHT</b>	36'	<b>CAR PARKING</b>	±179 Spaces
<b>DOCKS / FUTURE DOCKS</b>	10 / 12	<b>FIRE PROTECTION</b>	ESFR
<b>DRIVE-IN DOORS</b>	1	<b>ELECTRIC</b>	(2) 1000 KVA Transformers, 480V 3-phase
<b>LIGHTING</b>	LED	<b>CONSTRUCTION</b>	Tilt-up concrete
<b>SPEED / BAY SPACING</b>	52' x 60' / 52' x 56'		

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