

**UNDER  
CONSTRUCTION**

FOR LEASE

NEW CONSTRUCTION // BECK ROAD & M-14

# HALYARD RIDGE BUSINESS PARK

15000 RIDGE ROAD | 103 ACRES IN PLYMOUTH, MI

NOW LEASING BUILDING 1 - PHASE I

286,347 SF DELIVERY DECEMBER 30, 2023 **(LEASED)**

750,000 SF AVAILABLE FOR FUTURE DEVELOPMENT-PHASE II  
(AVAILABLE Q1-2025)

Buildings are located in the Michigan International  
Technology Center Corridor (MITC), a collaborative EDC  
initiative of local, county and state entities



**UP TO 750,000 SF AVAILABLE**

MASTER PLANNED BUSINESS PARK | BECK ROAD AND M-14 | PLYMOUTH, MI

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**CBRE**

**BCP**

brookwood  
capital  
partners



# METRO DETROIT REGIONAL MAP

HALYARD RIDGE BUSSINESS PARK



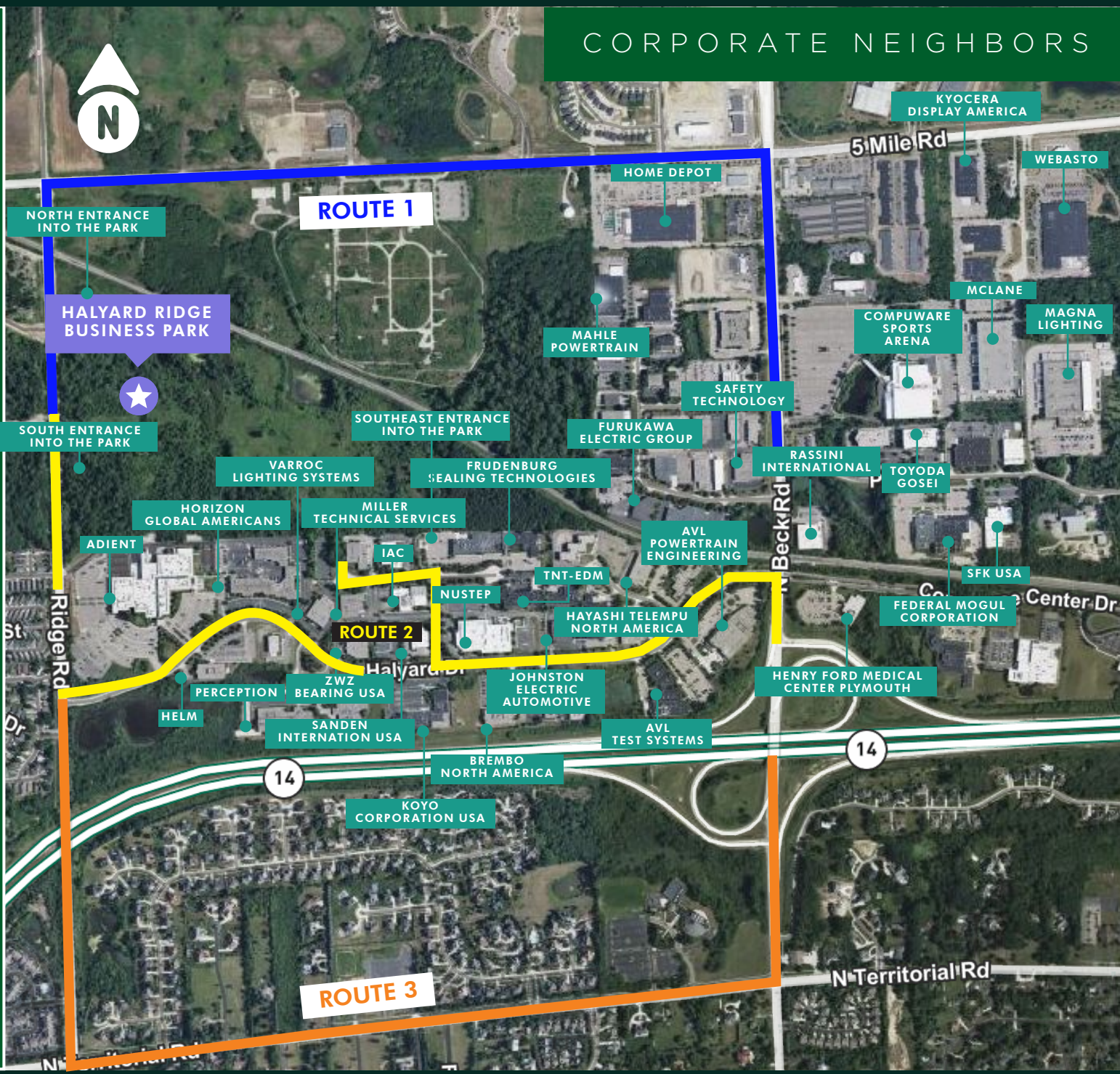
## APPROXIMATE DRIVE TIMES

- 1 DEARBORN / FORD HQ - 25 MINUTES
- 2 DETROIT / GM HQ - 30 MINUTES
- 3 WARREN / GM TECH CENTER - 40 MINUTES
- 4 AUBURN HILLS / FCAT - 45 MINUTES
- 5 DETROIT METRO AIRPORT - 25 MINUTES
- 6 ANN ARBOR / UNIVERSITY OF MICHIGAN - 30 MINUTES
- 7 LIVONIA - 10 MINUTES
- 8 NOVI - 15 MINUTES
- 9 SOUTHFIELD - 25 MINUTES



# CORPORATE NEIGHBORS

HALYARD RIDGE BUSSINESS PARK



## KEY SITE ADVANTAGES



103 ACRE  
BUSINESS PARK  
(ROOM FOR GROWTH)



PROXIMITY TO  
AIRPORTS, SUBURBS,  
& MAJOR  
EXPRESSWAYS



BUILD TO SUIT  
OPPORTUNITY,  
POSSIBLE TAX  
ABATEMENTS



3 ACCESS  
ROUTES TO  
BUSSINESS PARK



CLASS A  
DEVELOPMENT  
& STYLE



HIGHLY SKILLED  
LABOR POOL



PLYMOUTH - LIVE  
WORK AND PLAY



AWARD WINNING  
K-12 SCHOOL  
DISTRICTS



# BUILDING 1 FEATURES

## PHASE I LEASED —

Phase II is planned to begin the winter of 2024. Up to 750,000 SF may become available for lease.

<b>Address</b>	15000 Ridge Road	<b>Building Dimensions</b>	1100' x 260'	<b>Drive-in Doors</b>	2	<b>Lighting</b>	LED
<b>Building Size</b>	286,347 SF	<b>Column Spacing</b>	50' w x 54' d	<b>Car Parking</b>	198 cars	<b>Construction</b>	Concrete
<b>Available SF</b>	39,000 -286,347 SF	<b>Speed Bay</b>	10' B	<b>Trailer Parking</b>	91 stalls	<b>Net Lease Rate</b>	\$8.25 psf NNN (whole building + 2% office)
<b>Delivery</b>	Q4 2023	<b>Clear Height</b>	18' 0"	<b>Sprinkler</b>	ESFR		Rate for partial building occupiers are TBD
		<b>Docks</b>	10				





# S I T E P L A N

Phase II — Construction to begin Q2-2024



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PLYMOUTH, MI

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