



**PORT HURON
COMMERCE PARK**

NOW LEASING

± 252,000 – 700,320 SF AVAILABLE

DOVE ROAD PORT HURON, MI



For more information, contact:

JOHN DROZE | (248) 948 4191
jdroze@signatureassociates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

One Towne Square, Suite 1200, Southfield, Michigan 48076 | www.signatureassociates.com

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LOCATION ADVANTAGES



ST. CLAIR COUNTY
AIRPORT (3 MILES),
DETROIT METRO
(77 MILES) AND
BISHOP AIRPORT
(71 MILES)



9 MILES FROM
BLUEWATER BRIDGE,
SUPPORTING ACCESS TO
CANADIAN MARKETS



DIRECT ACCESS
TO I-69 AND I-94



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KEY SITE ADVANTAGES



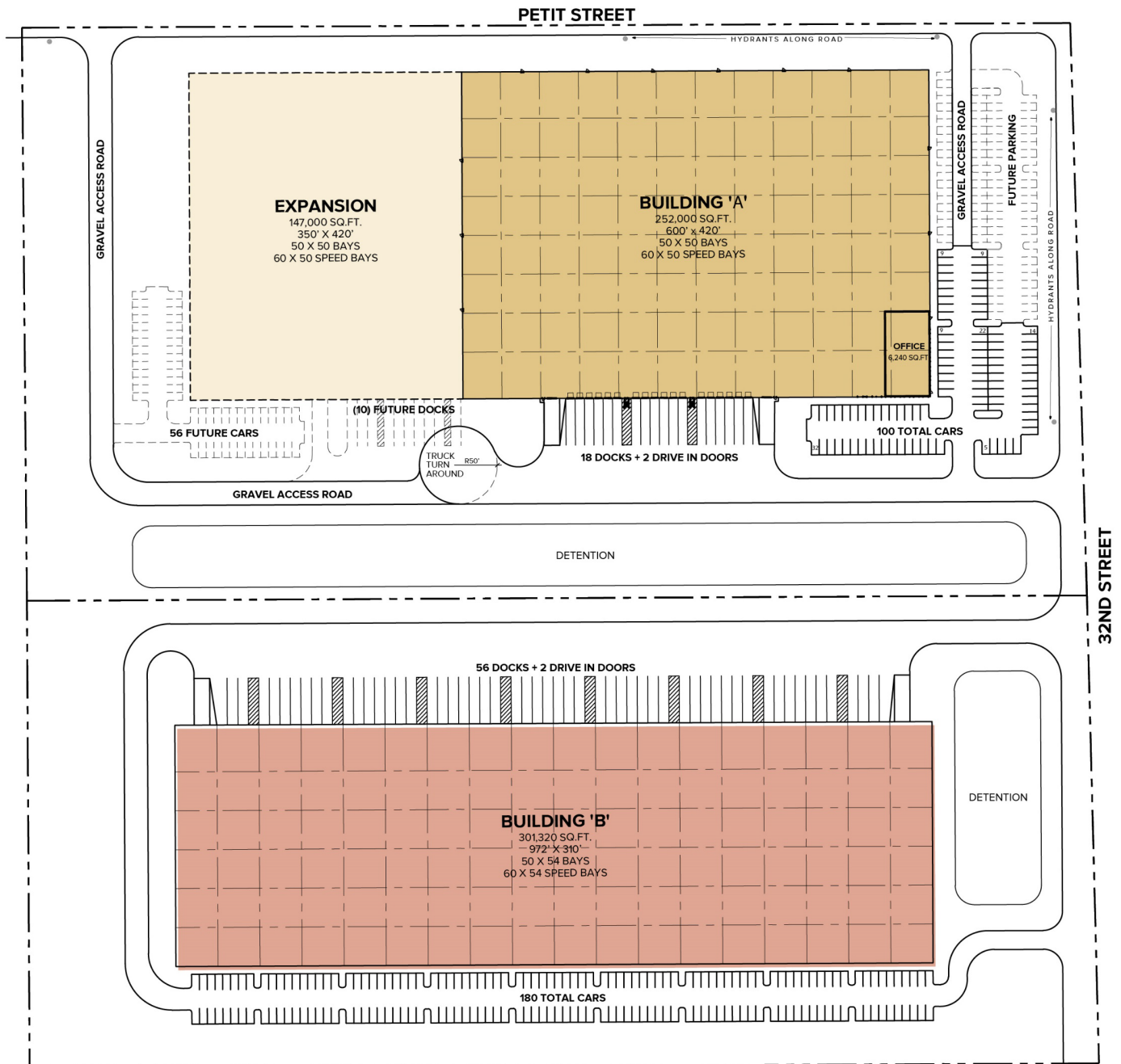
**DELIVERS THE SCALE
AND INFRASTRUCTURE
NEEDED TO SUPPORT
LARGE INDUSTRIAL
USERS**



**147,000 SQUARE
FOOT EXPANSION
TO BUILDING 'A'
POSSIBLE**



**RAIL ACCESS,
ADDING
MULTIMODAL
FLEXIBILITY**



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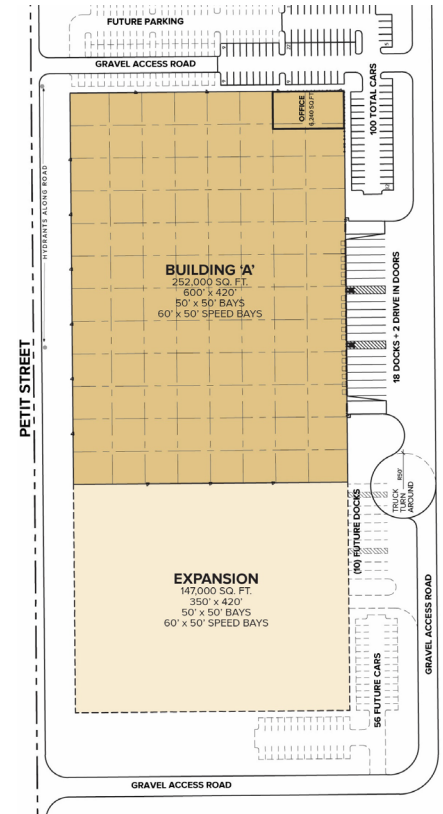
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252,000
SQUARE FEET

32'
CLEAR HEIGHT

+ 40
ACRES BUILD-TO-SUIT

28
DOCK DOORS



399,000 TOTAL BUILDABLE - 252,000 SCHEDULED (PHASE 1)

BUILDING SIZE	252,000	PARKING	100
CLEAR HEIGHT	32'	POWER	3000 amps, 480 volts, 3-phase
DOCKS / FUTURE DOCKS	18 / 10	ACREAGE	40 development 224 total
LIGHTING	LED	ZONING	Heavy Industrial
LEASE RATE	\$8.50/sq. ft. NNN		

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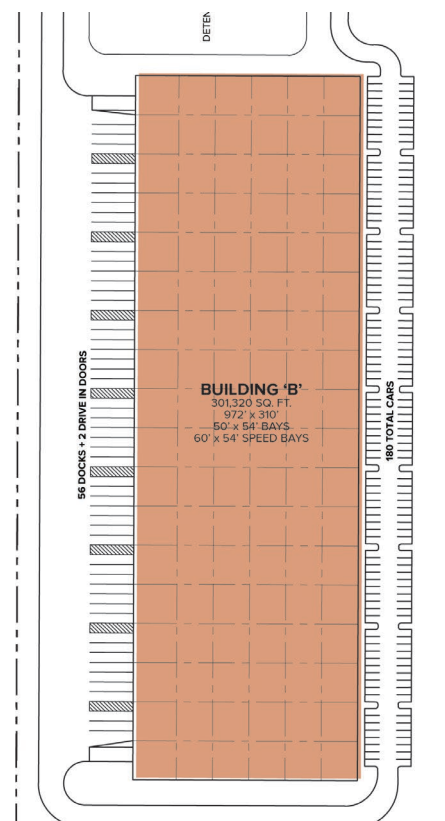
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301,320
SQUARE FEET

36'
CLEAR HEIGHT

+ 40
ACRES BUILD-TO-SUIT

56
DOCK DOORS



BUILDING SIZE	301,320	PARKING	180
CLEAR HEIGHT	36'	POWER	3000 amps, 480 volts, 3-phase
DOCKS / FUTURE DOCKS	56	ACREAGE	40 development 224 total
LIGHTING	LED	ZONING	Heavy Industrial
LEASE RATE	\$8.50/sq. ft. NNN		

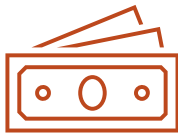
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BLUEWATER BRIDGE ADVANTAGE

CARS PER DAY	7,873	PRICE PER CAR	\$5.00	PRICE PER EXTRA AXLE	\$5.25
TRUCKS PER YEAR	1.9 Million	COST PER TRUCK	\$25 - \$35	WAIT TIME (MINUTES)	34



Cheaper tolls: \$26.25 USD per 5-axle semi (\$5.25/axle, US side, Dec 2024 rates; +\$1/axle planned Dec 2025) vs. \$70 USD (\$14/axle, Jan 2025 rates). Saves ~\$44 per crossing; first Blue Water hike in 14 years vs. Ambassador's frequent increases (up to \$3/axle in 2025).



Less congestion: Direct I-69/402 access avoids Detroit metro/I-94 backups, reducing approach delays by 20-30 min. Handles 1.9M trucks/year (up 14.6% in 2024) vs. Ambassador's 2.3M (down 11.1%); truckers report 25-30 min extra tollbooth buffer at Blue Water rarely needed.



Faster for routes to Chicago/Toronto: Chicago from Windsor: ~5 hours via Blue Water (I-69 direct, less I-94 traffic) vs. ~6 hours via Ambassador (urban congestion); saves ~1 hr. Toronto from Detroit: 3.5-4 hours via Blue Water (402/401 efficient) vs. 4.5-5 hours via Ambassador; saves ~1 hour, per driver reports.

AMBASSADOR BRIDGE

CARS PER DAY	14,000	PRICE PER CAR	\$9.00	PRICE PER EXTRA AXLE	\$18.00
TRUCKS PER YEAR	2.3 Million	COST PER TRUCK	\$70 - \$100	WAIT TIME (MINUTES)	60 - 90

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ST. CLAIR COUNTY DEMOGRAPHICS

160,067

RESIDENTS

\$69,800

MEDIAN HOUSEHOLD
INCOME

64,100

EMPLOYEES

\$68,500

EMPLOYEE MEDIAN
HOUSEHOLD INCOME



St. Clair County is home to one of the nation's top border crossings for rail traffic as measured by value and volume of goods. **As the largest rail crossing between Canada and the U.S.**, the 6,129-foot St. Clair Tunnel opened in 1995 to accommodate double-stack freight cars. This rail is responsible for 3 million shipping containers annually via the double stack tunnel to Canada. It replaced a tunnel built in 1891. The CN line that traverses Canada branches west of Toronto to the Port of Montreal (2nd busiest Canadian Port) and the Port of St John (3rd busiest Canadian Port) and heads south into Michigan via the rail tunnel. The line then heads south to Chicago and beyond, eventually crossing into Mexico.

The St. Clair Tunnel between Port Huron and Sarnia is a critical rail freight corridor, carrying about **18–21 trains per day** and supporting heavy cross-border commerce. Operated by Canadian National Railway, the single-track, 6,130-foot tunnel accommodates modern freight movements, including double-stack intermodal trains. Each year, the tunnel handles an estimated **275,000 freight cars and moves roughly 125 million gross tons per mile**, underscoring its role as one of the busiest and most important rail links between the U.S. and Canada.

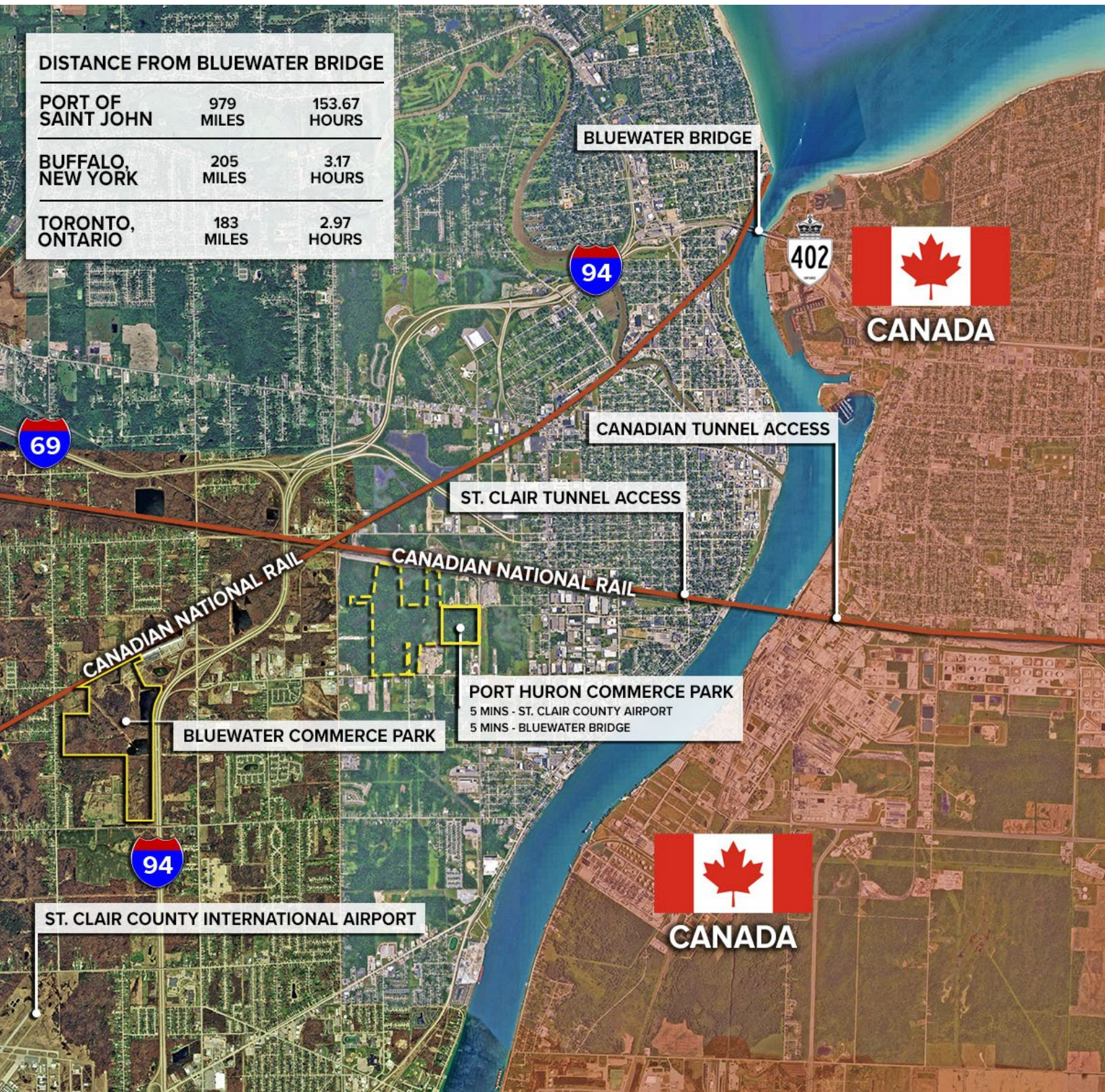
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DISTANCE FROM BLUEWATER BRIDGE

PORT OF SAINT JOHN	979 MILES	153.67 HOURS
BUFFALO, NEW YORK	205 MILES	3.17 HOURS
TORONTO, ONTARIO	183 MILES	2.97 HOURS



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