



CROSSROADS
DISTRIBUTION
CENTER
NORTH
BLDG 6



FOR LEASE 449,024 SF

AVAILABLE 12/01/2025



**PREMIER INDUSTRIAL FACILITY
VAN BUREN TOWNSHIP, MICHIGAN**

42060 Ecorse Rd. | Van Buren Township, Michigan

AshleyCapital

CBRE

40 + YEARS

ASHLEY CAPITAL WAS FOUNDED IN 1984

30M+ SF

REAL ESTATE PORTFOLIO

(15M+ SF IN MICHIGAN)

100+

PROPERTIES IN REAL ESTATE PORTFOLIO

ACROSS MI, FL, GA, TN, VA & WI

Long-Term Holders

Ashley Capital takes pride in acquiring, developing and managing quality assets to the highest standards, often times creating opportunities to offer market sensitive operating cost to Tenants.

Relationships

From our tenants to the dedicated construction, maintenance and vendor partners at our facilities, we value everyone that we interact with and see them as an integral part of our success.

First Class Industrial Facilities

Ashley Capital builds its facilities to first class standards, using state-of-the-art materials, finishes, and processes tailored to the meet the ever-evolving needs of Tenants.

Simple Lease Document

The lease document focuses on the most important deal points and gets the Tenant into the building quickly. As one of the largest privately held industrial developers, Ashley Capital remains nimble and has the agility to make swift decisions as a family owned business.



PROPERTY HIGHLIGHTS

Crossroads Distribution Center - North (CRN) is an expansive 265-acre industrial park located in the Wayne County submarket of Southeast Michigan. CRN is just minutes from Detroit Metropolitan Airport, Willow Run Airport, Canada's International Crossing, and all major expressways, including: I-94 to Chicago, I-75 to Toledo, and I-275 providing superior access north and south.



36' CLEAR HEIGHT



AMPLE PARKING AND TRAILER STAGING



HIGH DOCK RATIOS



EFFICIENT LED LIGHTING



ESFR FIRE SUPPRESSION



JUST 0.5 MILES TO RECENTLY UPGRADED I-275 AND THE UPGRADED ECORSE INTERCHANGE



LESS THAN 2.5 MILES TO I-94 VIA I-275



MT ZONING ALLOWS FOR MANUFACTURING AND WAREHOUSING USERS

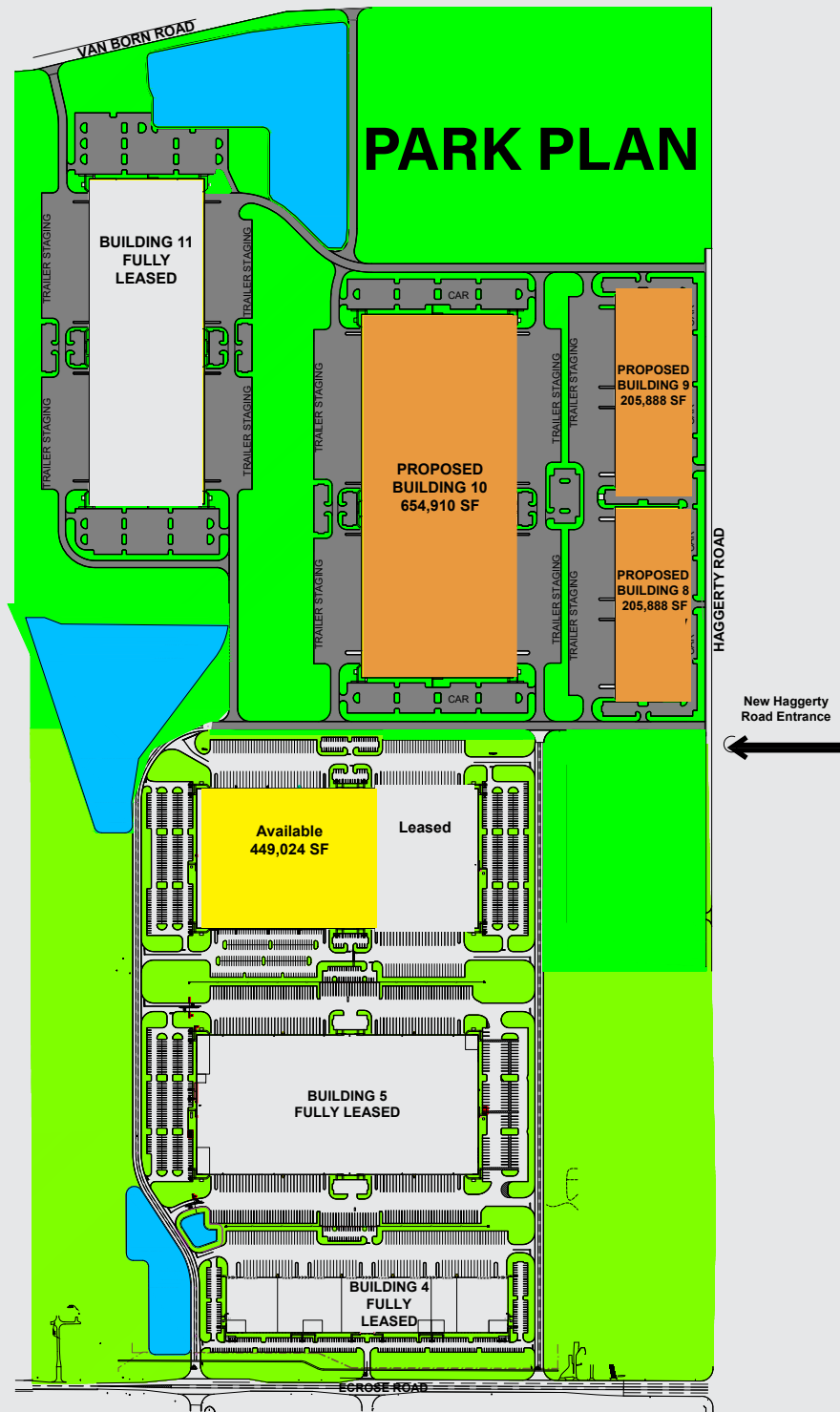


TAX ABATEMENT AND INCENTIVES ARE AVAILABLE FOR QUALIFIED MANUFACTURERS AND LOGISTICS COMPANIES



LOCATED WITHIN THE DETROIT REGION AEROTROPOLIS— EIGHT (8) MINUTES TO DTW





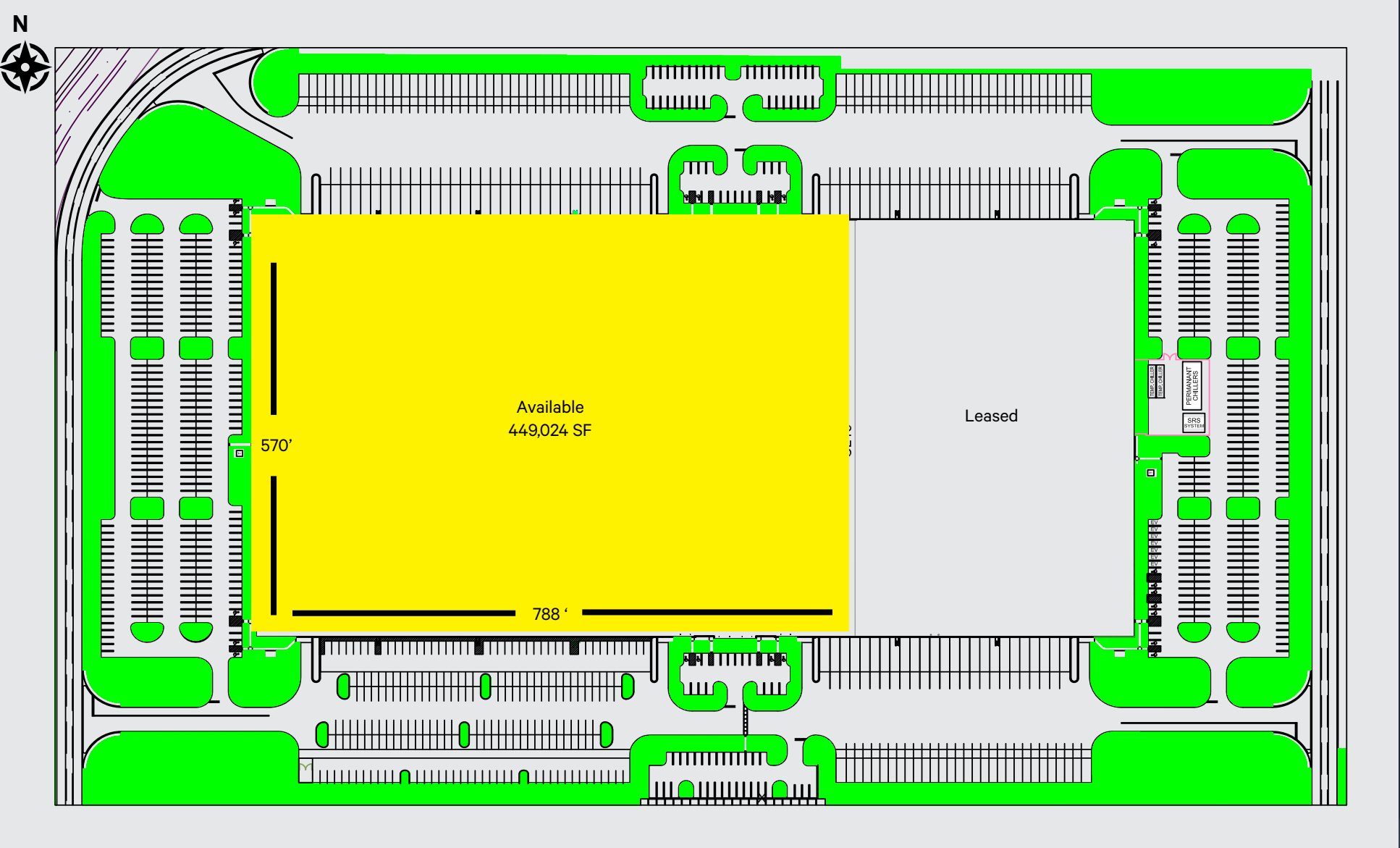
BUILDING SPECIFICATIONS

SIZE	449,024 SF AVAILABLE
COLUMN SPACING	52'4" X 60' AT LOADING DOCK AREAS;
WAREHOUSE	570' WIDE X 788' LONG
LEASE RATE	\$9.25 PSF NNN
AVAILABLE OFFICE	UP TO 3% INCLUDED IN ASKING RATE
WAREHOUSE FLOORS	8" REINFOCED IN DOCK BAYS 7" REINFORCED IN INTERIOR BAYS
CLEAR HEIGHT	36'
PARKING	UP TO 450 CAR PARKING AND 78 TRAILER STAGING SPACES
GRADE LEVEL DOORS	6 (13' X 15')
DOCK DOORS	UP TO 64 (10' x 10'6")
FIRE SUPPRESSION	ESFR WITH K24 HEADS
POWER	2,400 AMPS / 480 VOLTS / 3 PHASE

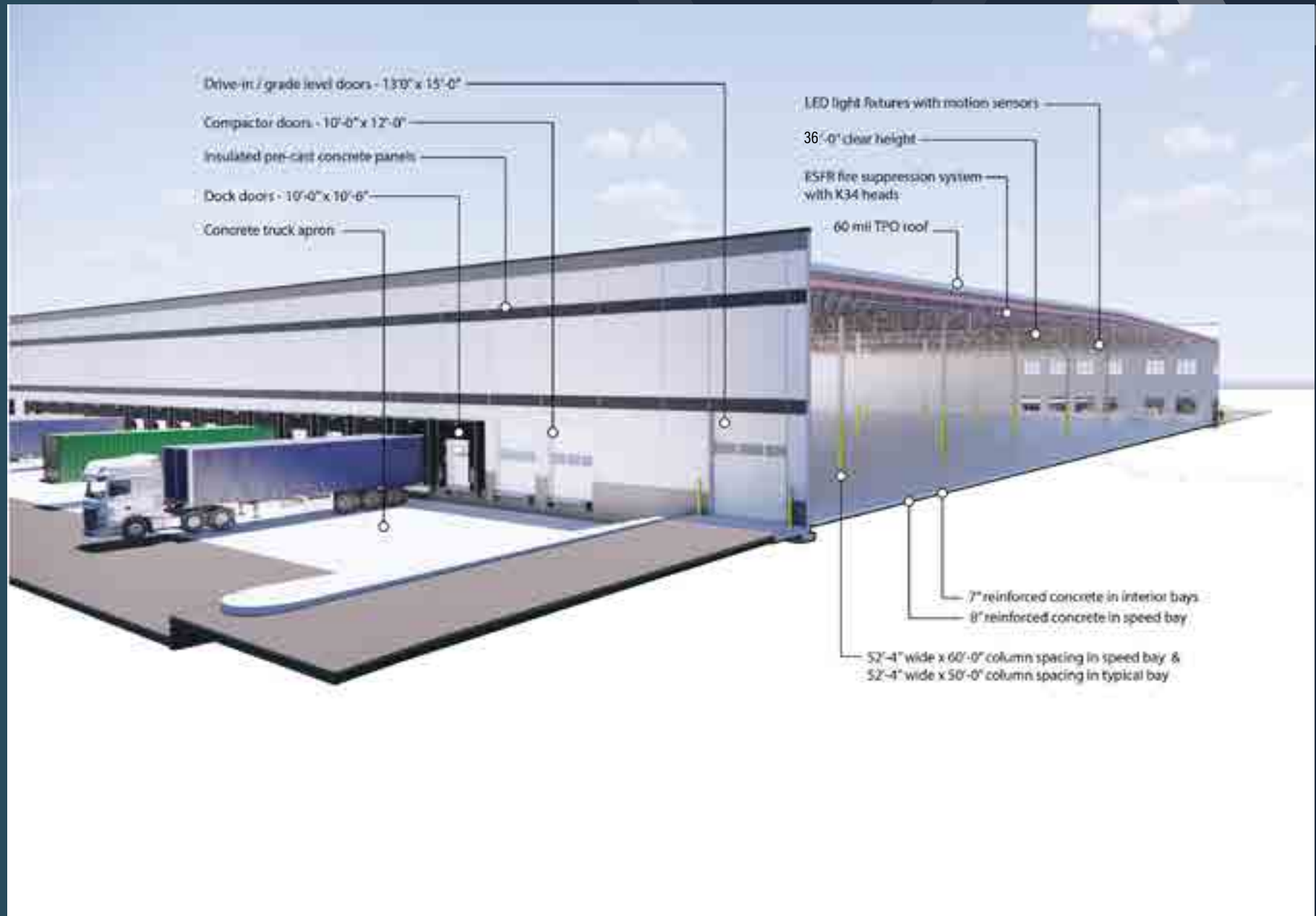


CROSSROADS DISTRIBUTION CENTER NORTH

SITE PLAN



BUILDING CROSS SECTION



DETROIT REGION AEROTROPOLIS

The Detroit Region Aerotropolis Development Corporation is a four-community, two-county public-private economic development partnership driving corporate expansion and new investment around Detroit Metro and Willow Run Airports. The park's ideal location provides for optimized logistics and distribution within acceptable broadcast time to many of the Big Three Assembly Plants within Michigan, Canada, Ohio, Indiana and Wisconsin. CRN's strategic location benefits from many possible incentives provided by Michigan's Economic Development Corporation (MEDC), Wayne County Economic Development Group, the Detroit Region Aerotropolis, and a substantial local and regional skilled labor base.



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