

Colliers

REDCO



**Build-to-Suit**

50,000 to 300,000 SF

Up to 33 Acres

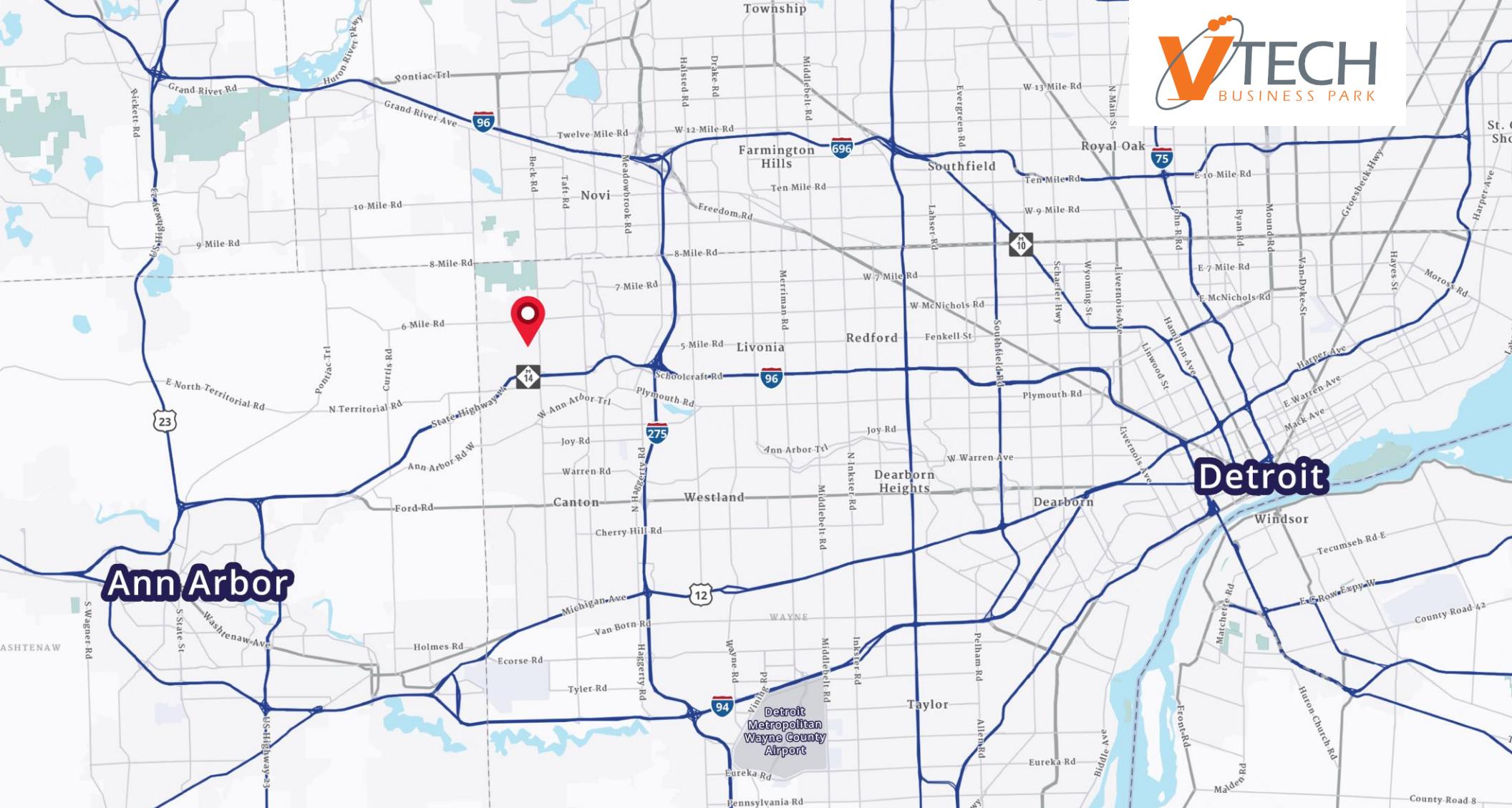
**Industrial / Lab / Hi-Tech / Office Space**



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## PROPERTY HIGHLIGHTS



50,000 to  
300,000  
Square Feet



Zoned:  
IND  
Industrial



Immediately Adjacent  
to New Meijer  
Development



Recent 5 Mile Road  
(Widening)  
Improvements



New  
DTE  
Substation



Located within  
MITC  
Corridor

## OPPORTUNITY

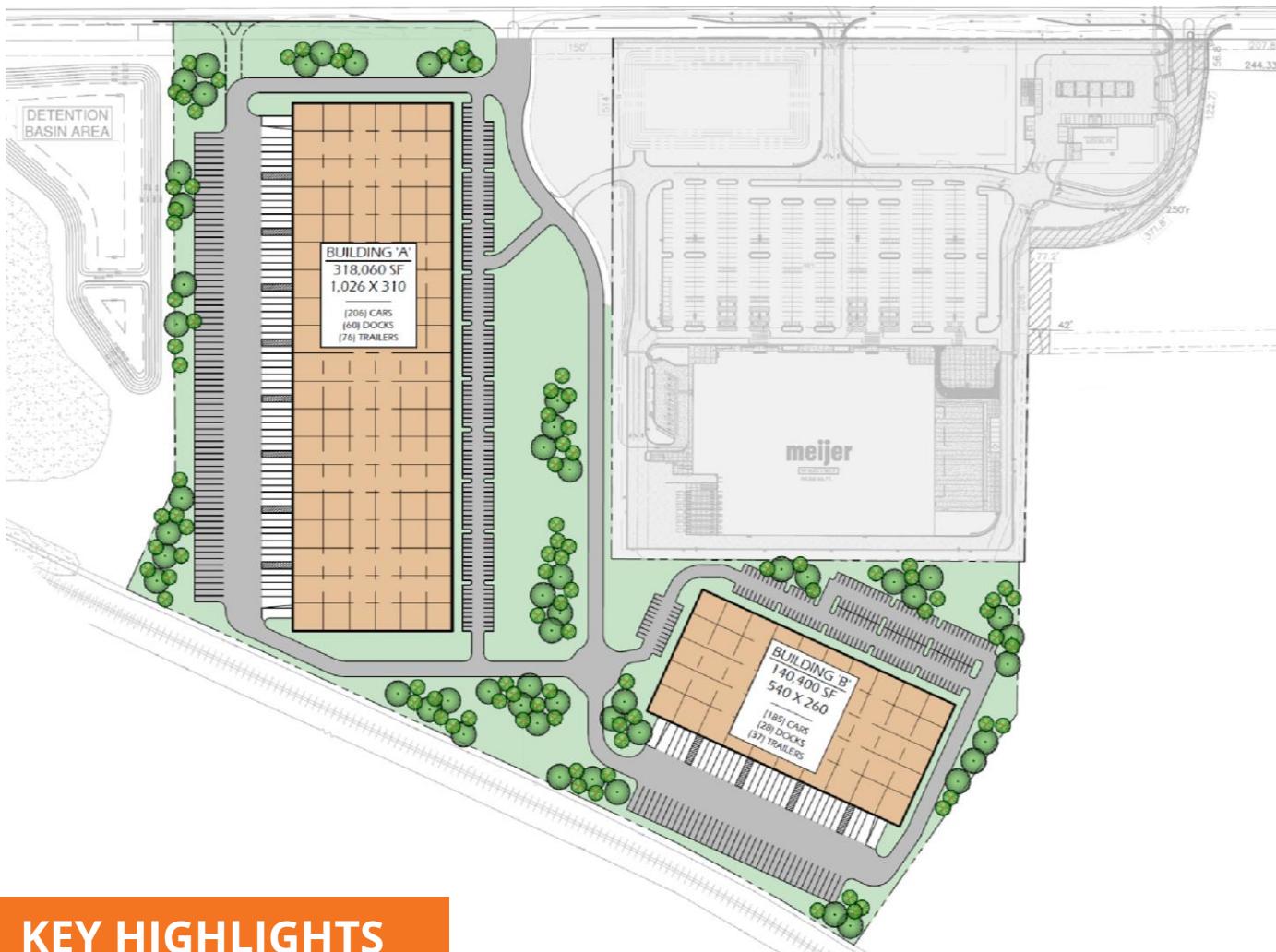
Colliers is pleased to present a rare build-to-suit opportunity for sale or lease within the prestigious Michigan International Technology Corridor (MITC)—a premier location that is purpose-built for elite global leaders in technology, mobility, life sciences, and engineering. This prime R&D/industrial site, located in Plymouth Township, offers up to 33 acres of developable land zoned for industrial use, including potential allowance for outdoor storage.

This site is strategically positioned on the newly improved Five Mile Road featuring new paving, road widening, and a new center turn lane for enhanced safety, and access. A new intersection is also being constructed to support a Meijer-anchored development with a gas station—adding to the site's long-term viability and convenience. Utilities are currently being extended to the site, along with construction of a road to further streamline development timelines.

The site lies just a few miles west of I-275 via Beck Road, with quick access to M-14, a regional growth corridor, placing it within 30 minutes of both Downtown Detroit and the talent rich/engineering base in Ann Arbor, along with Detroit Metro Airport. Surrounding amenities include national retailers like Home Depot, a growing base of restaurants, hotels, and retail, and newer, high end residential communities, making it highly attractive for both users and workforce recruitment.

The site can accommodate 50,000 to 300,000 SF of high-quality industrial or R&D space, developed by REDICO, one of Michigan's most respected and capable real estate developers. This is arguably the best large-scale R&D/industrial site available in the submarket, combining unmatched location, infrastructure, and developer strength to deliver a premier solution.





## 2-BUILDING CONCEPT

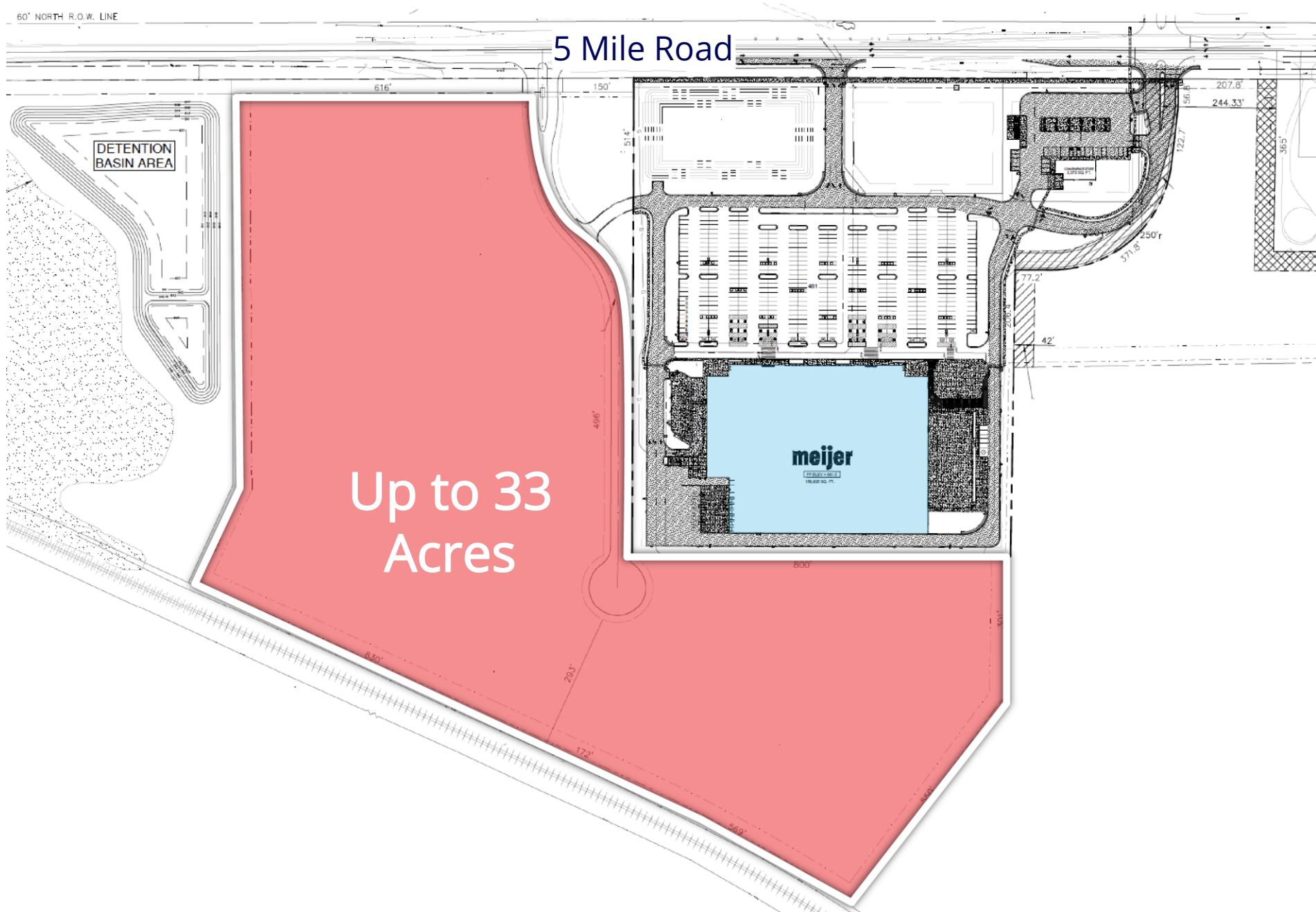
### KEY HIGHLIGHTS

- 50,000 to 300,000 Square Foot Build-to-Suit Opportunity
- Zoned Industrial with Outdoor Storage Permitted and Well Suited for R&D
- New Road, New Substation, and Utility Infrastructure Underway
- Direct Access to Major Highways: M-14, I-275
- Business-Friendly, Walkable Downtowns in both Plymouth and Northville
- Developed by REDICO – a Proven, Best-in-Class Developer
- Surrounded by Amenities, Housing, and Corporate Neighbors.
- MITC Corridor Offers in place Infrastructure, Tax Abatement, and Government incentives

# Nearby Amenities & Neighbors



# Site Plan



Up to 33  
Acres

**BUILD-TO-SUIT**

50,000 to 300,000 SF

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OWNED & DEVELOPED BY:

**REDICO**



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