

# FOR LEASE



## 12601 SOUTHFIELD FREEWAY      DETROIT, MI

For more information, contact:

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# PROPERTY OVERVIEW



Historic Detroit manufacturing facility, Gateway Industrial Center, totaling 1,440,700 SF



Class A, new construction



Immediately adjacent to I-96 and Southfield Freeway, and easy access to I-94 & I-75



Improved campus includes upgraded power, roads, paved parking, landscaping and signage



Heavy power on-site



(3) Gated entrances, 24-7 security



Professional on-site management





# A4 - SUITES 8, 9, 10

140,000 SQUARE FEET AVAILABLE



**Suite 8 – 40,267 Square Feet**

**Suite 9 – 40,460 Square Feet**

**Suite 10 – 59,460 Square Feet**

40' clear height

(6) Sheltered dock doors

Ample space for trailer parking

(3) gated entrances with 24-hour access and roaming security guards





# SUITES D3 & F2

175,600 SQUARE FEET AVAILABLE



**Suite D3 – 60,500 Square Feet**

**Suite F2 – 115,100 Square Feet**

14'-19' clear height

(8) dock doors, (2) external and (6) internal, with (2) drive-in grade level doors – additional drive-in doors possible

1200 amps, 480 volts, heavy power





# RAILYARD

6.00 ACRES AVAILABLE



## 6.00 Acres Available

Along the CSX rail line on the corner of Southfield Freeway and I-96

Zoned M4

Available for lease December 2026

Lease Rate: \$6,500/acre NNN Monthly



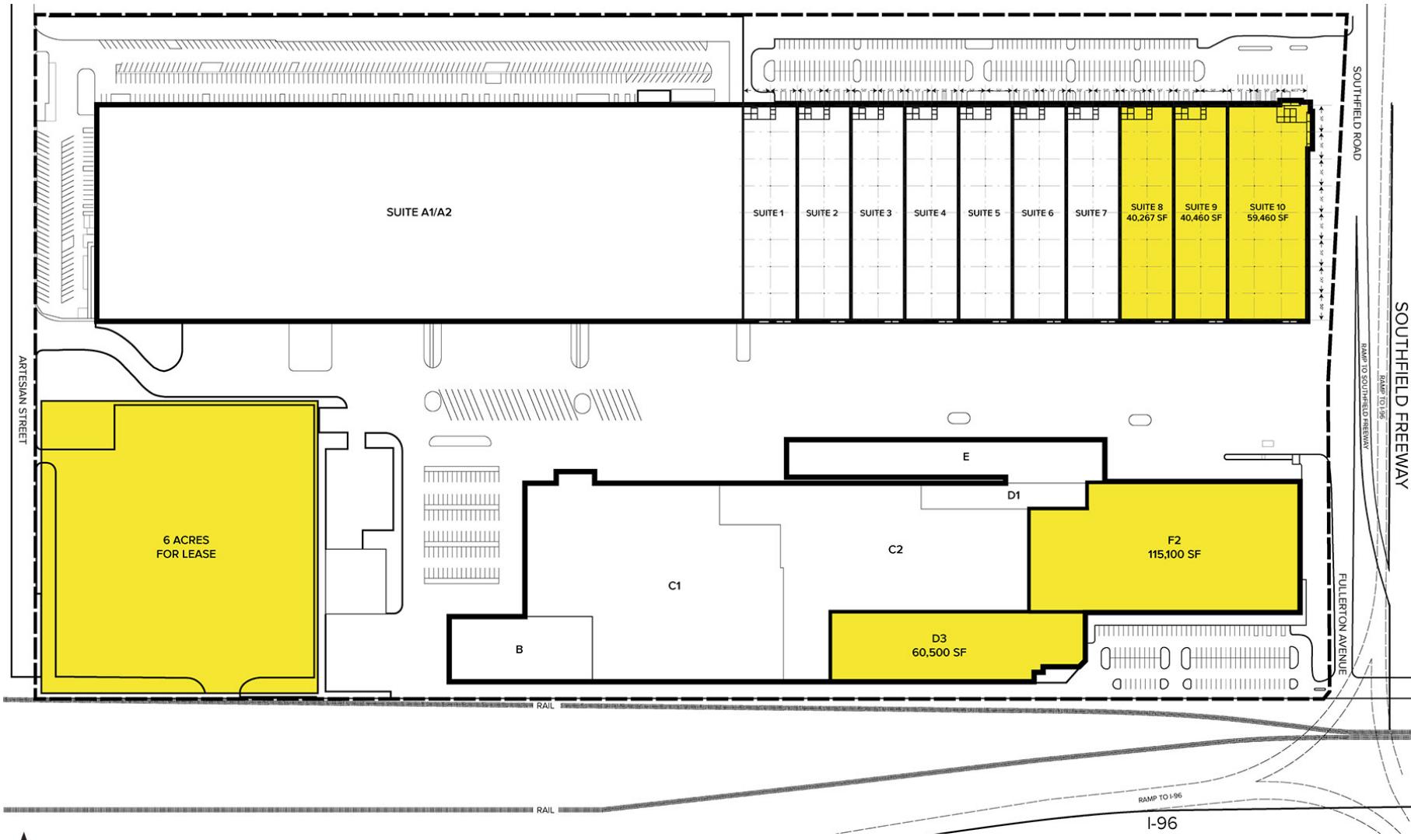


# GREAT FREEWAY ACCESS & VISIBILITY



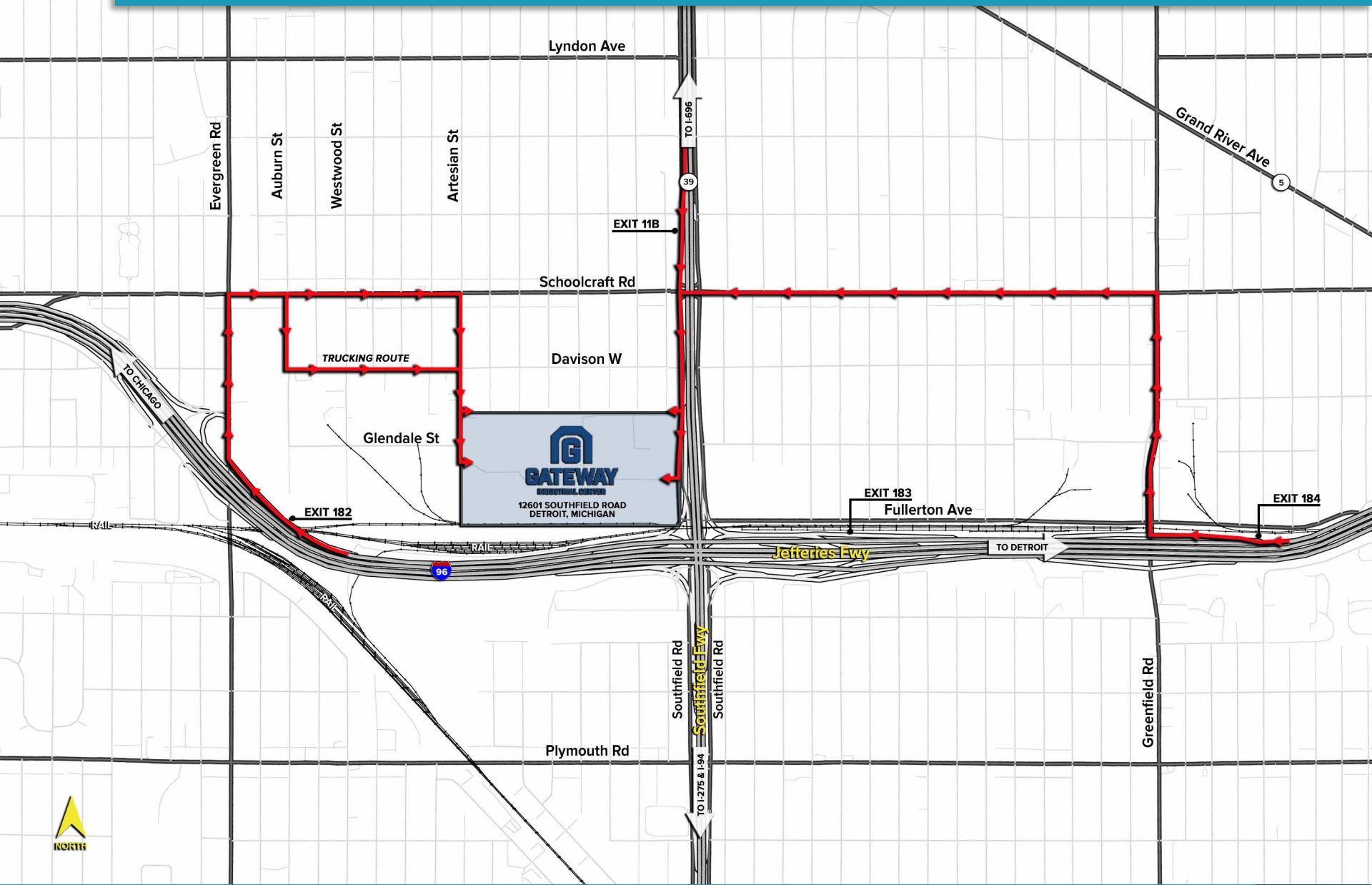


# SITE PLAN



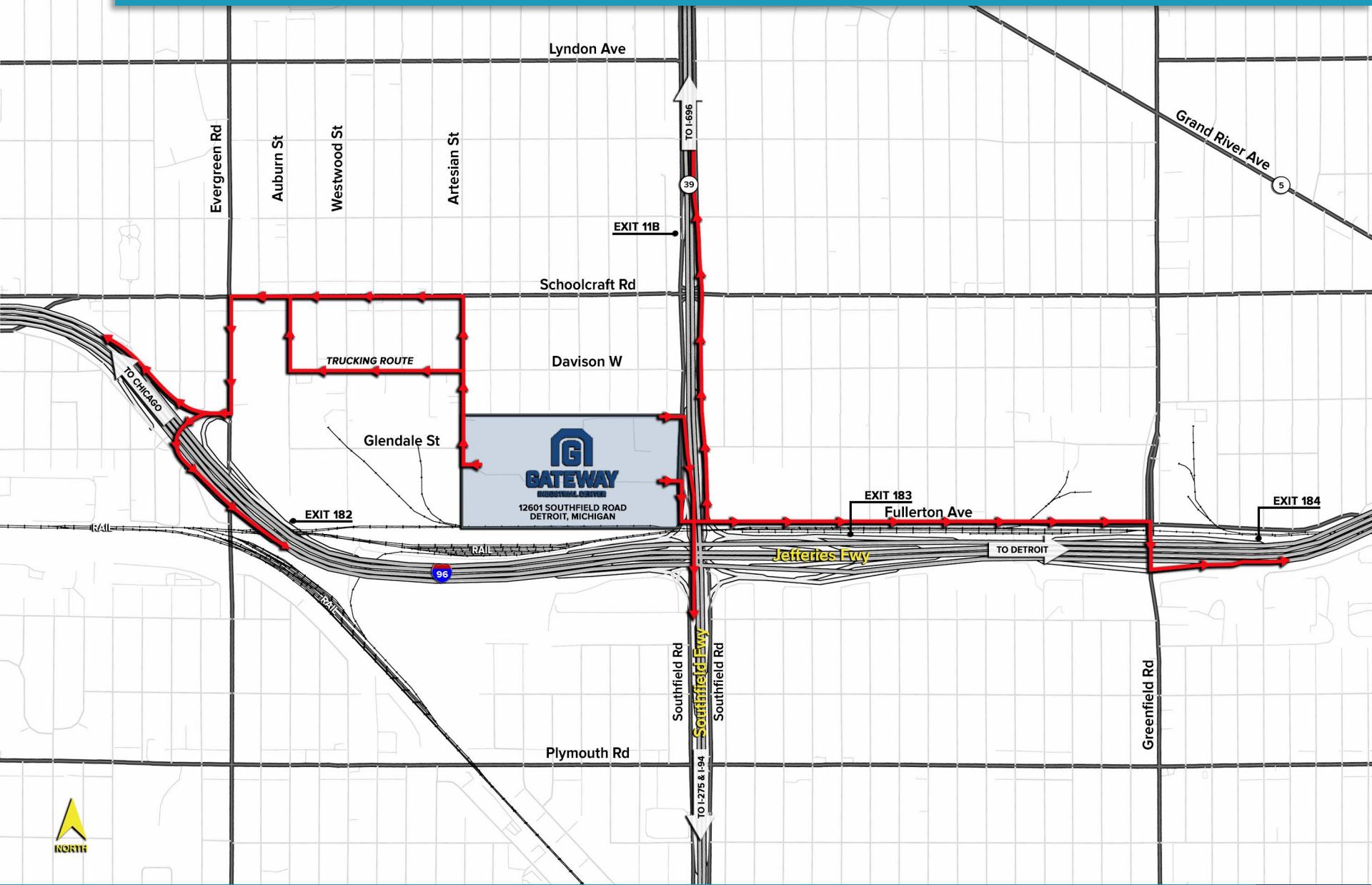


# SITE ACCESS MAP - ARRIVAL





# SITE ACCESS MAP - DEPARTURE





# DIRECTIONS TO THE SITE



## I-96 - EXIT 182

If you're coming from I-96, take Exit 182 for Evergreen Road. Turn left (south) onto Evergreen, then make a right (west) onto Schoolcraft Road. Continue on Schoolcraft for about half a mile, then turn left (south) onto Artesian Street. Follow Artesian as it curves, and just before it ends, look for the back entrance into the 12601 Southfield Road property on your left-hand side. This entrance leads you directly into the rear parking lot of the building.



## I-696 & SOUTHFIELD FREEWAY (M-39)

From I-696, take the exit for Southfield Freeway (M-39 South). Continue driving south on M-39 for approximately 8 to 9 miles. Take the exit for Warren Avenue, then turn left onto Warren. Turn right at the next major intersection, which is Southfield Road. You'll find 12601 Southfield Road on your right, just south of Warren Avenue.



## I-96 - EXIT 184

If you're coming from I-96, take Exit 184 for Greenfield Road. Turn right (north) onto Greenfield, then make a left (west) onto Schoolcraft Road. Continue on Schoolcraft for about half a mile until you reach Southfield Road. Turn left (south) onto Southfield Road, and shortly after passing Warren Avenue, you'll see 12601 Southfield Road on your right-hand side. Turn in at the main entrance to access the building and parking lot.

### I-94

9.5 Miles

### AMBASSADOR BRIDGE

12 Miles

### I-275

11 Miles

### FUTURE GORDIE HOWE BRIDGE

13.4 Miles

### I-75

11.6 Miles

### WINDSOR TUNNEL

14 Miles

### DOWNTOWN DETROIT

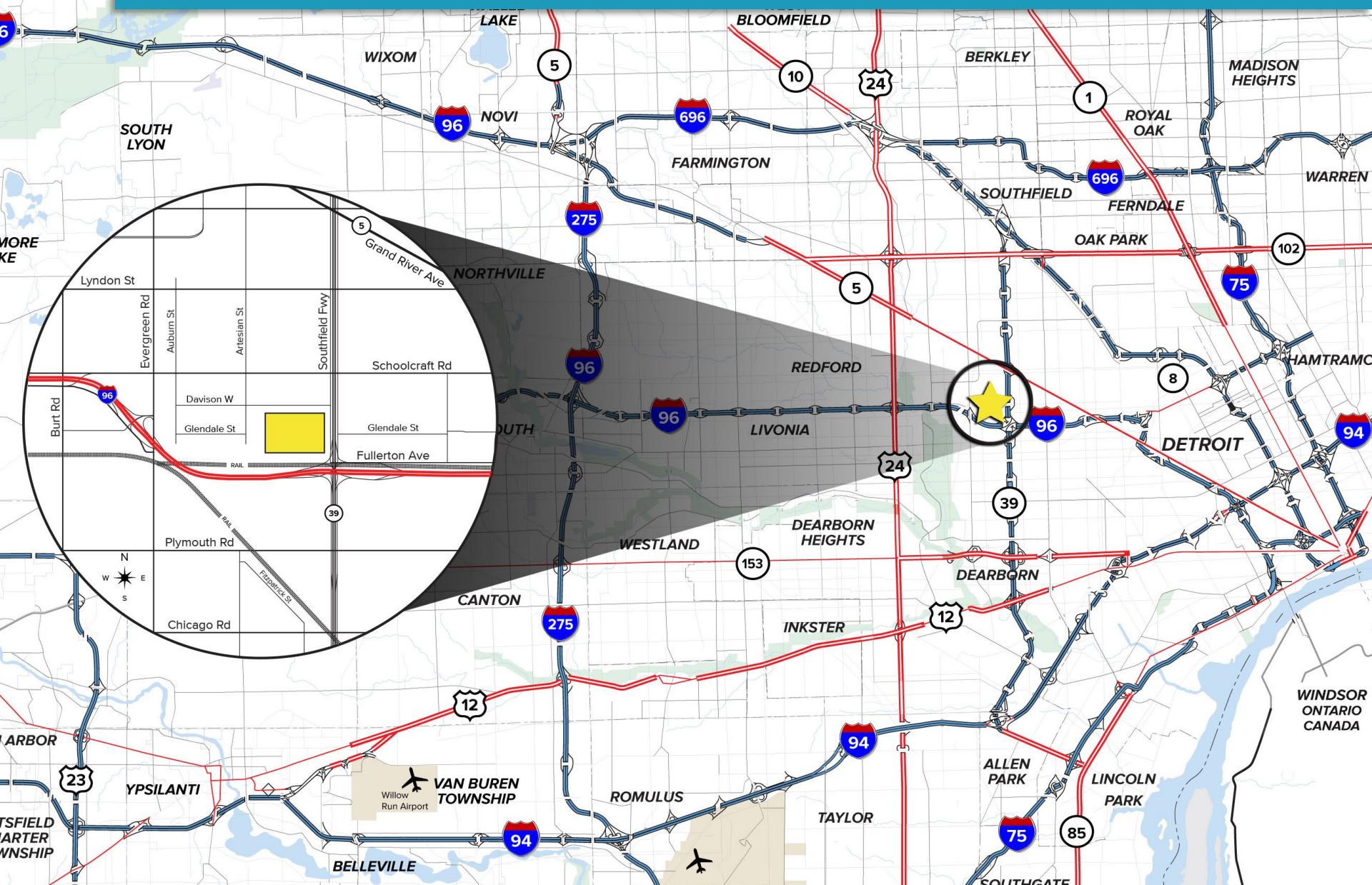
13.7 Miles

### DETROIT METRO AIRPORT

16 Miles



# AREA MAP



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DETROIT, MI

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