



MARYSVILLE INDUSTRIAL COMPLEX



***302 Carleton Street,
Marysville, MI
48040***

Tarik Dinha
18000 W Nine Mile Rd,
Southfield, MI 48075
TarikDinha@gmail.com
(248) 343-3582

OFFERED AT :
\$ 5.95 SF/YR

LEASABLE AREA :
3,500 – 119,000 SF

STRATEGICALLY LOCATED INDUSTRIAL SPACE IN MARYSVILLE

Position your business at one of the most critical trade hubs in the country. Marysville is within minutes of the #6 busiest commercial border crossing in the United States, with direct access to the Blue Water Bridge International Crossing, just minutes from I-94 and I-69.

This owner-operated facility offers below-market rental rates, flexible lease terms, and optional cartage services—providing unmatched value and operational efficiency.

Multi-million dollar capital improvement plan in progress, delivering modernized, ready-to-use industrial space.

PROPERTY FEATURES

- Flexible Lease Terms
- Semi parking/outdoor heavy equipment storage available per vehicle
- On-site ownership, with dedicated property manager and engineer
- Below Market Rates
- Mixed use manufacturing, warehousing, and production
- Turn-Key Bays

302 CARLETON ST, MARYSVILLE, MI 48040

MARYSVILLE INDUSTRIAL COMPLEX PROPERTY PHOTOS

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FOR MORE INFORMATION, CALL TARIK DINHA AT (248) 343-3582
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Property Details

302 CARLETON ST, MARYSVILLE, MI 48040

Industrial Property Details:

Details:

Total SF: 119,916 SF
Available SF: 119,916 SF
Office SF: ~1,000 SF
Zoning: M-1 (Light Industrial)
Acres: 9.46
Frontage: 787'
X-Way Distance: <1 Mile to M-29, 3.5 Miles to I-94
Year Built: 1950
Rail Siding: No
Occupancy: 30 Days

Economic:

Rent/SF: \$5 - \$5.95 NNN
Term: Negotiable

Interior:

Building 1

Square Feet: 49,024
Ceiling Height: 24' 9" - 27'6"
Crane(s): Up to 5-Ton
Dock Door(s): Two (2) External. One (1) Internal
Grade Door(s): Four (4) 14'x14'

Building 2

Square Feet: 19,264
Ceiling Height: 23'
Crane(s): Up to 5-Ton
Truckwell(s): Possible
Grade Door(s): Four (4) 14'x14'

Building 3

Square Feet: 27,762
Ceiling Height: 13' 8" - 16' 6"
Crane(s): Up to 5-Ton
Truckwell(s): Possible
Grade Door(s): Four (4) 14'x14'

Building 4

Square Feet: 7,400
Ceiling Height: 16'
Grade Door(s): One (1) 14'x14'

Building 5

Square Feet: 3,500
Ceiling Height: 16'
Grade Door(s): One (1) 14'x14'

Building 6

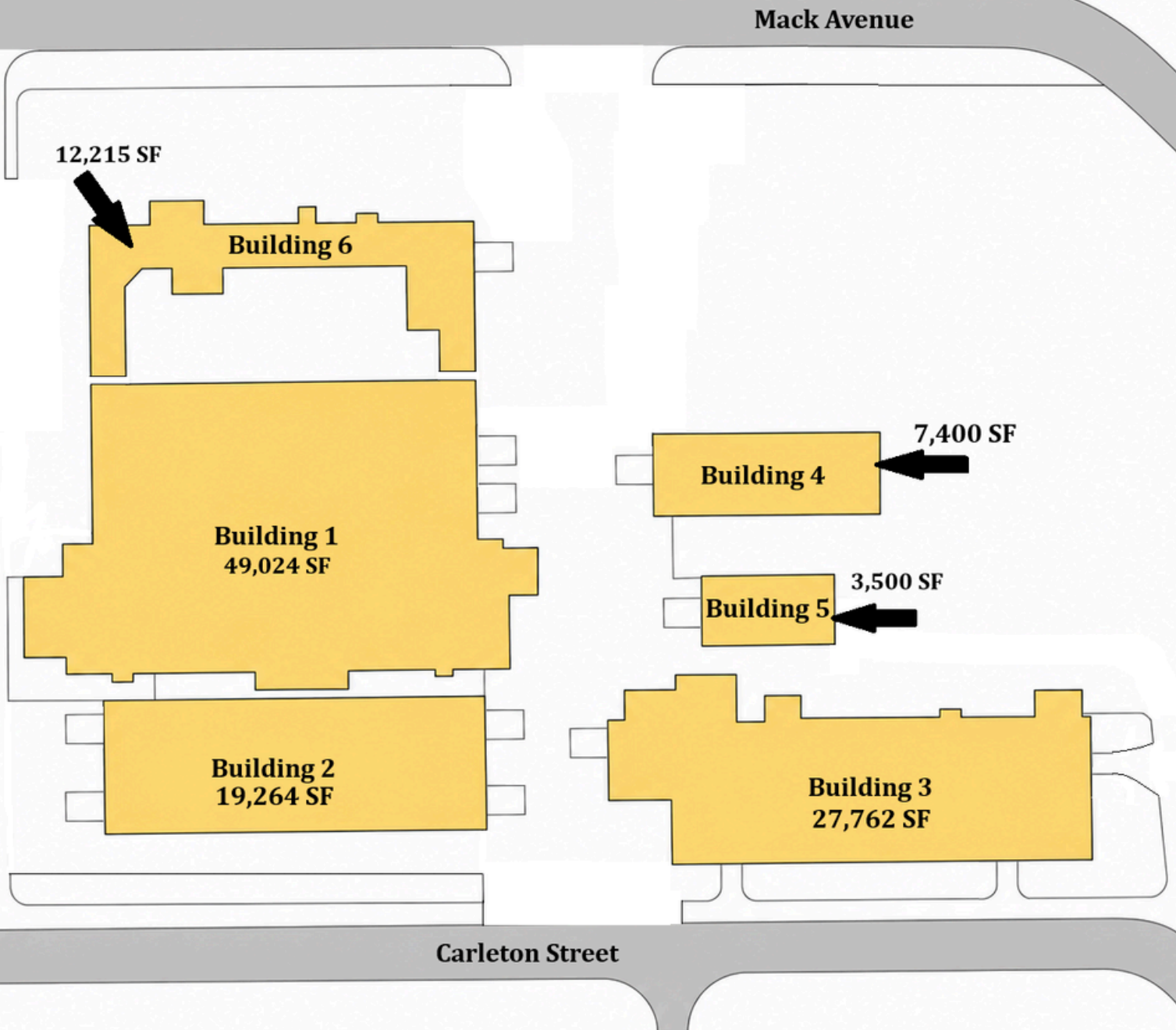
Square Feet: 12,215
Ceiling Height: 24' 9" - 27'6"
Grade Door(s): Two (2) 14'x14'

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SITE PLAN

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