

# FOR LEASE

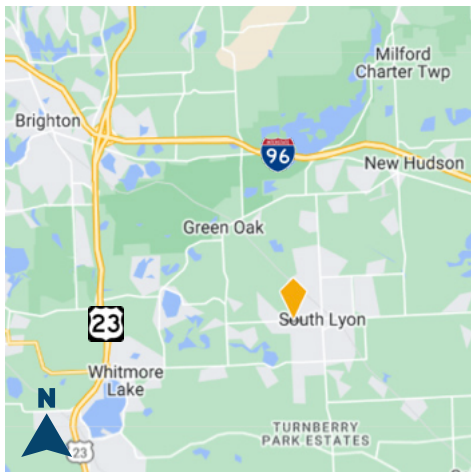
## WESTLAKE INDUSTRIAL, SOUTH LYON



RH COMMERCIAL  
REALTY



## 1,860 SF - 19,840 SF INDUSTRIAL SPACE AVAILABLE



### PROPERTY DETAILS

- COMING SPRING 2026
- Units available in sizes of 1,860 SF and up
- Single occupant and multi-tenant building(s) available
- High warehouse ceiling clearance
- Multiple grade-level drive-in loading doors available
- Beautiful glass facade with building signage available
- Located in South Lyon at 10 Mile and Dixboro Road, just minutes from M-36, US-23, & I-96

For information, please contact:



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## WESTLAKE INDUSTRIAL, SOUTH LYON



### AVAILABILITY BREAKDOWN

#### FINISH-TO-SUIT FOR LEASE

#### 1,860 SF to 2,480 SF

Available SF:	1,860 SF to 2,480 (To Suit)	Zoning:	Light Industrial
Property Type:	Industrial	Parking Spaces:	Abundant
Lease Rate:	Single or multi-tenant	Heat:	To Suit
Lease Type:	Contact Agents	Grade / Dock:	To Suit / To Suit
Availability Date:	NNN	Fire Suppression:	Yes
	TBD	Power:	To Suit



#### 3,720 SF to 19,840 SF

Available SF:	3,720 SF to 19,840 SF (To Suit)	Zoning:	Light Industrial
Property Type:	Industrial	Parking Spaces:	Abundant
Lease Rate:	Single or multi-tenant	Heat:	To Suit
Lease Type:	Contact Agents	Grade / Dock:	To Suit / To Suit
Availability Date:	NNN	Fire Suppression:	Yes
	TBD	Power:	To Suit



#### TRAFFIC COUNTS (ONE WAY)

W LAKE ST / N HAGADORN ST E:	8,430
10 MILE / BORDEN LN W:	7,363
W LAKE ST / WASHINGTON E:	9,486
10 MILE / PONDEROSA DR W:	7,586

#### DEMOGRAPHICS

RADIUS	POPULATION	AVG HH INCOME
2 MILE	19,629	\$126,001
5 MILE	49,340	\$137,577
10 MILE	221,944	\$133,726

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## WESTLAKE INDUSTRIAL, SOUTH LYON



### LAYOUT PLAN

#### INDUSTRIAL LAYOUT PLAN



#### FULL DEVELOPMENT LAYOUT PLAN



*\*PHASE I ESTIMATED COMPLETION IN 2026\**

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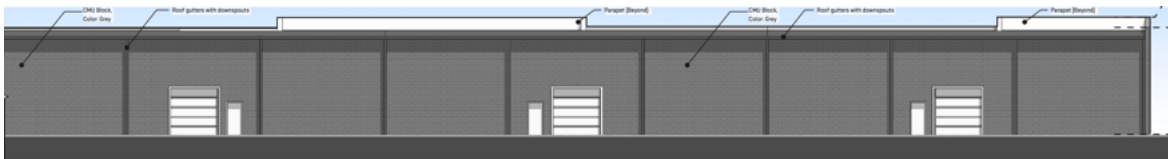
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## WESTLAKE INDUSTRIAL, SOUTH LYON



### PRICING INFORMATION

**Lease Rate:** Contact Agents

**Lease Type:** NNN

### AVAILABILITY DATES

**SPRING 2026**

### PROPERTY DESCRIPTION

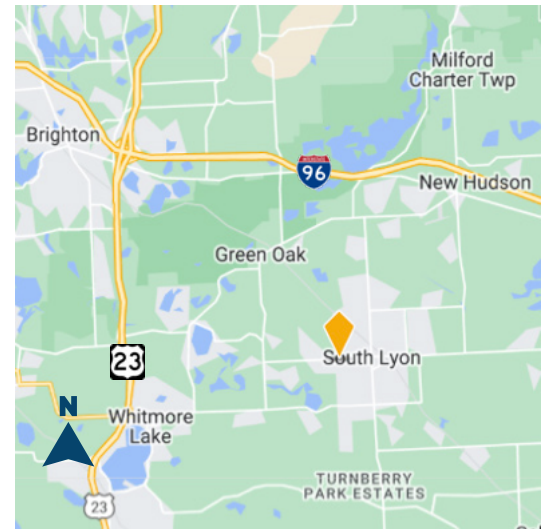
**Available SF:** 1,860 SF to 19,840 SF  
**Office SF:** To Suit  
**Property Type:** Industrial  
Single or multi-tenant  
**Lease Rate:** Contact Agent  
**Lease Type:** NNN  
**Availability Date:** Spring 2026

**Zoning:** Light Industrial  
**Parking Spaces:** Abundant  
**Heat:** To Suit  
**Grade / Dock:** To Suit  
**Fire Suppression:** Yes  
**Power:** To Suit

### SUMMARY

The Westlake Industrial Park is a new construction development located in the heart of South Lyon at 10 Mile and Dixboro Road, just outside the downtown area. Phase 1 of the industrial development is a 1,860 SF - 19,840 SF finish-to-suit single or multi-tenant building that is expected to be ready for occupancy in Spring of 2026. The subsequent phases will be build-to-suit.

### ROAD MAP



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