

FORT STREET INDUSTRIAL CAMPUS

6701 FORT STREET
DETROIT, MI

10 ACRES

BUILD TO SUIT



BEDROCK



FRIEDMAN
REAL ESTATE >>>





PROPERTY HIGHLIGHTS

- **Subject site is located within a federally approved opportunity zone and energy ready census tract**
- Up to 270,000 SF build to suit opportunity
- Planned state of the art construction with modern clear heights
- Space for abundant truck staging and employee parking
- Directly adjacent to future Gordie Howe International Bridge of US Port Authority
- Directly adjacent to the newly opened 296,000 SF MAGNA Seating plant.
- Tax abatements and local state & federal incentives are available to qualified tenants
- Just minutes from GM World Headquarters
- 10 acre parcel on 37-acre campus including newly constructed industrial space
- M4 Intensive Industrial District Zoning
- Industrial market vacancy within 3-mile radius at record low
- Easily accessible to I-75, I-96, M-10

LOCAL

- **New Personal Property Exemption -**
Affords a 100% property tax exemption for specific businesses and may be granted for any number of years.

Reference:
[New Personal Property Exemption Information](#)

STATE

- **Critical Industry Program -**
Provides qualified investments (grant, loan, etc.) to qualified businesses for deal-closing, gap financing or other economic assistance to create or retain jobs as a result of a technological shift in product or production.

Reference:
[Critical Industry Program Information](#)

- **Jobs Ready Michigan -**
Funding to meet the talent needs of companies that are expanding or relocating to Michigan. Program designed to address costs associated with recruiting and training individuals for occupations that are high-wage, high-skill or high-demand.

Reference:
[Jobs Ready Michigan Information](#)

FEDERAL

- **Opportunity Zone -**
Offers incentive (mostly in the form of a tax credit) for patient long term capital investments in approved zone.
Note: Subject site is located within a federally approved opportunity zone.

Reference:
[Michigan Opportunity Zone Information](#)

In addition to these programs, recent Federal legislation (Infrastructure Investment and Jobs Act & Inflation Reduction Act) has opened a plethora of energy grants and tax credits. Many of these programs are still under development and will be issued through the respective state agency. Some highlights related to renewable energy and energy efficiency below...

Infrastructure Investment and Jobs Act

- Energy Efficiency Revolving Loan Fund Capitalization Program
- Advanced Energy Manufacturing and Recycling Grant Program

Inflation Reduction Act

- Investment Tax Credit and Production Tax Credit
- Clean Energy Investment Tax Credit
- Clean Energy Production Tax Credit



**SUBJECT SITE IS LOCATED
WITHIN A FEDERALLY APPROVED
OPPORTUNITY ZONE AND
ENERGY READY CENSUS TRACT**

GORDIE HOWE INTERNATIONAL BRIDGE

The Gordie Howe International Bridge project is a once-in-a-generation undertaking. Not only will the project deliver much-needed transportation improvements for international travelers, it will also provide jobs and opportunities for growth to the Windsor-Detroit region and includes features that make this project truly distinctive.

- Local road improvements including:
 - 4 new road bridges
 - 5 new pedestrian bridges
- Widened roads at key intersections to allow transport trucks to make full uninterrupted turns
- Primary connecting ramps to and from the U.S. Point of Entry
 - 4 bridges crossing the railway and connecting I-75 to the U.S. Point of Entry
 - Reconfiguration of I-75 interchange ramps and service drives
 - Primary connecting ramps to and from the U.S. Point of Entry



NEW BEDROCK INDUSTRIAL CAMPUS

37 ACRES OF LAND

CAMPUS BUILDINGS

- 1 6401 W Fort St 89,311 SF
- 2 6451 W Fort St 208,041 SF
- 3 150 Rademacher St 59,074 SF
- 4 201 Waterman St 183,311 SF

CAMPUS DEVELOPMENT SITES

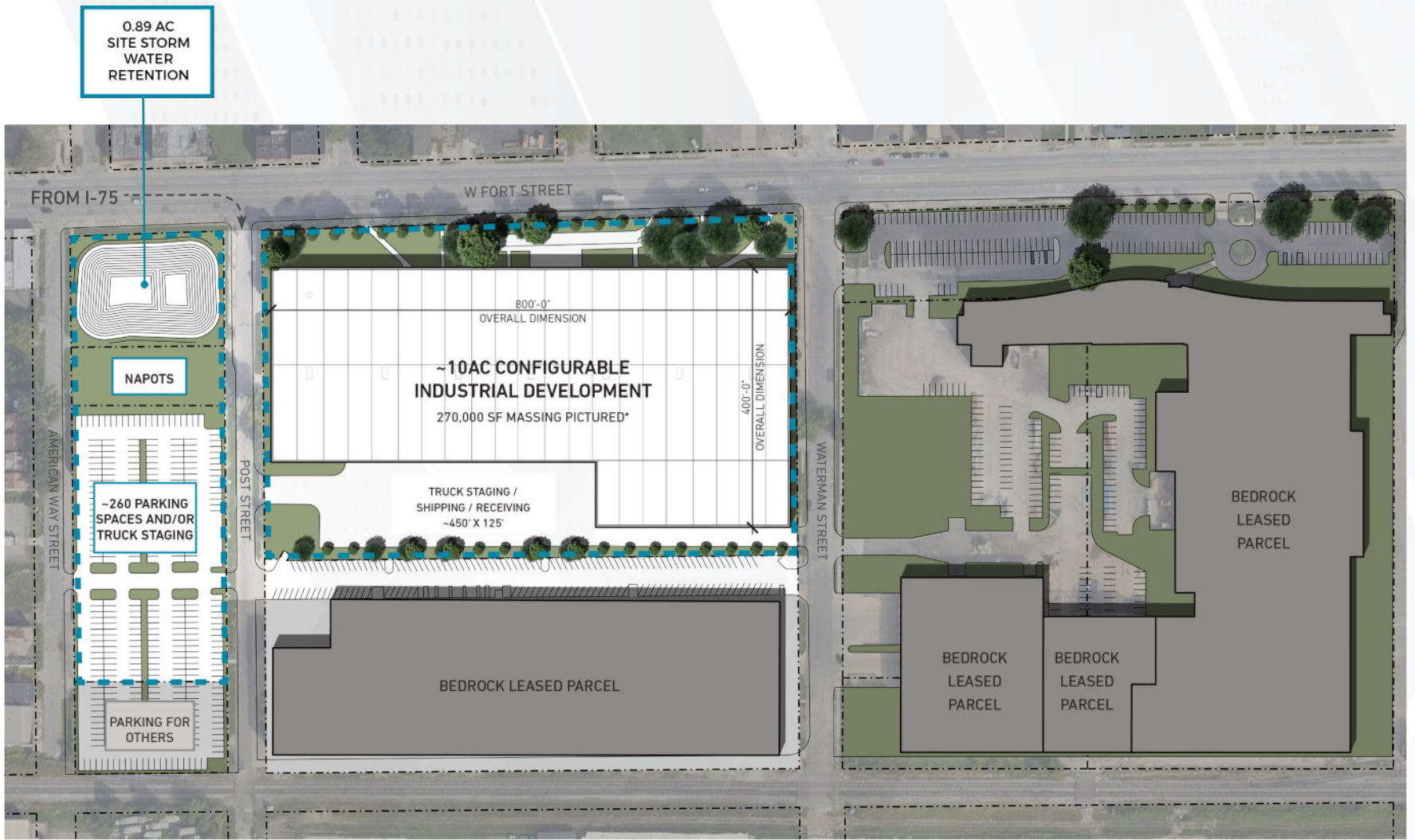
- 5 Excess Parking/Trailer Storage
78,315 SF
- 6 Site Storm Water Retention
38,768 SF / 0.89 AC
- 7 Land 413,810 SF / 9.50 AC

FULL INDUSTRIAL CAMPUS

DOWNTOWN DETROIT
4 MILES NORTHEAST



BUILD PLAN 1



• 270,000 SF Industrial development



• 800' x 400' Overall Dimension



• 260 Parking Spaces or Truck Staging



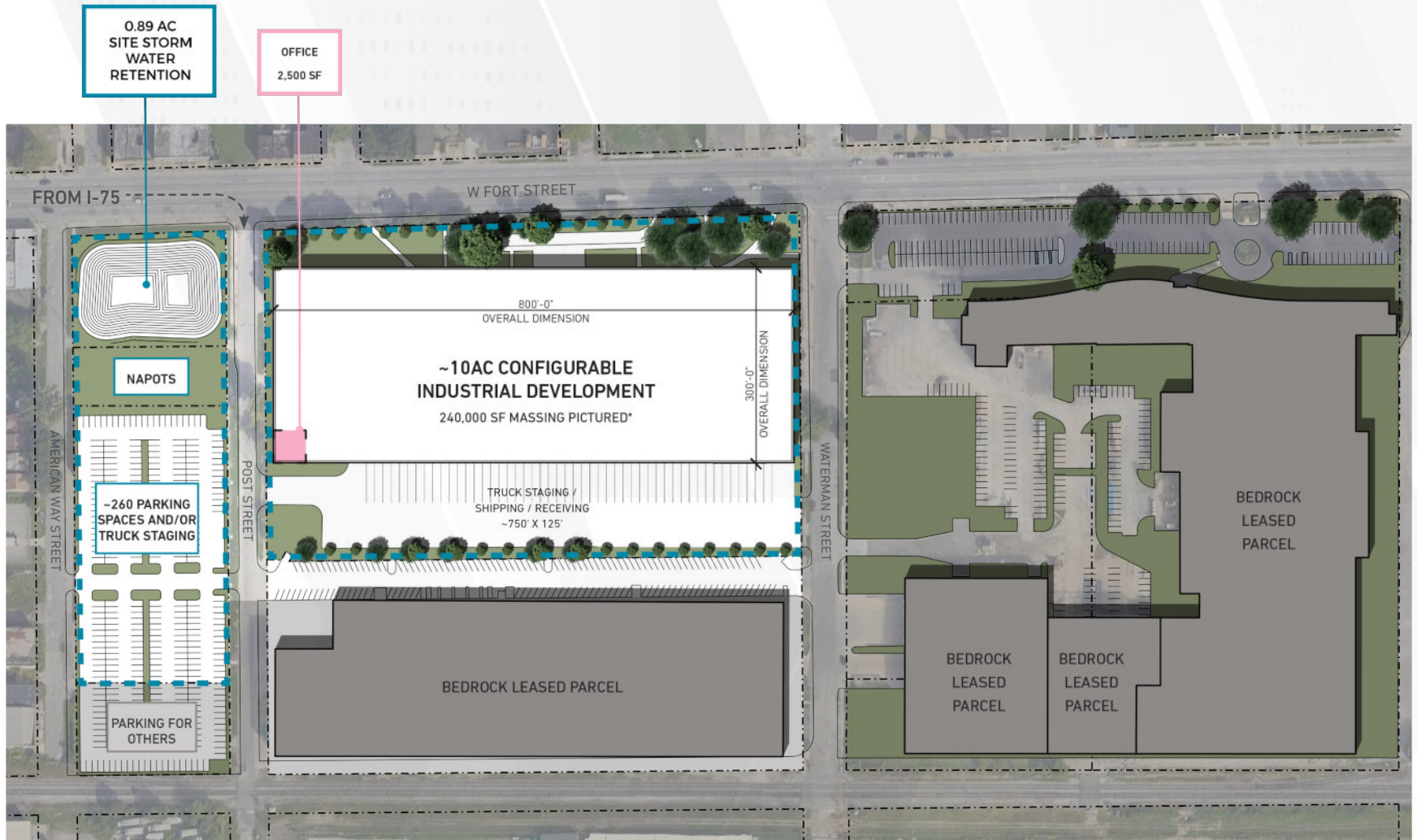
• Shipping And Receiving 450'X125'



• Customizable Building Specifications



• Located Within the Fort Steet Industrial Complex



• 240,000 SF Industrial development



• 800' x 300' Overall Dimension



• 260 Parking Spaces or Truck Staging



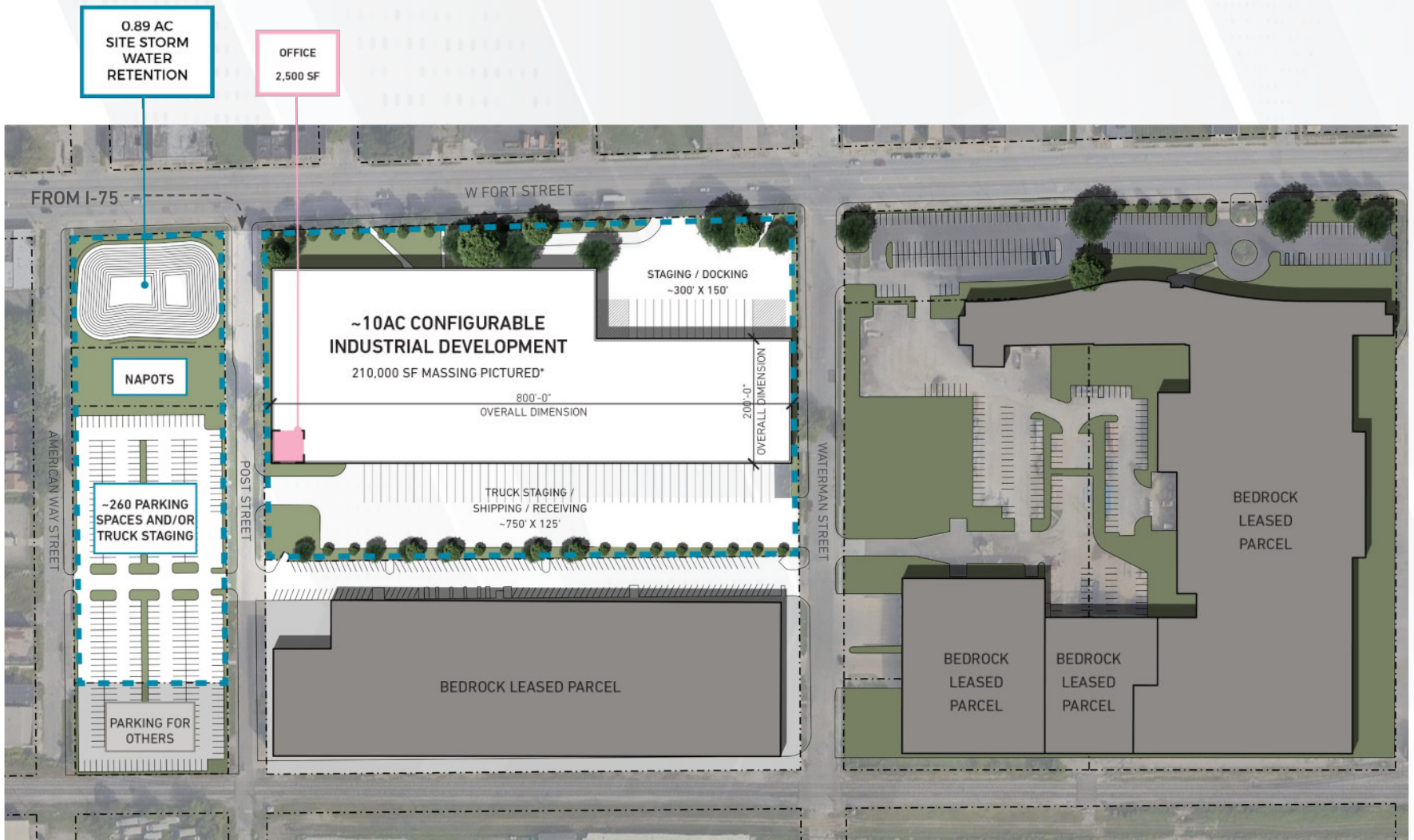
• Shipping And Receiving 750'X125'



• Customizable Building Specifications



• Located Within the Fort Steet Industrial Complex



• 210,000 SF Industrial development



• 800' x 300' Overall Dimension



• 300x100 Staging/Docking



• 260 Parking Spaces or Truck Staging



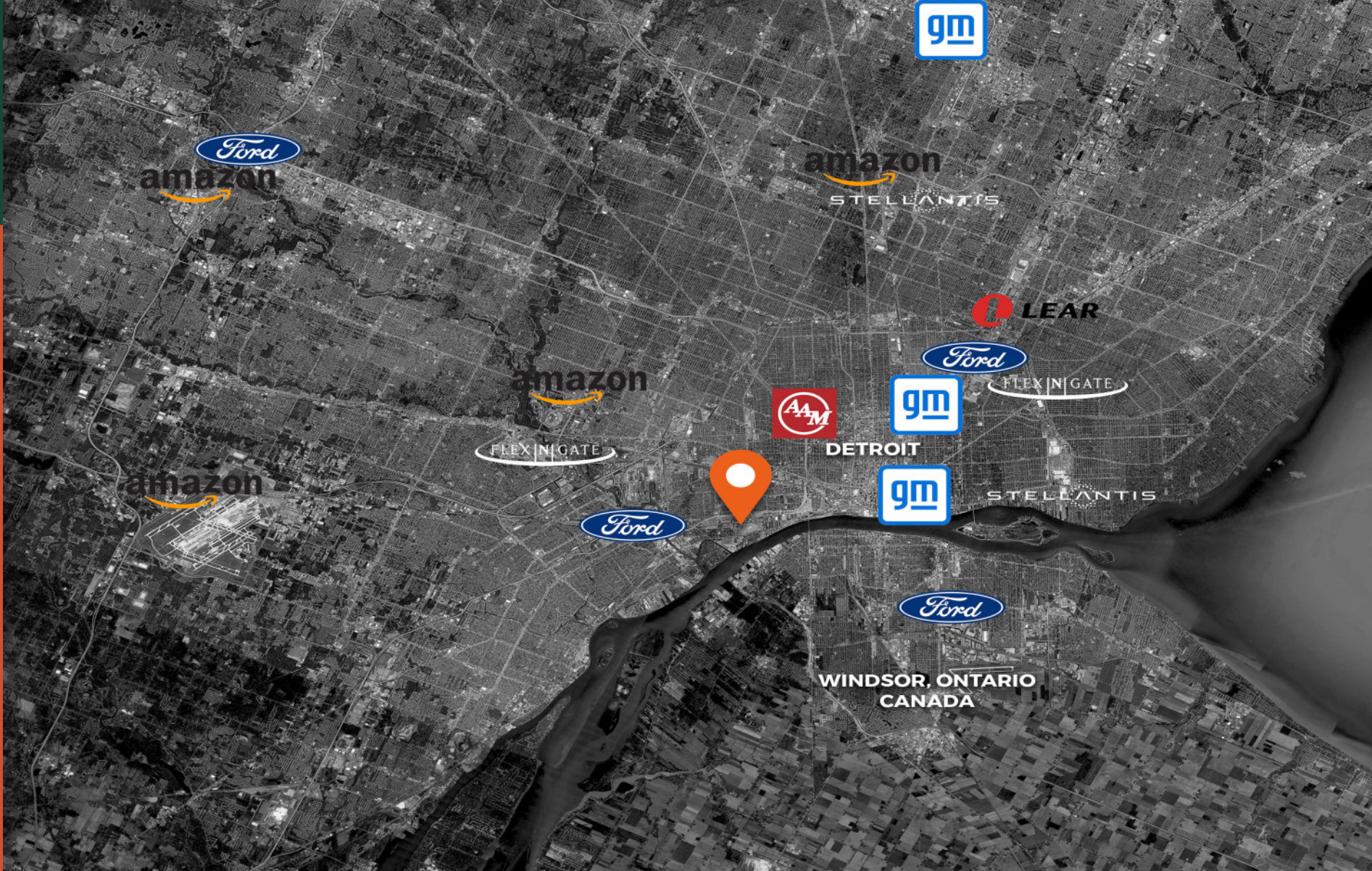
• Shipping And Receiving 750'X125'



• Customizable Building Specifications



• Located Within the Fort Steet Industrial Complex



NEARBY NATIONAL BUSINESSES

General Motors

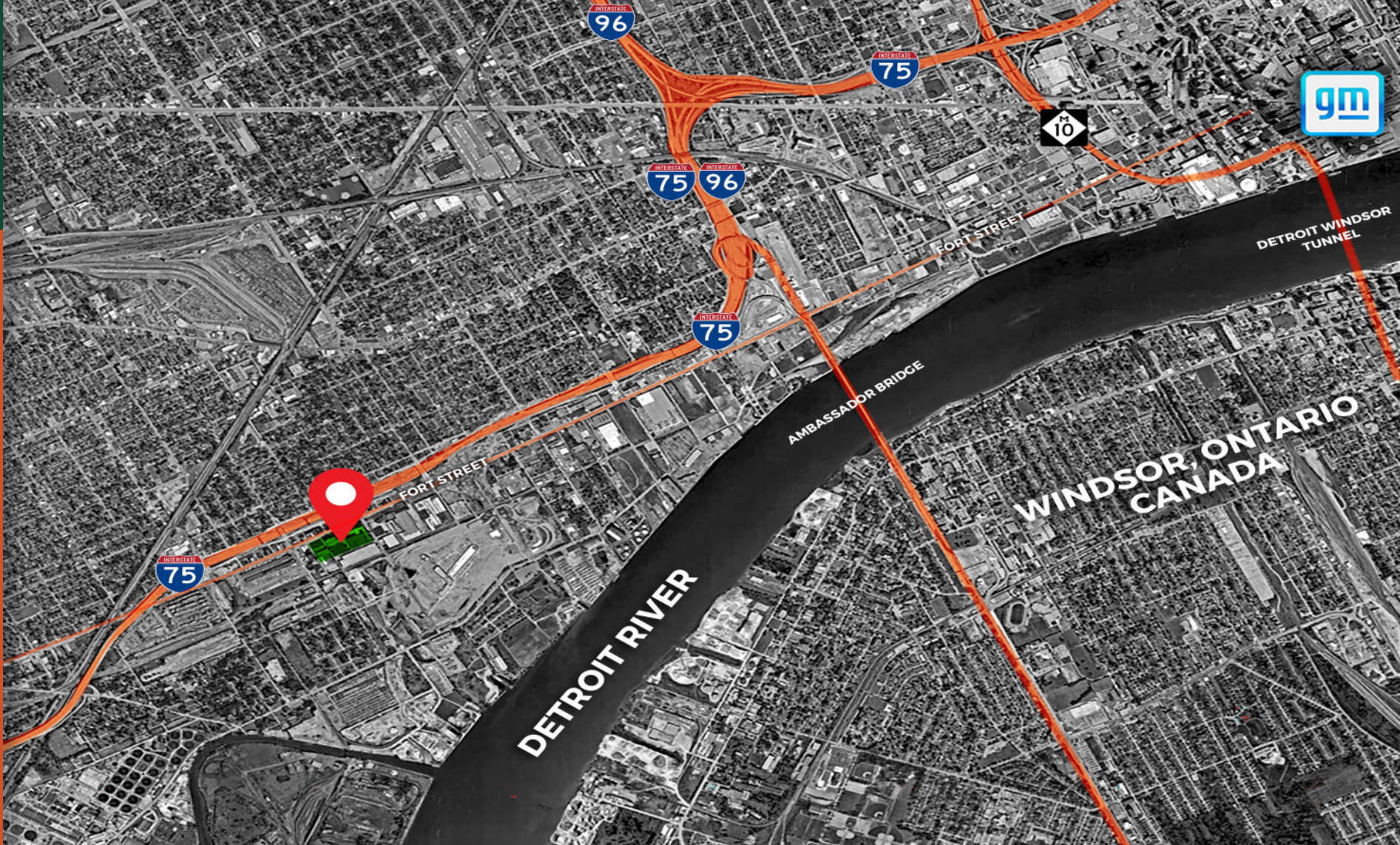
Ford Motor Company

Stellantis

Flex-N-Gate

Lear

Amazon



DRIVE TIME TO I-75

3 minutes - .9 miles

DRIVE TIME TO I-96

6 minutes - 2.4 miles

DRIVE TIME TO M-10

12 minutes - 7.1 miles

DRIVE TIME TO AMBASSADOR BRIDGE

9 minutes - 2.9 miles

DRIVE TIME TO RENAISSANCE CENTER

13 minutes - 6.3 miles

DRIVE TIME TO DETROIT/WINDSOR TUNNEL

17 minutes - 4.6 miles

PROPERTY PHOTOS







6701 FORT STREET




PROPERTY PHOTOS

6701 FORT STREET





-  103 miles to Downtown Lansing, MI
-  74 miles to Jackson, MI
-  44 miles to Ann Arbor, MI
-  35 miles to Pontiac, MI

-  38 miles to Oakland County International Airport
-  24 miles to Willow Run Airport
-  15 miles to Detroit Metro Airport



The city of Detroit has a rich and storied industrial history, and one of its prominent areas known for its industrial activity is Fort Street. Located in downtown Detroit, Fort Street has long been a hub for various industries, contributing significantly to the city's economy. Historically, it has been a vital transportation corridor, connecting the city's downtown with the surrounding areas. Today, Fort Street is home to a diverse range of industries, including automotive manufacturing, logistics, and technology.

The automotive industry plays a crucial role in the economic landscape of Detroit, and Fort Street is no exception. Several major automotive companies have established their presence along Fort Street, with manufacturing plants, research and development centers, and corporate headquarters. These companies drive innovation and employment opportunities, making Fort Street a focal point for automotive enthusiasts and professionals. The industry's influence extends beyond Detroit, as the city has been dubbed the "Motor City" and is internationally recognized for its contributions to the automotive sector.

In addition to automotive manufacturing, Fort Street is also a significant logistics and transportation hub. Its strategic location and well-developed infrastructure make it an ideal area for warehousing, distribution centers, and shipping companies. Fort Street's accessibility to major highways, railways, and the Detroit River provides convenient connectivity for transporting goods locally and internationally. The logistics industry on Fort Street ensures efficient movement of goods, contributing to the overall economic vitality of Detroit and facilitating commerce within the region.



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