

New Construction 42.5 Acres

Beck Road & Michigan Avenue (US-12)
Van Buren Township

For Sale or Lease
572,000 Square Feet Proposed

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P R O P E R T I E S





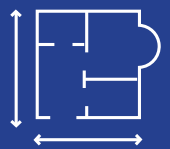
Property Overview



Size
42.5 Acres



Current Zoning
M-1
(Light Industrial)



Dimensions
1,260' x 1,520'



Access
I-275 from
Michigan
Avenue

New Construction- 42.5 Acres

Beck Road & Michigan Avenue (US-12) | Van Buren Township

- Cleared Industrial Site With Possible Rail (Norfolk Southern)
 - Distribution, Manufacturing, or R&D
 - Possible to Pursue M-2 (General Industrial) Rezone
 - Excellent Build-To-Suit Opportunity (Potential Speculative Development)
 - Immediately Adjacent to Canton Township
- Building 1: 273,000 SF
 - 86 Trailer and 276 Auto Spaces
 - Dock Count: Up to 1 per 4,000 SF
 - 135' Truck Court Depth
- Building 2: 299,000 SF
 - 86 Trailer and 308 Auto Spaces
 - Dock Count: Up to 1 per 4,000 SF
 - 135' Truck Court Depth
- Possible to Reconfigure to 1 or 3 Buildings of 600,000+ SF
- Located Just Minutes From Detroit Metro Airport And Willow Run Airport

New Construction - 42.5 Acres - Beck Road, Van Buren Township

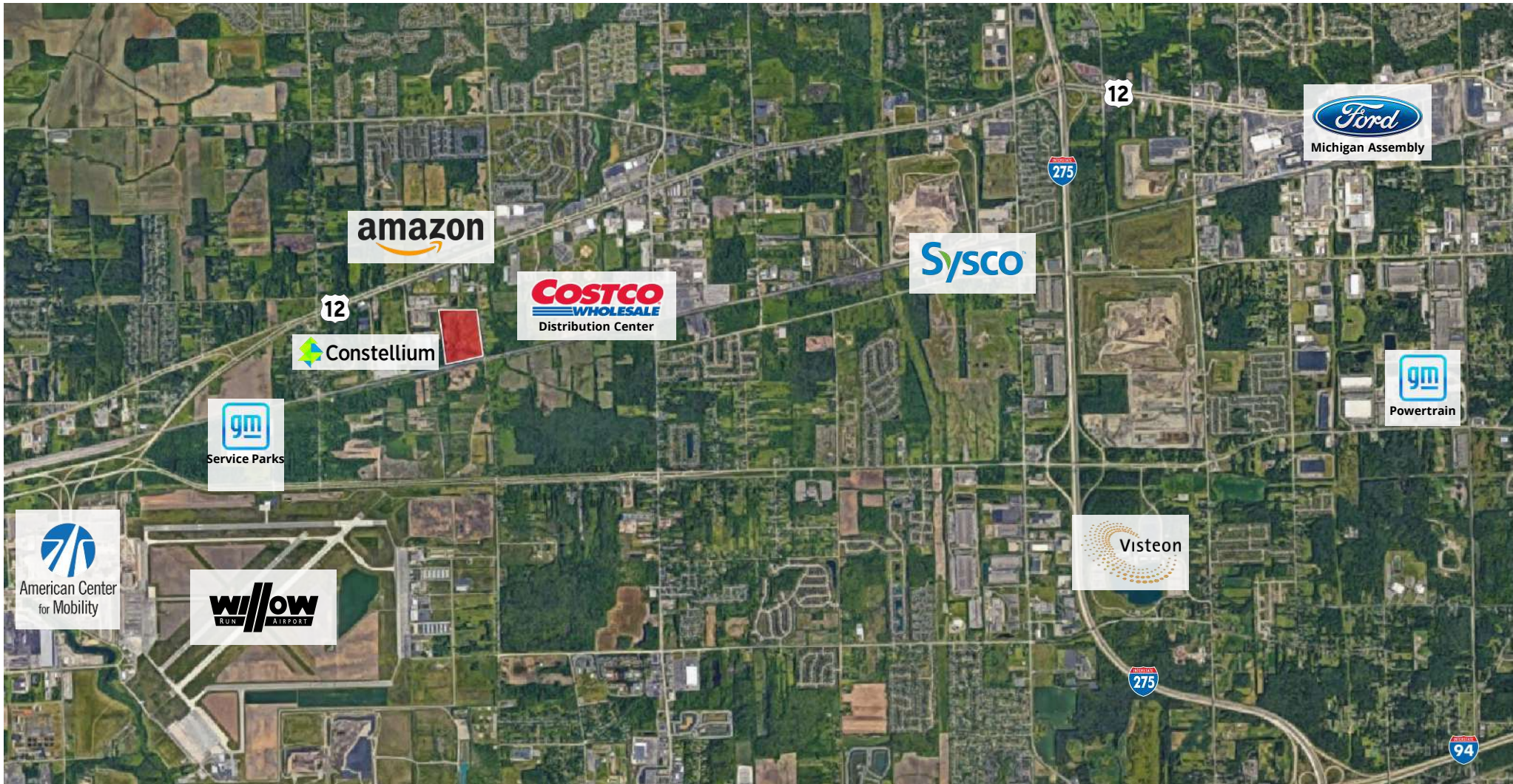
Property Site Plan



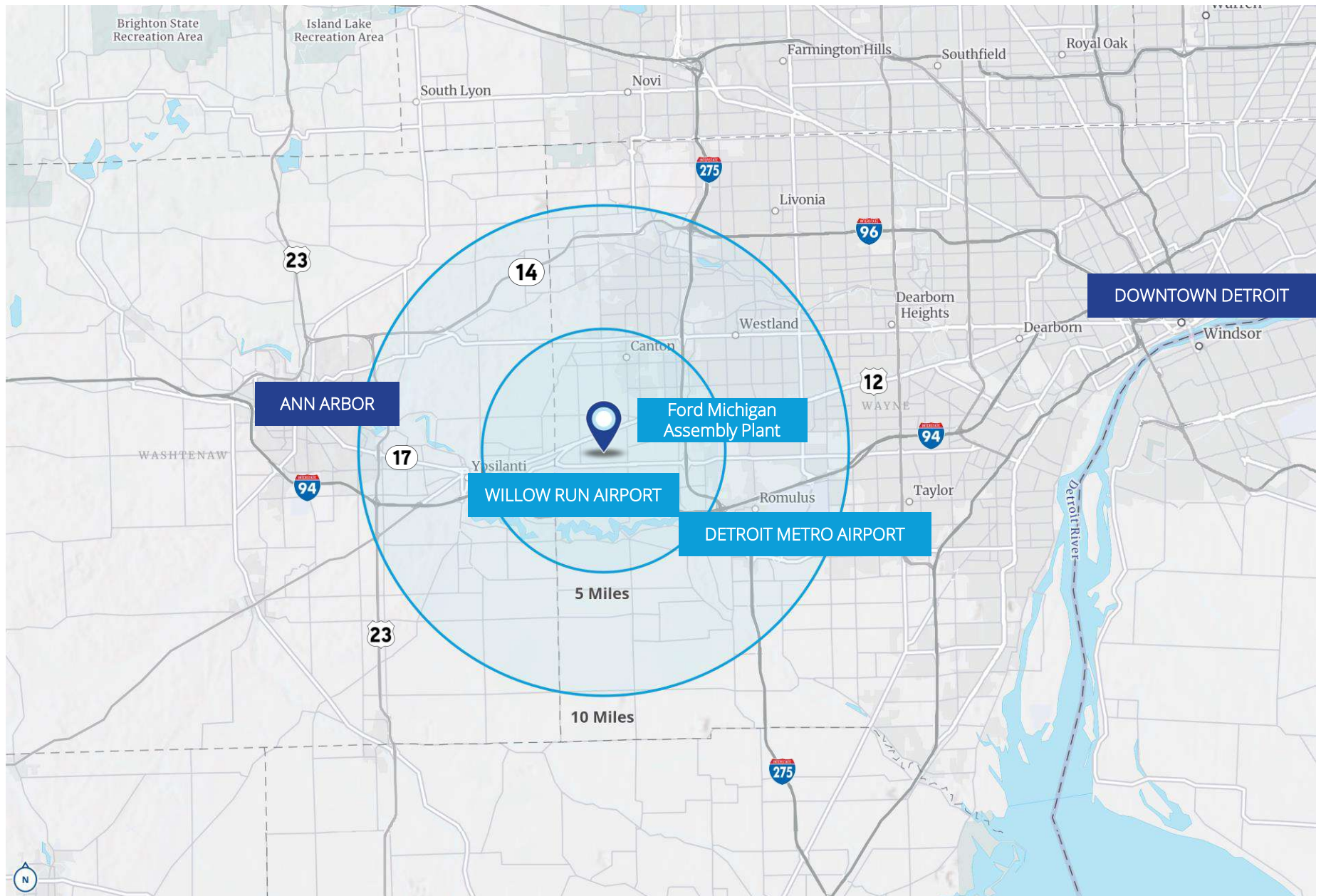
Concept – Subject to Site Plan Review

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Location Overview



Location Overview



Regional Overview

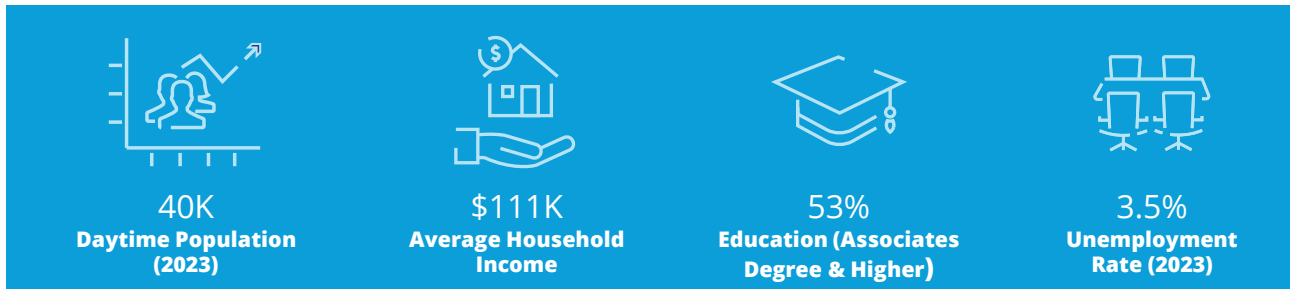
Van Buren Township

Van Buren Township is situated in the southeastern part of the state of Michigan. It is located approximately 23 miles west of downtown Detroit, in Wayne County, the most populous county in Michigan.

The market is well-connected to major transportation routes. It is served by Interstate 94, which runs east-west and provides easy access to Detroit and other nearby cities. Detroit Metropolitan Wayne County Airport is located just a few miles to the northeast of the township.

Van Buren Township and the surrounding area has seen significant economic development attracting various industries and businesses. It is home to several manufacturing and logistics companies, as well as retail establishments, restaurants, and service providers.

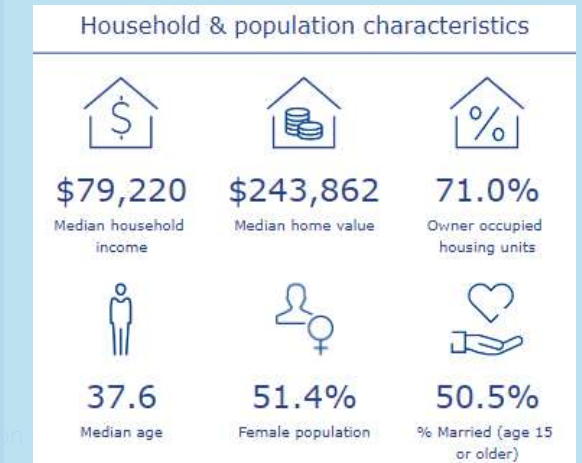
Van Buren Township – 5 Mile Radius



Van Buren Township Quick Facts

(5-Mile Radius)

- Population: **135,798**
- Daytime Population: **39,689**
- Median Household Income: **\$79,220**
- Businesses: **2,800**



Wayne County Fast Facts

<p>1,790,000 Residents Living In Wayne County</p>	<p>61 Of 100 Of The Top North American Automotive Suppliers</p>	<p>1,300 Foreign Firms From 39 Countries</p>
<p>23.9% Of The Population Has Obtained A Bachelor Degree Or Higher</p>	<p>\$300m+ In Trade Crossing Each Day At The Detroit/ Windsor Border</p>	<p>\$50,753 Median Household Income</p>
<p>International Direct Flights To Japan, China & Europe (DTW)</p>	<p>1,790,000 Residents Living In Wayne County</p>	<p>1,800 Automotive Suppliers</p>

Air Commerce

Accessible From Detroit Metro Airport (DTW),
Willow Run Airport, Canton-Plymouth-Mettetal Airport

Wayne County

Largest Employers
(# of employees in WC)

Ford
(26,564)

**Detroit Receiving
Hospital**
(16,400)

BASF Corporation
(11,000)

Michigan State Gov.
(6,549)

Henry Ford Health
(6,500)

General Motors
(6,159)

Blue Cross Blue Shield
(5,259)

DTE
(3,812)

Colliers

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

Accelerating success.