

**Burger**

& COMPANY

# BUILD-TO-SUIT FOR LEASE

## WAREHOUSING and DISTRIBUTION WITH TRUCK & TRAILER PARKING

**70,000 - 140,000 SQUARE FEET ON 12.3 ACRES  
LOTZ RD., CANTON TWP., MICHIGAN**

<b>Property:</b>	Lotz Rd.
<b>Location:</b>	Michigan Ave. & I-275
<b>Zoning:</b>	M-1 Light Industrial
<b>Acres:</b>	12.3
<b>Building SF:</b>	Build-to-Suit up to 140,000 Sq. Ft.
<b>Divisible:</b>	Yes
<b>Truck Docks:</b>	Up to 44 Truck Docks ( <i>subject to Canton Twp. approval</i> )
<b>Trailer Parking:</b>	Up to 46 Truck & Trailer Spaces
<b>Clear Height:</b>	32'
<b>Offices:</b>	To Suit

**BTS FOR LEASE** - - Absolutely dynamite location! Just minutes from Detroit Metropolitan Airport with quick access to major freeways including I-275, I-96, I-94 and M-14. *Conceptual site plan subject to Canton Twp. approval.*

### Broker Contact

**John P. O'Brien**  
Principal  
Cell Phone: (248)342-8383  
Email: john@burgercollc.com

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38345 West Ten Mile Road, Suite 390  
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# Aerial View



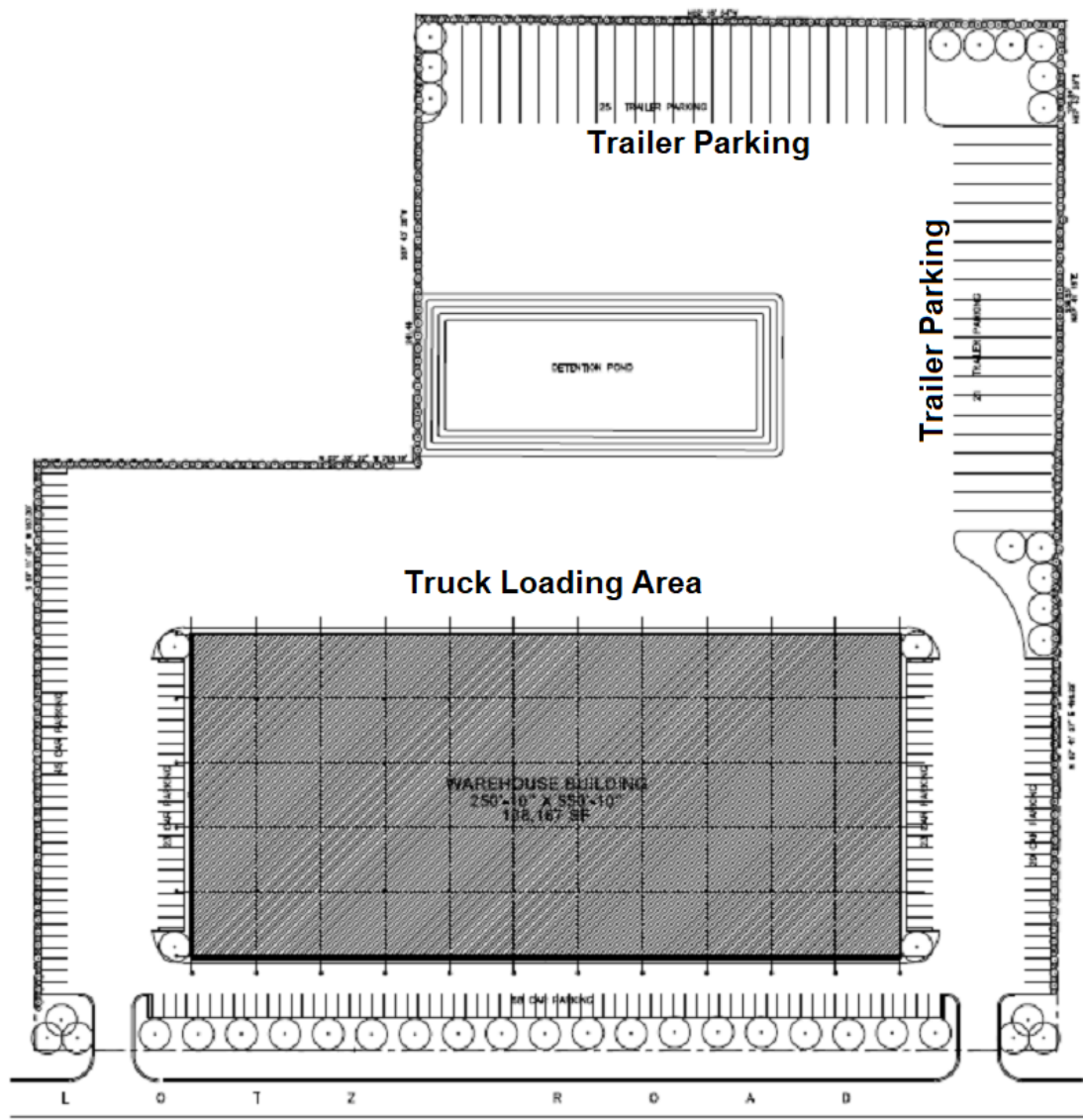
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# Conceptual Site Plan



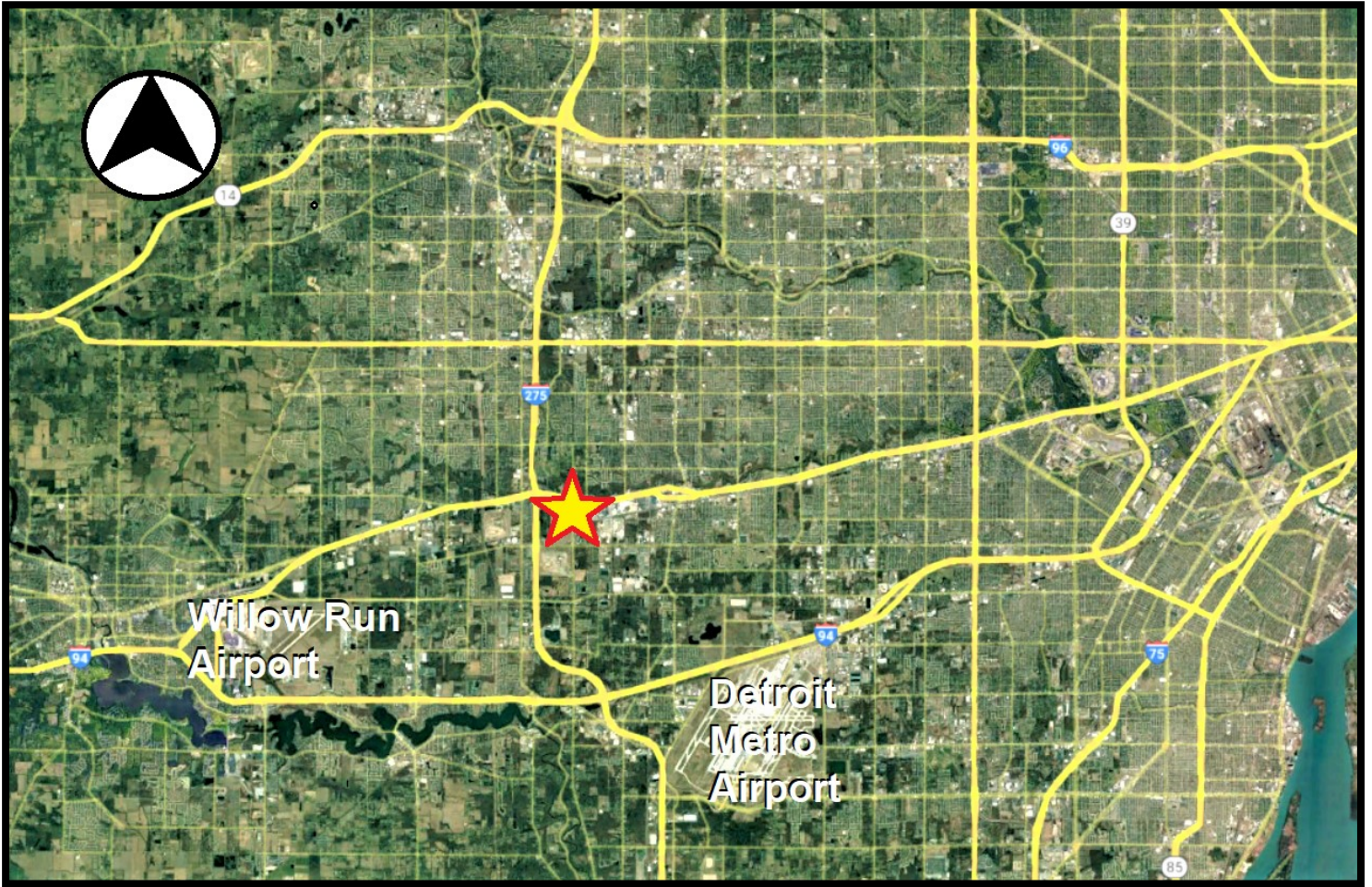
Divisible building plan with up to 44 truck docks and 46 trailer parking spaces subject to Canton Twp. approval.

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# Location Map



Conveniently located near major freeways as well as Willow Run and Detroit -Metro Airports.

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