

**PRE-LEASING  
NOW**

PHASE II // BECK ROAD & M-14

# HALYARD RIDGE BUSINESS PARK

NOW PRE-LEASING BUILDING II - PHASE II  
PHASE I - 286,347 SF **(LEASED)**

Buildings are located in the Michigan International Technology Center Corridor (MITC), a collaborative EDC initiative of local, county and state entities



**VACANT LAND AVAILABLE**  
BTS UP TO 500,000 SF

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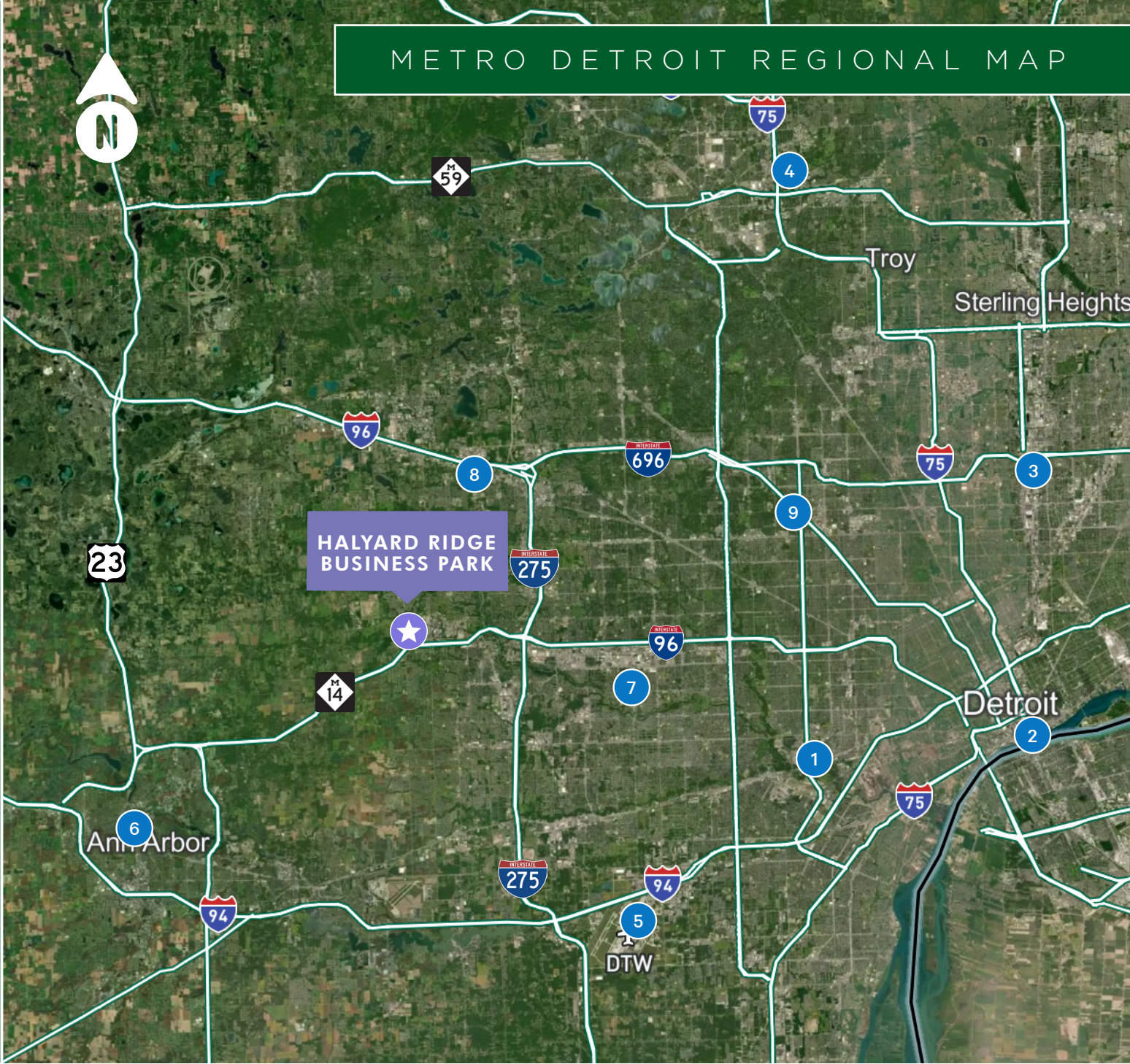
**CBRE**





# METRO DETROIT REGIONAL MAP

HALYARD RIDGE BUSSINESS PARK

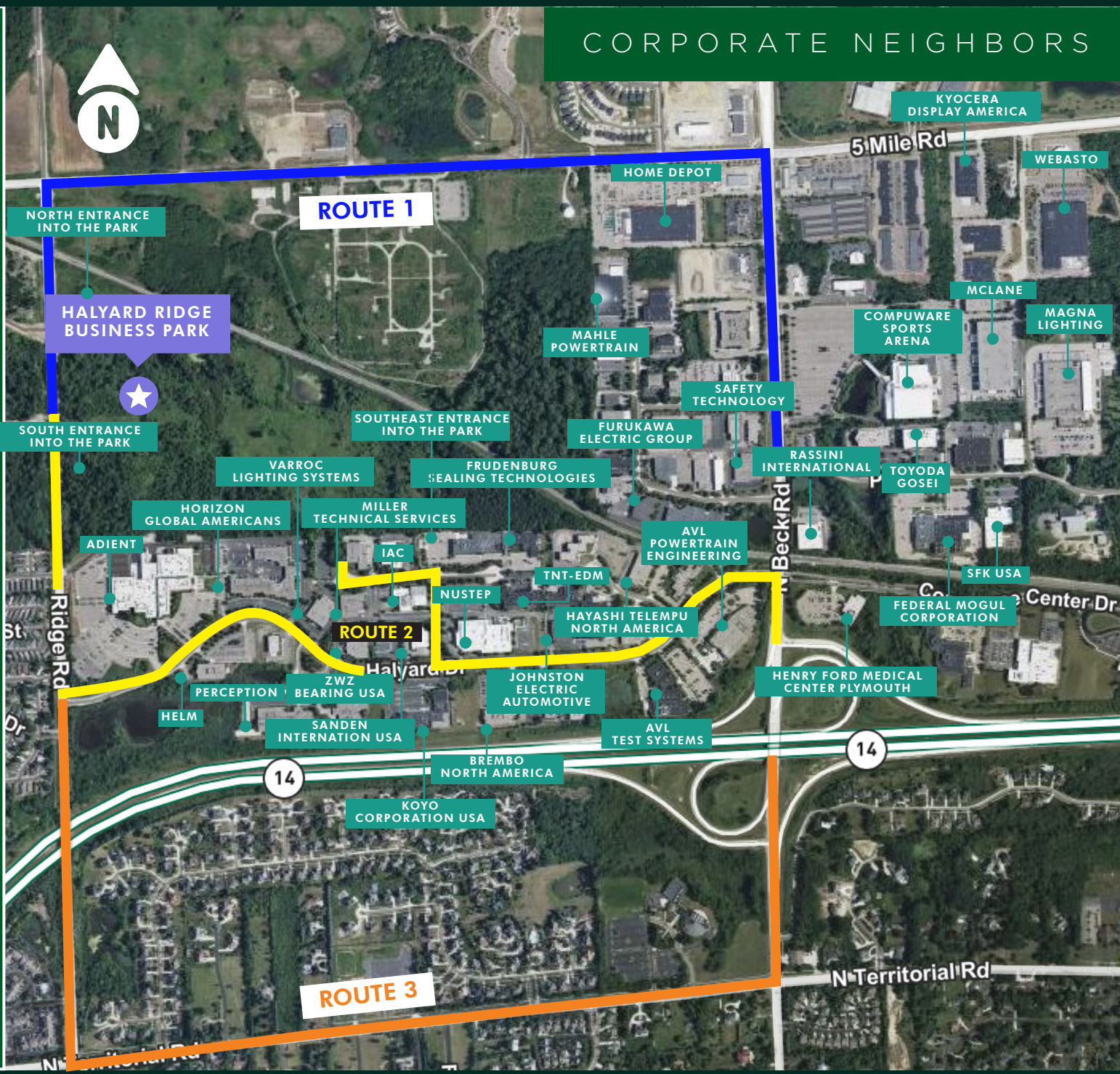


## APPROXIMATE DRIVE TIMES

- |   |                                      |   |   |
|---|--------------------------------------|---|---|
| 1 | DEARBORN / FORD HQ - 25 MINUTES      | 5 | DETROIT METRO AIRPORT - 25 MINUTES              |
| 2 | DETROIT / GM HQ - 30 MINUTES         | 6 | ANN ARBOR / UNIVERSITY OF MICHIGAN - 30 MINUTES |
| 3 | WARREN / GM TECH CENTER - 40 MINUTES | 7 | LIVONIA - 10 MINUTES                            |
| 4 | AUBURN HILLS / FCAT - 45 MINUTES     | 8 | NOVI - 15 MINUTES                               |
|   |                                      | 9 | SOUTHFIELD - 25 MINUTES                         |



# CORPORATE NEIGHBORS



## KEY SITE ADVANTAGES



103 ACRE  
BUSINESS PARK  
(ROOM FOR GROWTH)



PROXIMITY TO  
AIRPORTS, SUBURBS,  
& MAJOR  
EXPRESSWAYS



BUILD TO SUIT  
OPPORTUNITY,  
POSSIBLE TAX  
ABATEMENTS



3 ACCESS  
ROUTES TO  
BUSSINESS PARK



CLASS A  
DEVELOPMENT  
& STYLE



HIGHLY SKILLED  
LABOR POOL



PLYMOUTH - LIVE  
WORK AND PLAY

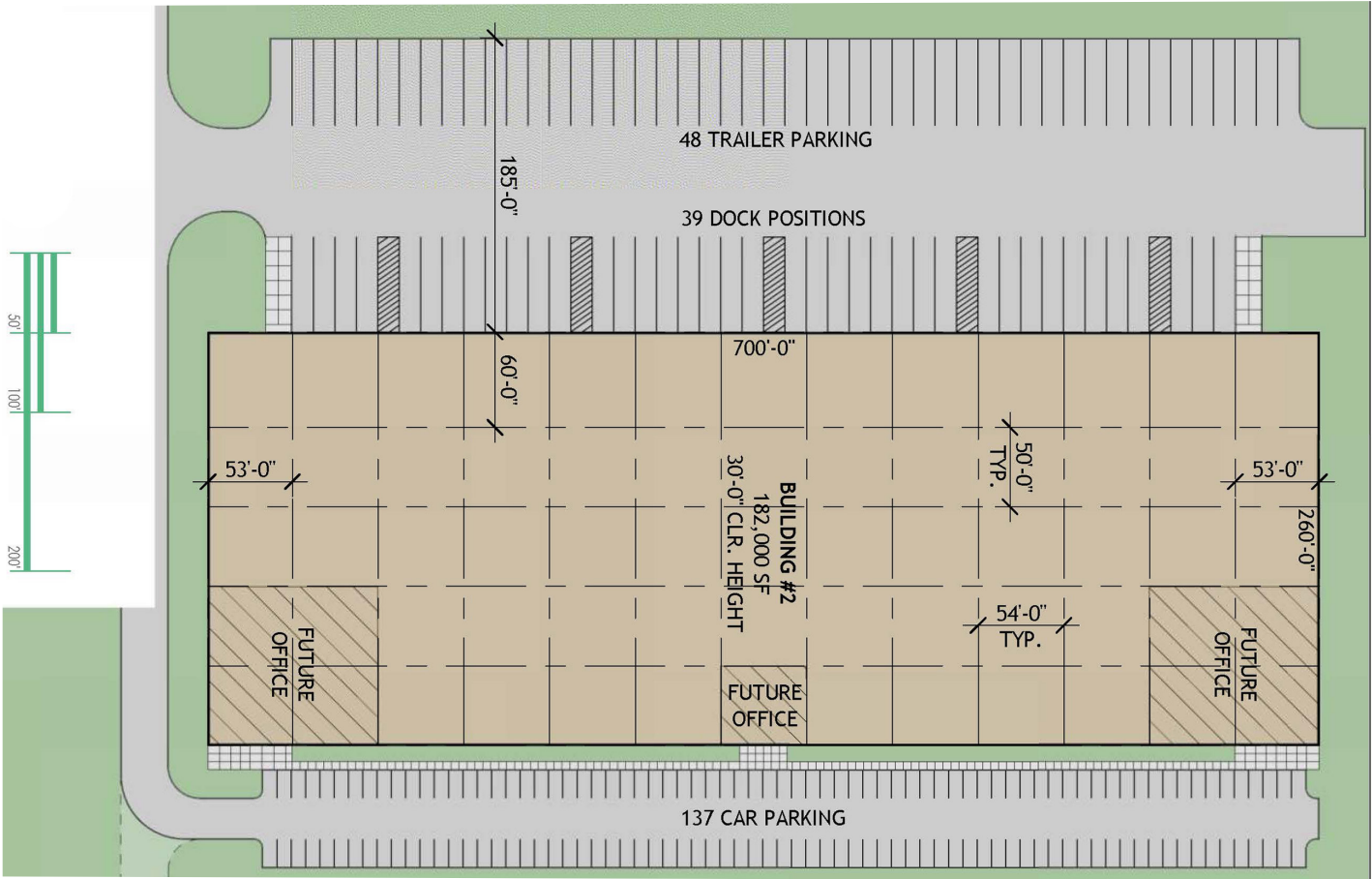


AWARD WINNING  
K-12 SCHOOL  
DISTRICTS

# BUILDING II FEATURES

|               |                     |                     |               |                 |           |                |                         |
|---------------|---------------------|---------------------|---------------|-----------------|-----------|----------------|-------------------------|
| Address       | TBD                 | Building Dimensions | 700' x 260'   | Drive-in Doors  | 2         | Lighting       | LED                     |
| Building Size | 182,000 SF          | Column Spacing      | 50' w x 54' d | Car Parking     | 137 cars  | Construction   | Concrete Tilt Up Panels |
| Available SF  | 39,000 - 182,000 SF | Speed Bay           | 60' SB        | Trailer Parking | 48 stalls | Net Lease Rate | TBD - NNN               |
| Delivery      | Pending - Q4 2025   | Clear Height        | 30'           | Sprinkler       | ESFR      |                |                         |
|               |                     | Docks               | 39            |                 |           |                |                         |

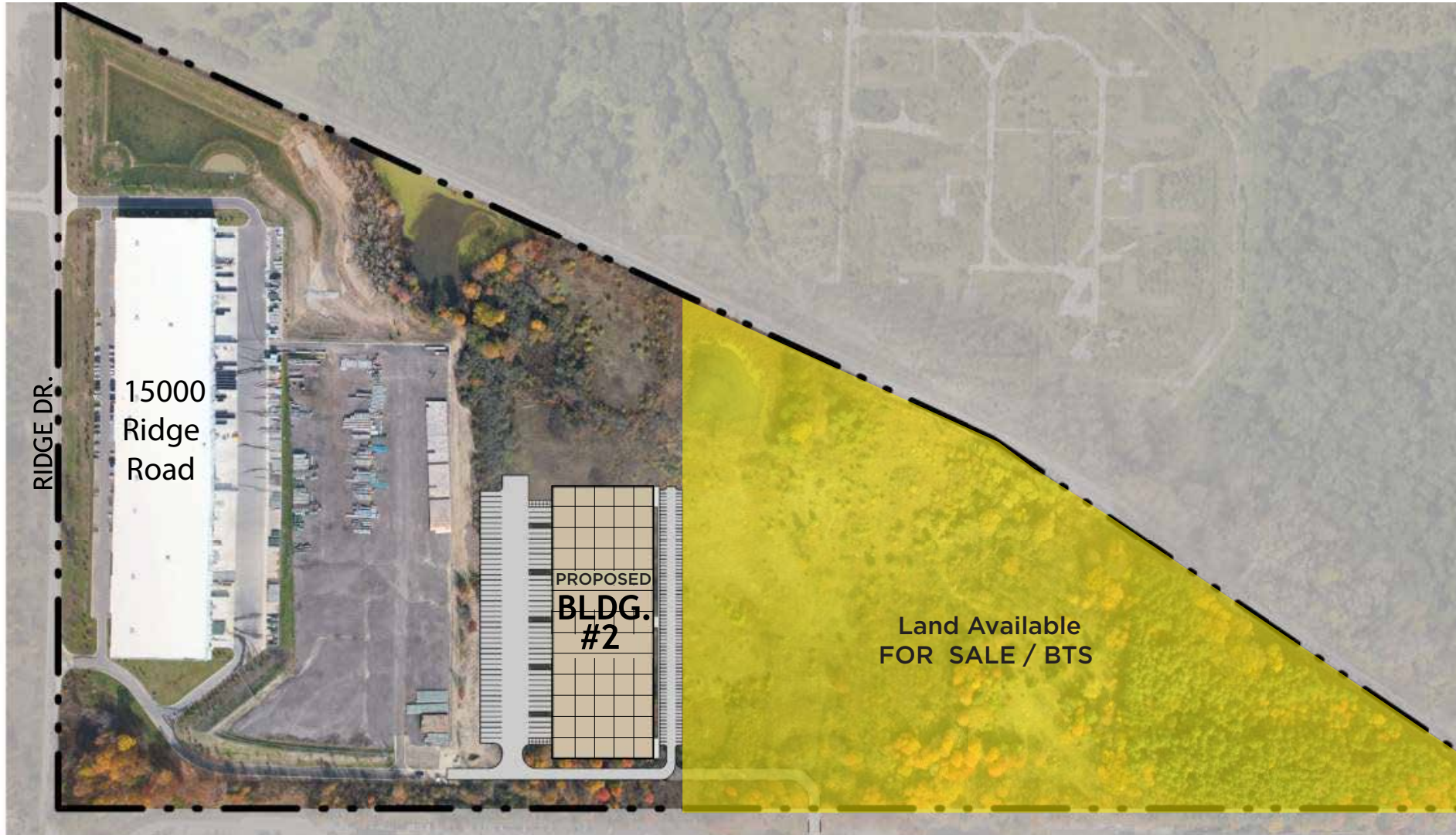
PROPOSED FLOOR PLAN





# S I T E P L A N

Phase II — Land Available or BTS up to 500,000 SF



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# HALYARD RIDGE BUSINESS PARK

PLYMOUTH, MI

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**BCP**

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