

FOR LEASE OR BUILD-TO-SUIT

# CANTON COMMERCE CENTER

**36 ACRES | CANTON, MICHIGAN**

SUPERIOR 36 ACRE SITE ZONED LI-2 - LIGHT INDUSTRIAL WITHIN CLOSE PROXIMITY TO I-275 VIA MICHIGAN AVE. THE SITE IS APPROXIMATELY 1,384' X 1,135' MOSTLY FLAT, CLEARED, AND READY FOR DEVELOPMENT.

PREMIUM WAREHOUSE DISTRIBUTION CENTER -  
CANTON COMMERCE CENTER

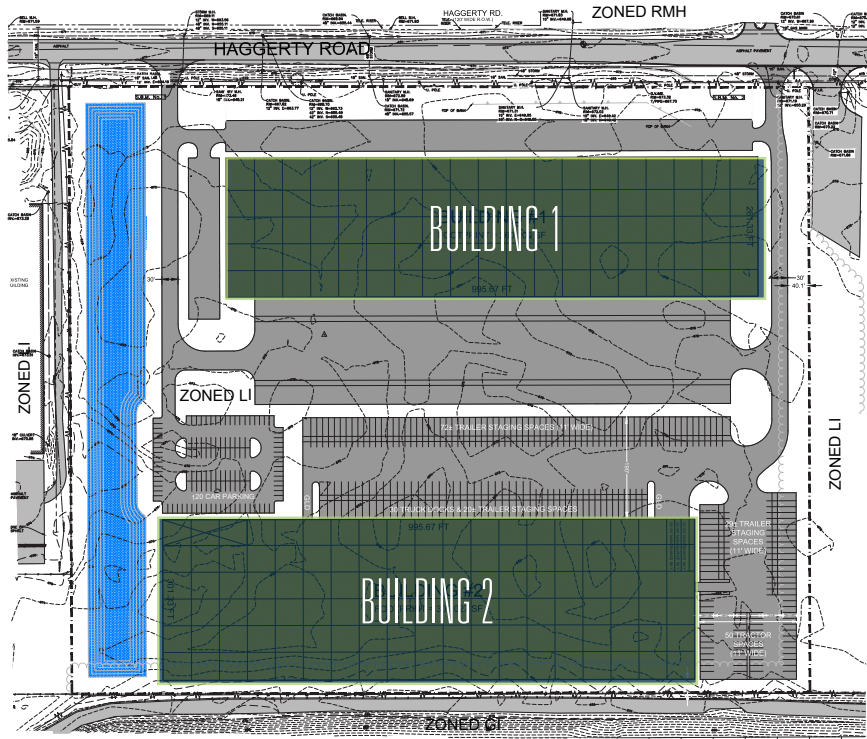
- BUILD TO SUIT UP TO 470,000 SF
- OFFICE TO SUIT UP TO 3%
- 30' CLEAR CEILING HEIGHTS
- 50'X50' COLUMN SPACING
- 50'X60' AT THE DOCK AREA
- ESFR FIRE SUPPRESSION
- LED LIGHTING IN THE WAREHOUSE
- HEAVY DOCK DOOR COUNTS
- 1 GRADE LEVEL DOOR AT EACH SUITE
- AMPLE EMPLOYEE AND TRAILER PARKING



**AshleyCapital**

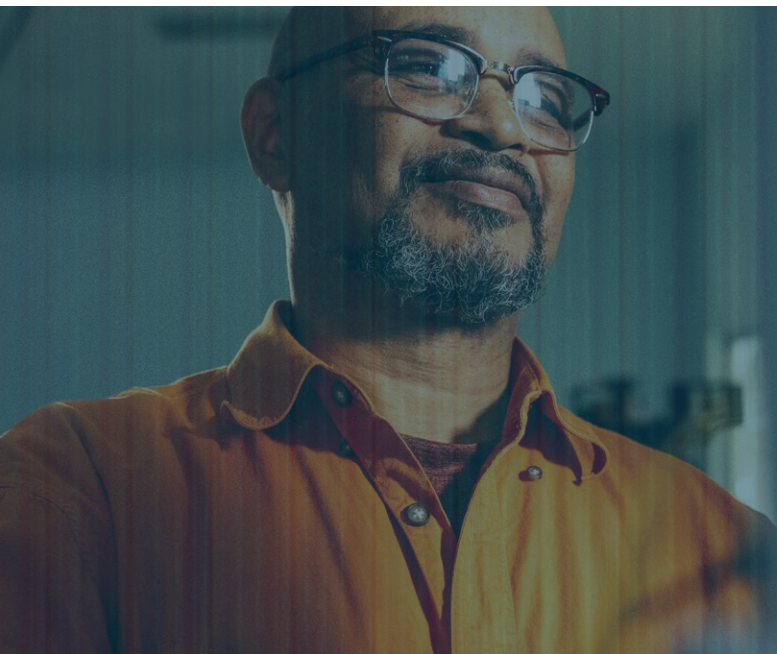
opportunity into value

## SITE PLAN



### LAND & STRUCTURES

<b>Lot/Land Size:</b>	36 Acres	<b>Industrial Park:</b>	No
<b>Min/Max Available:</b>	36 Acres	<b>Will Build:</b>	Yes
<b>Zoning:</b>	Light Industrial	<b>Water:</b>	Available
<b>Parcel Number:</b>	71-137-99-0012-708	<b>Sewer:</b>	Available
<b>Frontage:</b>	1,384' on Haggerty Rd	<b>Electric:</b>	Available
<b>Depth:</b>	1,136'	<b>Gas:</b>	Available
<b>Topography:</b>	Flat and mostly cleared	<b>Streets:</b>	Haggerty Road
<b>Dimensions:</b>	1,384' x 1,136'	<b>Sidewalks:</b>	None
<b>Terms:</b>	For Lease or Build to Suit		



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## ABOUT THE DEVELOPER

# AshleyCapital

opportunity into value

### Acquire, Develop, Renovate

Founded in 1984, Ashley Capital has become one of the largest privately-held real estate investment companies in the United States. Based in New York, the firm has offices in Atlanta, Chicago, Detroit, Grand Rapids and Norfolk, VA. Ashley pursues opportunistic investments, creating value by:

- Acquiring and redeveloping underperforming industrial and office properties
- Developing and managing new business parks
- Helping corporations reposition their real estate holdings
- Advising financial institutions and tax-exempt investors on asset enhancement

Ashley's current portfolio stands at approximately 25 million square feet, with properties concentrated throughout the eastern half of the United States. Over the years, Ashley has taken a long-term perspective in actively managing its holdings and paying close attention to the needs of its tenants. The success of the organization is the result of its strict adherence to investment parameters, its creativity in structuring transactions and the personal involvement of management in all projects.

Innovative, flexible, disciplined... words that describe our approach to enhancing real estate value. Whether it is building from the ground up or transforming an obsolete warehouse into state-of-the-art distribution space, we pride ourselves on providing innovative, tangible results.

When we acquire a building with a high level of lease rollover, we are flexible in working with the tenants to structure renewals that make sense for both parties. If a corporation is looking to better utilize the real estate assets on its balance sheet, or a financial institution wants to reposition debt in its portfolio, we are ready with a disciplined plan to help the company maximize the value of its holdings.

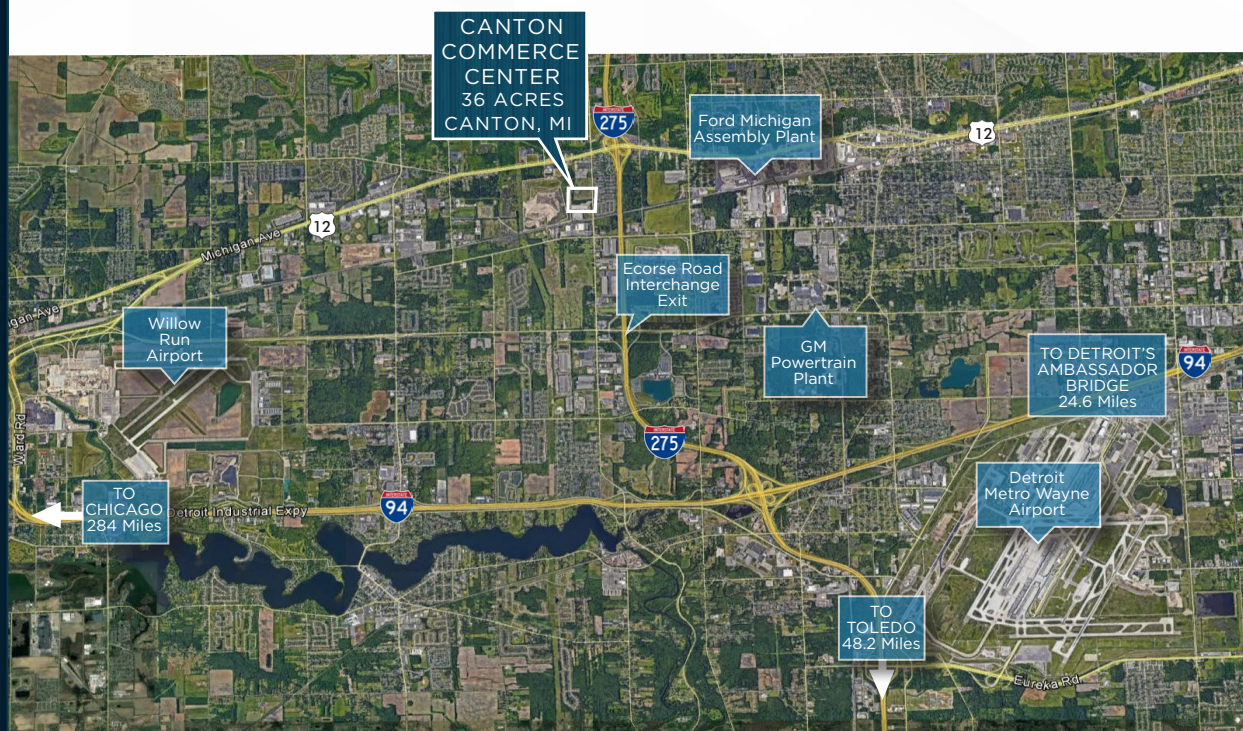
Ashley Capital focuses on the development of space solutions. We adapt and adjust in order to create value in the real estate we own and manage. The real estate markets are constantly evolving; we have the vision to stay one step ahead of the curve.

## WAYNE COUNTY

Wayne County is located in southeast Michigan, encompassing approximately 623 square miles. It is made up of 34 cities, including the City of Detroit, nine townships and 41 public school districts. Its population of approximately 1.8 million makes it the most populous county in the State of Michigan and the 13th most populous county in the nation.

## CANTON INDUSTRIAL MARKET

- **The Canton industrial market consists of 151 buildings, totaling 7.9 million square feet of total space.**
- **At the close of Q2 2020, the Canton industrial market has 126,125 square feet of vacant space, which is 1.6% of the market. Total available space is 143,525 square feet, or 1.8%.**
- **The average asking lease rate for Canton industrial properties was \$4.98 PSF at the end of Q2 2020.**





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FOR MORE INFORMATION

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