



**BLUEWATER  
COMMERCE PARK**

# NOW LEASING

± 100,000 – 2,000,000 SF AVAILABLE

RAVENSWOOD ROAD  
KIMBALL, MI



For more information, contact:

**JOHN DROZE | (248) 948 4191**  
[jdroze@signatureassociates.com](mailto:jdroze@signatureassociates.com)



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

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ST. CLAIR COUNTY  
AIRPORT (3 MILES),  
DETROIT METRO  
(77 MILES) AND BISHOP  
AIRPORT (71 MILES)



9 MILES FROM  
BLUEWATER BRIDGE,  
SUPPORTING ACCESS TO  
CANADIAN MARKETS



RAIL ACCESS  
(BUILDINGS A, B, & C)  
ADDING  
MULTIMODAL  
FLEXIBILITY



DIRECT ACCESS  
TO I-69 AND I-94

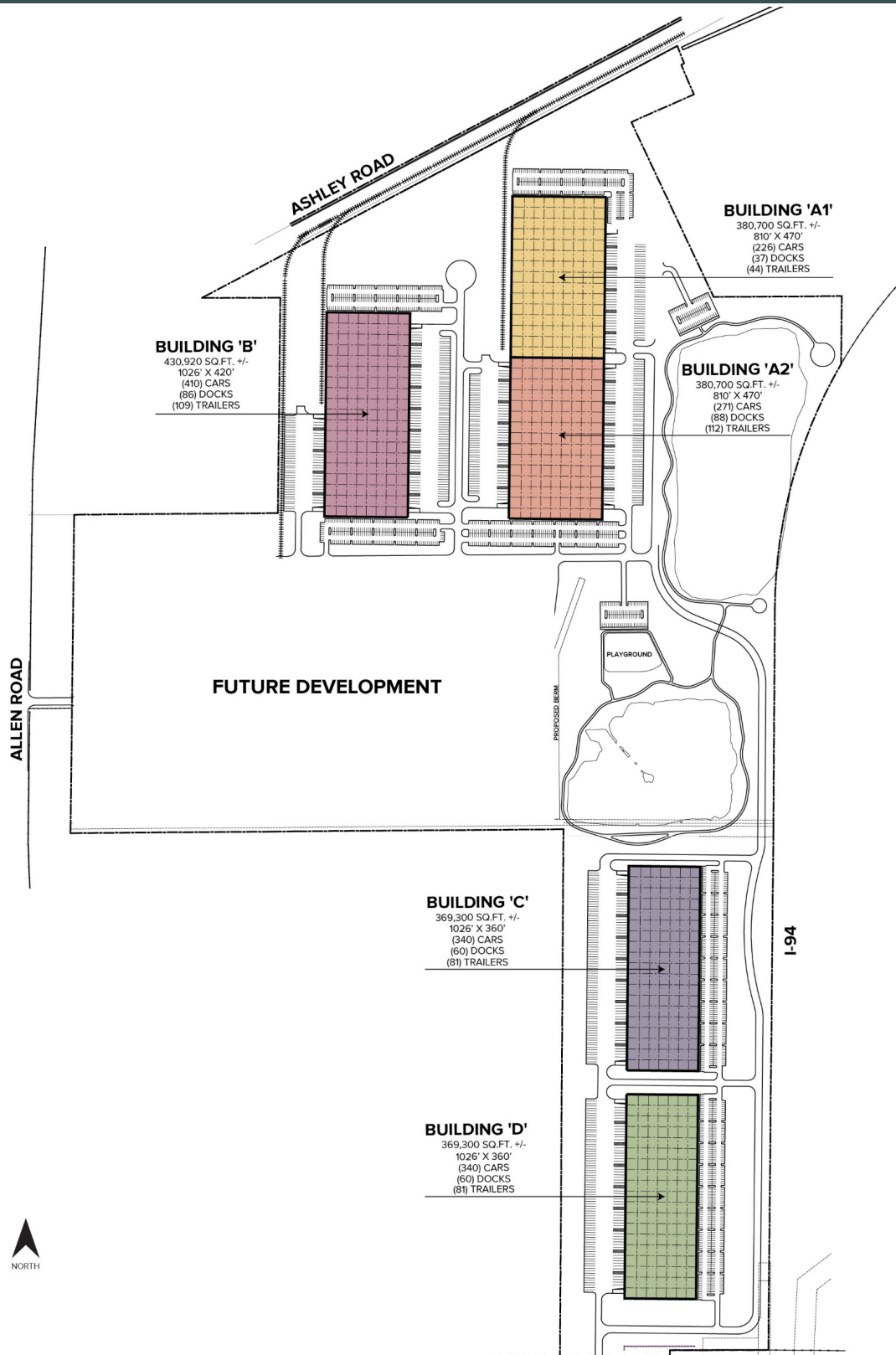


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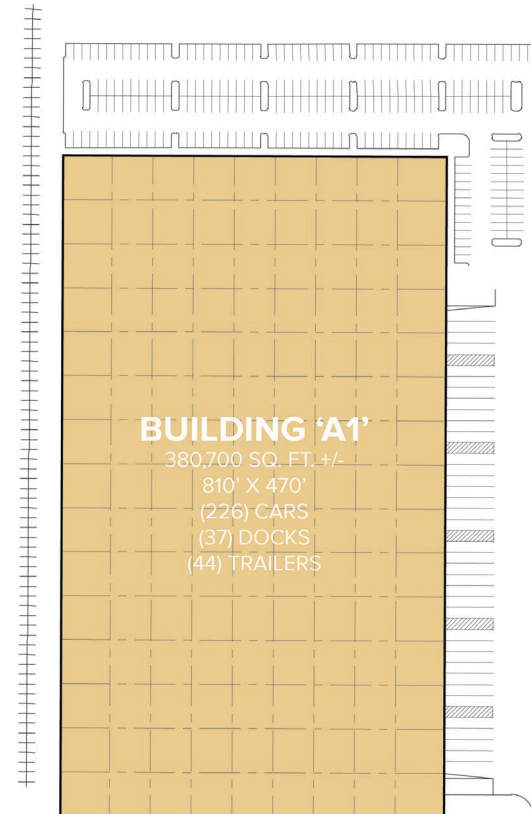
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**380,700**  
SQUARE FEET

**36'**  
CLEAR HEIGHT

**+ 295**  
ACRES BUILD-TO-SUIT

**37**  
DOCK DOORS



<b>BUILDING SIZE</b>	380,700	<b>PARKING</b>	226
<b>CLEAR HEIGHT</b>	36'	<b>POWER</b>	4000 amps, 480 volts, 3-phase
<b>DOCKS / FUTURE DOCKS</b>	18 / 19	<b>ACREAGE</b>	295
<b>LIGHTING</b>	LED	<b>ZONING</b>	Commercial
<b>LEASE RATE</b>	\$8.50/sq. ft. NNN		

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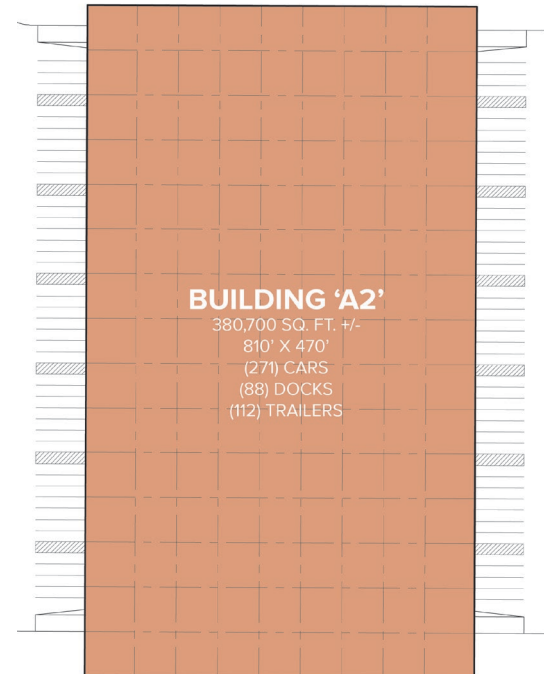
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**380,700**  
SQUARE FEET

**36'**  
CLEAR HEIGHT

**+ 295**  
ACRES BUILD-TO-SUIT

**88**  
DOCK DOORS



<b>BUILDING SIZE</b>	380,700	<b>PARKING</b>	271
<b>CLEAR HEIGHT</b>	36'	<b>POWER</b>	4000 amps, 480 volts, 3-phase
<b>DOCKS / FUTURE DOCKS</b>	44 / 44	<b>ACREAGE</b>	295
<b>LIGHTING</b>	LED	<b>ZONING</b>	Commercial
<b>LEASE RATE</b>	\$8.50/sq. ft. NNN		

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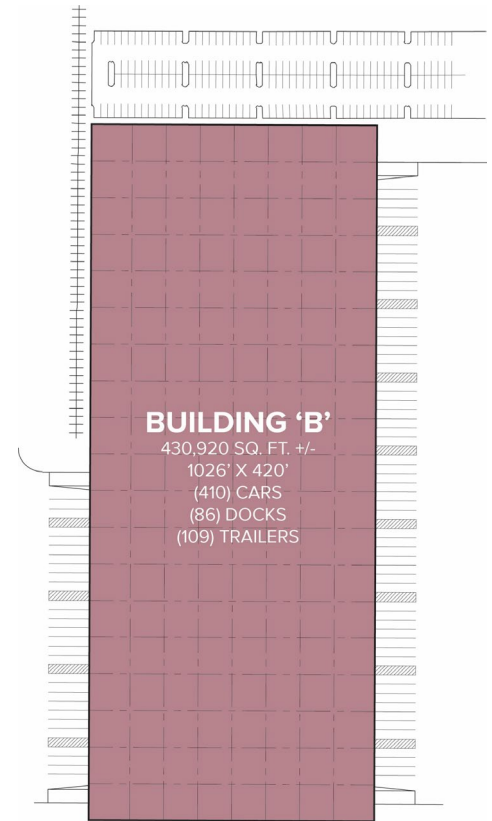


**430,920**  
SQUARE FEET

**36'**  
CLEAR HEIGHT

**+ 295**  
ACRES BUILD-TO-SUIT

**86**  
DOCK DOORS



<b>BUILDING SIZE</b>	430,920	<b>PARKING</b>	410
<b>CLEAR HEIGHT</b>	36'	<b>POWER</b>	4500 amps, 480 volts, 3-phase
<b>DOCKS / FUTURE DOCKS</b>	43 / 43	<b>ACREAGE</b>	295
<b>LIGHTING</b>	LED	<b>ZONING</b>	Commercial
<b>LEASE RATE</b>	TBD		

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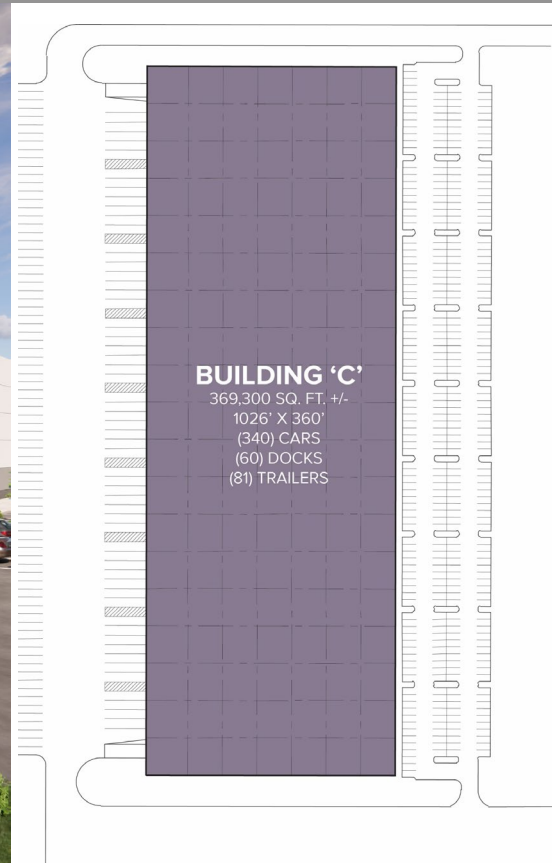
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**369,300**  
SQUARE FEET

**36'**  
CLEAR HEIGHT

**+ 295**  
ACRES BUILD-TO-SUIT

**60**  
DOCK DOORS



<b>BUILDING SIZE</b>	369,300	<b>PARKING</b>	340
<b>CLEAR HEIGHT</b>	36'	<b>POWER</b>	4000 amps, 480 volts, 3-phase
<b>DOCKS / FUTURE DOCKS</b>	30 / 30	<b>ACREAGE</b>	295
<b>LIGHTING</b>	LED	<b>ZONING</b>	Commercial
<b>LEASE RATE</b>	TBD		

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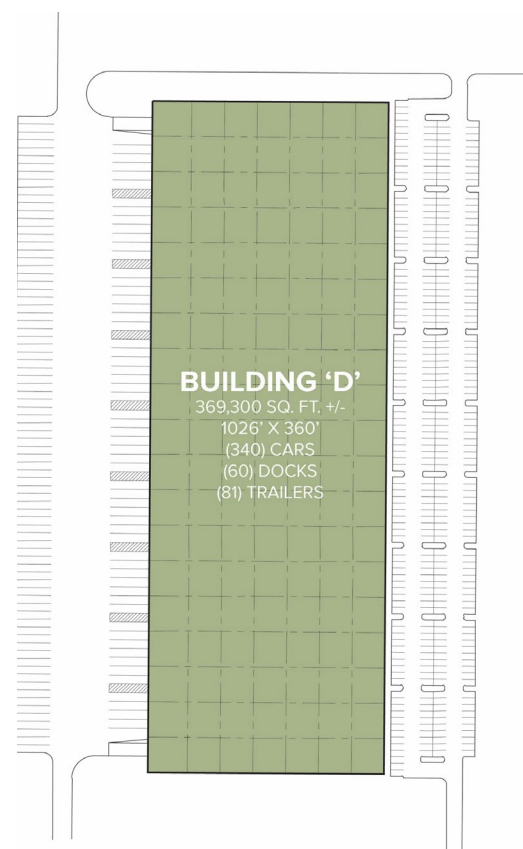


**369,300**  
SQUARE FEET

**36'**  
CLEAR HEIGHT

**+ 295**  
ACRES BUILD-TO-SUIT

**60**  
DOCK DOORS



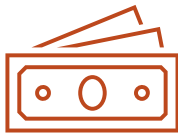
<b>BUILDING SIZE</b>	369,300	<b>PARKING</b>	340
<b>CLEAR HEIGHT</b>	36'	<b>POWER</b>	4000 amps, 480 volts, 3-phase
<b>DOCKS / FUTURE DOCKS</b>	30 / 30	<b>ACREAGE</b>	295
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## BLUEWATER BRIDGE ADVANTAGE

<b>CARS PER DAY</b>	7,873	<b>PRICE PER CAR</b>	\$5.00	<b>PRICE PER EXTRA AXLE</b>	\$5.25
<b>TRUCKS PER YEAR</b>	1.9 Million	<b>COST PER TRUCK</b>	\$25 - \$35	<b>WAIT TIME (MINUTES)</b>	34



**Cheaper tolls:** \$26.25 USD per 5-axle semi (\$5.25/axle, US side, Dec 2024 rates; +\$1/axle planned Dec 2025) vs. \$70 USD (\$14/axle, Jan 2025 rates). Saves ~\$44 per crossing; first Blue Water hike in 14 years vs. Ambassador's frequent increases (up to \$3/axle in 2025).



**Less congestion:** Direct I-69/402 access avoids Detroit metro/I-94 backups, reducing approach delays by 20-30 min. Handles 1.9M trucks/year (up 14.6% in 2024) vs. Ambassador's 2.3M (down 11.1%); truckers report 25-30 min extra tollbooth buffer at Blue Water rarely needed.



**Faster for routes to Chicago/Toronto:** Chicago from Windsor: ~5 hours via Blue Water (I-69 direct, less I-94 traffic) vs. ~6 hours via Ambassador (urban congestion); saves ~1 hr. Toronto from Detroit: 3.5-4 hours via Blue Water (402/401 efficient) vs. 4.5-5 hours via Ambassador; saves ~1 hour, per driver reports.

## AMBASSADOR BRIDGE

<b>CARS PER DAY</b>	14,000	<b>PRICE PER CAR</b>	\$9.00	<b>PRICE PER EXTRA AXLE</b>	\$18.00
<b>TRUCKS PER YEAR</b>	2.3 Million	<b>COST PER TRUCK</b>	\$70 - \$100	<b>WAIT TIME (MINUTES)</b>	60 - 90

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# ST CLAIR TUNNEL TO CANADA



## ST. CLAIR COUNTY DEMOGRAPHICS

**160,067**  
RESIDENTS

**\$69,800**  
MEDIAN HOUSEHOLD  
INCOME

**64,100**  
EMPLOYEES

**\$68,500**  
EMPLOYEE MEDIAN  
HOUSEHOLD INCOME



St. Clair County is home to one of the nation's top border crossings for rail traffic as measured by value and volume of goods. **As the largest rail crossing between Canada and the U.S.**, the 6,129-foot St. Clair Tunnel opened in 1995 to accommodate double-stack freight cars. This rail is responsible for 3 million shipping containers annually via the double stack tunnel to Canada. It replaced a tunnel built in 1891. The CN line that traverses Canada branches west of Toronto to the Port of Montreal (2nd busiest Canadian Port) and the Port of St John (3rd busiest Canadian Port) and heads south into Michigan via the rail tunnel. The line then heads south to Chicago and beyond, eventually crossing into Mexico.

The St. Clair Tunnel between Port Huron and Sarnia is a critical rail freight corridor, carrying about **18–21 trains per day** and supporting heavy cross-border commerce. Operated by Canadian National Railway, the single-track, 6,130-foot tunnel accommodates modern freight movements, including double-stack intermodal trains. Each year, the tunnel handles an estimated **275,000 freight cars and moves roughly 125 million gross tons per mile**, underscoring its role as one of the busiest and most important rail links between the U.S. and Canada.

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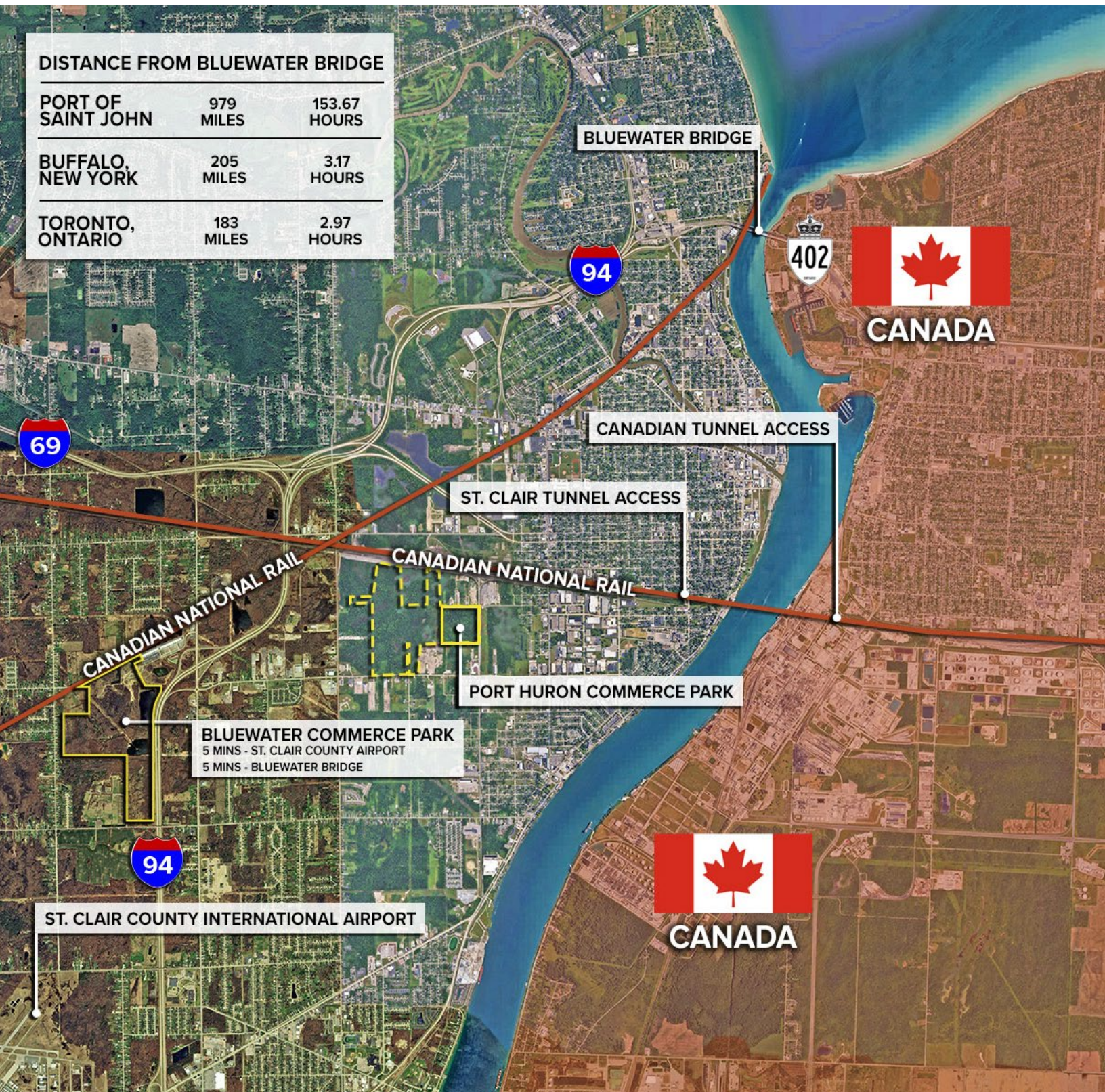
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## DISTANCE FROM BLUEWATER BRIDGE

PORT OF SAINT JOHN	979 MILES	153.67 HOURS
BUFFALO, NEW YORK	205 MILES	3.17 HOURS
TORONTO, ONTARIO	183 MILES	2.97 HOURS



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