

Up to 1,000,000 SF

CLASS-A INDUSTRIAL BUILD-TO-SUIT

STERLING

ENTERPRISE PARK

MITCHELL DRIVE

STERLING HEIGHTS, MI 48313



CUSHMAN &
WAKEFIELD



Chalk Spade
Investments Inc.



PROPERTY FEATURES



45 Net
Buildable Acres



Zoning PUD: M-2
Heavy Industrial



Rail: +/- 1,840 Linear
Feet on Con Rail



Shovel Ready



Utilities on Site



No Wetlands, Detention
Ponds in Place

BUILDING SPECS

36' TO 40'
CLEAR HEIGHT

MULTIPLE GRADE LEVEL
DOORS

1:8000 SF
TRUCK DOCKS

UP TO +/- 1M
SQUARE FEET

1,000 +
AUTO SPACES

52'4" X 50'
COLUMN SPACING

DIVISIBLE TO 100,000
SQUARE FEET

ESFR
FIRE SUPPRESSION

60' AT DOCKS
SPEEDBAY

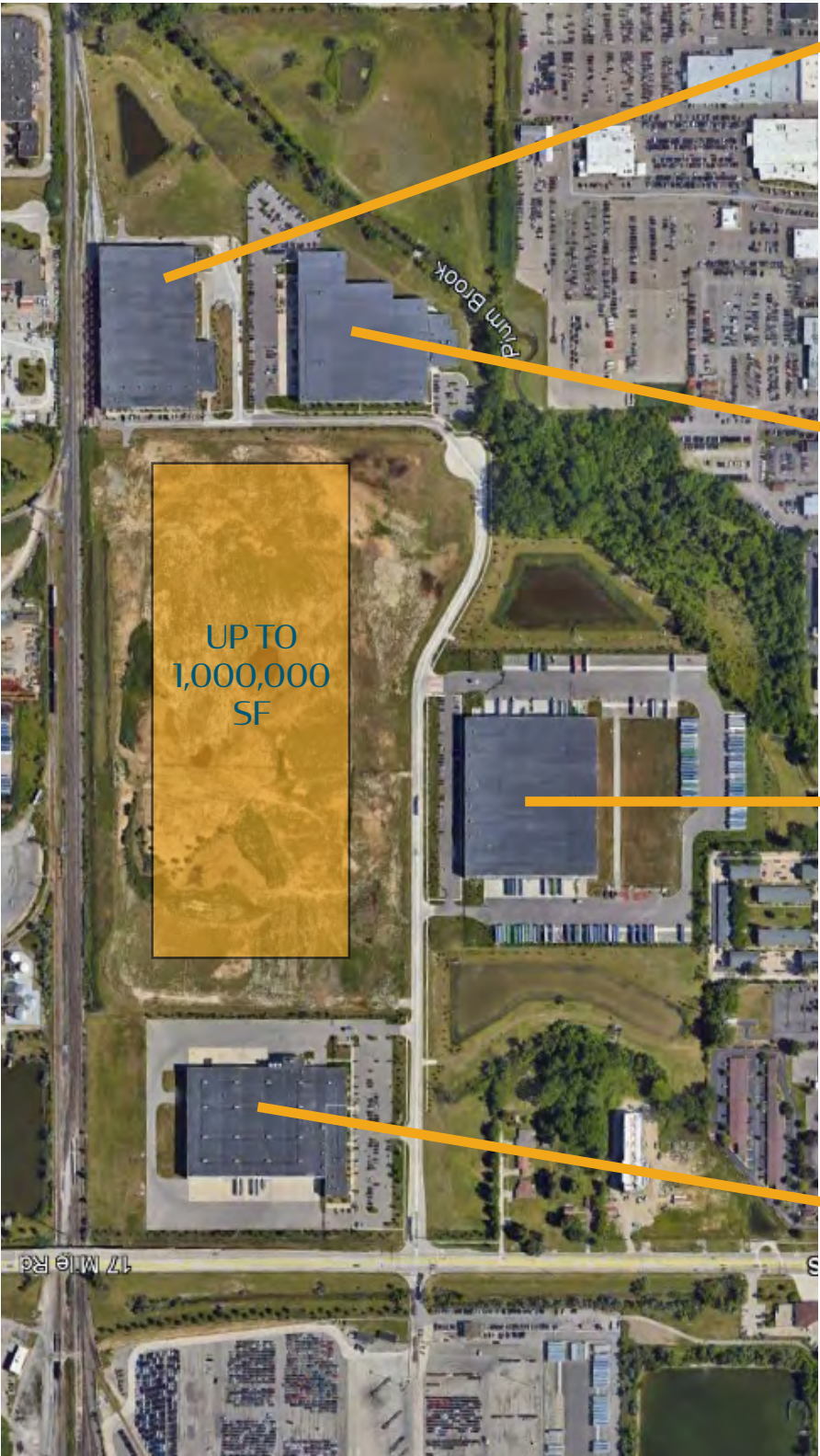
VAN DYKE ROAD
 17 MILE ROAD
 GENERAL COMMON ELEMENT 14.8 AC ±
 GENERAL COMMON ELEMENT 8.5 AC ±
 FCA
 100,000 SF
 23.3 AC ±
 530' ±
 213' ±
 POTENTIAL USER 2.31 AC ±
 RETAINING WALL
 FLOODWAY LIMITS
 FLOODWAY DRAIN EASEMENT
 SIDEWALK CONNECTION TO MITCHELL DRIVE
 GAS MAIN
 PROPOSED EXPANSION 53,550 SF
 Metalsa
 PROPOSED BUILDING 10,000 SF
 PROPOSED BUILDING 10,000 SF
 mp mitchell
 1024' ±
 715' ±
 1280' ±
 1758' ±
 CONSOLIDATED RAIL CORPORATION (CONRAIL)

[illegible]

LOCATIONAL AERIAL



CORPORATE SETTING



METALSA



HTI CYBERNETICS



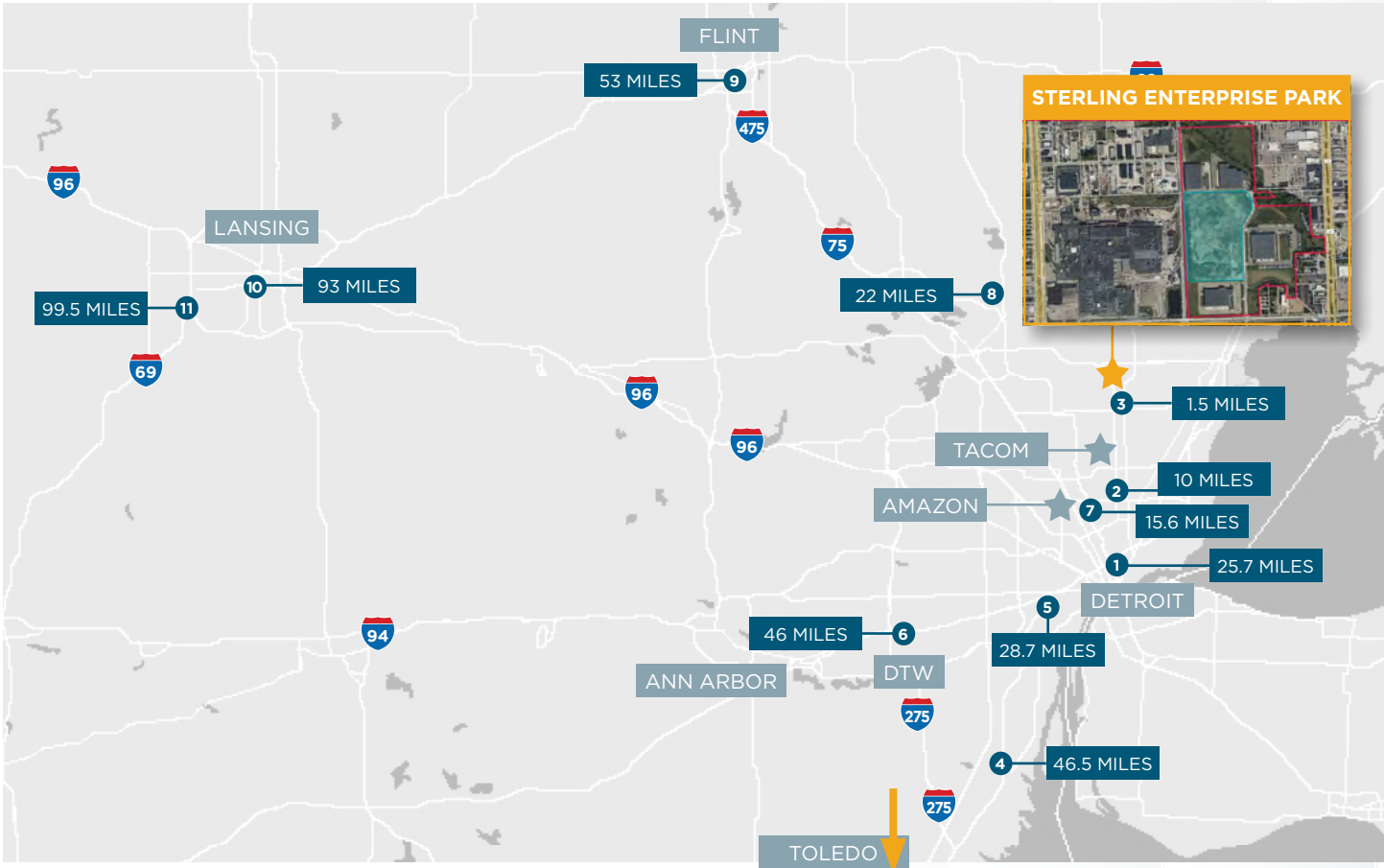
DP WORLD LOGISTICS



MITCHELL PLASTICS



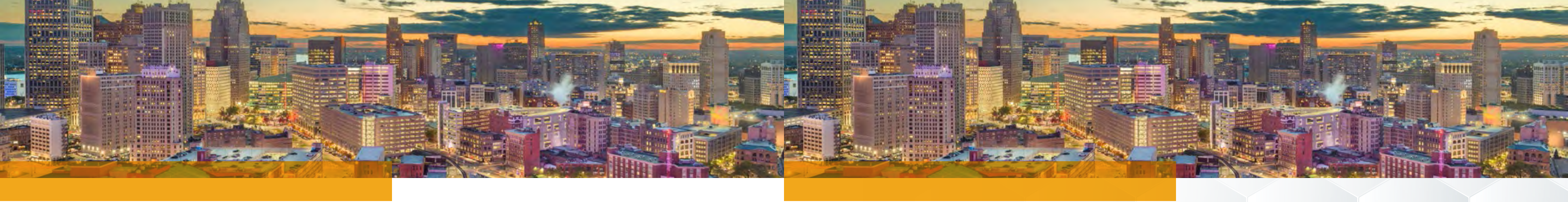
STRATEGIC LOCATION



DISTANCE & PROXIMITY

DTW	42 Mins / 38.9 Miles	Lansing	1 Hr 25 Mins / 93 Miles
Detroit	31 Mins / 24.7 Miles	Ann Arbor	59 Mins / 56 Miles
Flint	52 Mins / 54.8 Miles	Toledo	1 Hr 21 Mins / 80 Miles

1	Detroit Assembly Complex-Jefferson/Mack	33 Mins	7	Factory Zero	31 Mins
2	Warren Truck Assembly	16 Mins	8	Orion Assembly	27 Mins
3	Sterling Heights Assembly	4 Mins	9	Flint Assembly	51 Mins
4	Flat Rock Assembly	54 Mins	10	Lansing Grand River	1 Hr 25 Mins
5	Dearborn Truck Plant	37 Mins	11	Lansing Delta	1 Hr 32 Mins
6	Michigan Assembly	48 Mins			



ABOUT THE DEVELOPER



Chalk Spade and its affiliated sister companies are privately owned by a Canadian construction and real estate company specializing in the acquisition, development, and leasing of all types of real estate.



DETROIT, MI

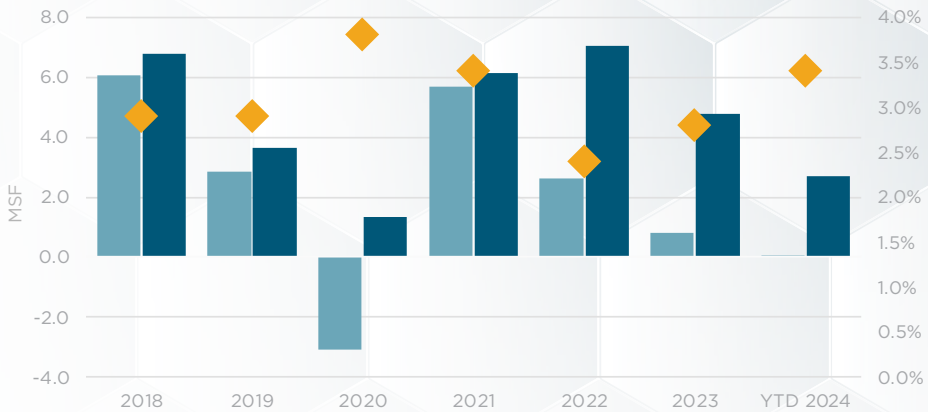
- Metro Detroit maintains one of the highest prime working populations (ages 18-34) in the region, 9.1% above the Central Region average.
- As lending rates remained at higher levels compared to pre-pandemic rates, speculative construction has slowed, with no new speculative projects breaking ground through the first half of 2024.
- The Detroit industrial market is the 9th largest in the country, totaling 509 million square feet (msf). Net asking rents have climbed 2.1% year-over-year, reaching \$7.45 per square foot (psf) NNN, ranking 27th out of 83 tracked U.S. markets for affordability. Within the Central Region, Detroit holds the third-lowest vacancy rate at 3.6%, continuing to show tight market conditions and strong tenant demand.

Source: Cushman & Wakefield Research



ABSORPTION, NEW SUPPLY, & VACANCY RATES

- Overall Net Absorption
- Construction Completions
- Overall Vacancy Rate (RHS)



DEMOGRAPHICS	
Population	4,379,098
Projected Population Change (5-Year)	0.8%
Working Age Population (Ages 18-64)	2,665,533
Labor Force	1,923,833
Median Household Income	\$67,625
Educational Attainment: % of Total Pop. Age 25+ with High School to Associates Degree	49.4%
Target Blue Collar Demographic Volume	324,624
Target Blue Collar Demographic Concentration	0.6

INDUSTRIAL LABOR	MATERIAL MOVING OCCUPATIONS	PRODUCTION OCCUPATIONS
2024 Employment Volume	58,943	155,650
Worker Concentration	1.0	1.4
Projected 5-Year Employment Growth	1.2%	-0.6%
Average Wages	\$24.65	\$25.75
Wage Index	110	112



Metro Pkwy

Metro Pkwy

Van Dyke Ave
53

15 Mile Road

Mountain Road

18 Mile Road

18 1/2 Mile Road

18 Mile Road

17 Mile Road

STERLING ENTERPRISE PARK

WEST OF VAN DYKE/MACOMB SUBMARKET
STERLING HEIGHTS, MI 48313

TONY AVENDT
Managing Director
+1 248 358 6115
tony.avendt@cushwake.com

CONNER SALSBERY
Director
+1 248 358 6114
conner.salsberry@cushwake.com

DANIEL HUBERT
Executive Vice President
+1 416 859 4879
daniel.hubert@cushwake.com

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