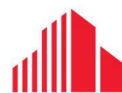


Center Line Commerce Center



NEW CONSTRUCTION / BTS
UP TO +/- 1,318,000 SF

26311 Lawrence Avenue
Center Line, MI 48015



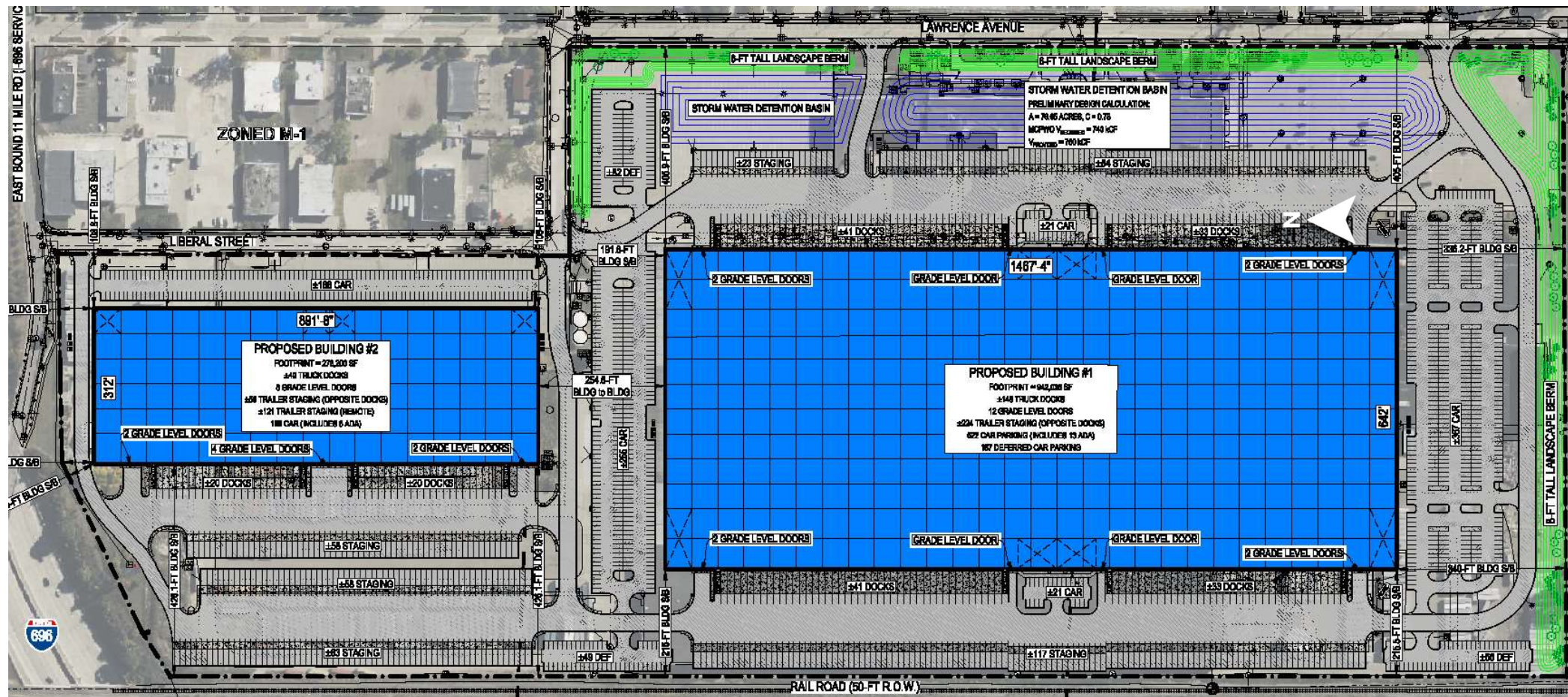
**CUSHMAN &
WAKEFIELD**



AshleyCapital

CENTER LINE COMMERCE CENTER - SITE DETAILS

Complex Address	26311 Lawrence Avenue Center Line, MI 48015	Total SF	Single building: up to +/- 1,318,000 SF -or- Two buildings: 942,028 SF and 278,200 SF
Crossroads	Fronting I-696 between Mound Road and Van Dyke Avenue exits	Auto Parking	Complex Total: 997 Bldg 1: 809 = 609 + 13 ADA + 187 deferred spaces Bldg 2: 188 = 182 + 6 ADA
Total Acres	76.65	Trailer Staging	Complex Total: 403 Bldg 1: 224 stalls, opposite the docks Bldg 2: 58 stalls, opposite the docks Dedicated Auxiliary Lot: 121 stalls
Zoning	M-2 Heavy Industrial		
Use	Warehouse / Light Manufacturing		
Rail	+/- 2,800' on Norfolk Southern rail line		



CENTER LINE COMMERCE CENTER - BLDG 1 OVERVIEW

Location

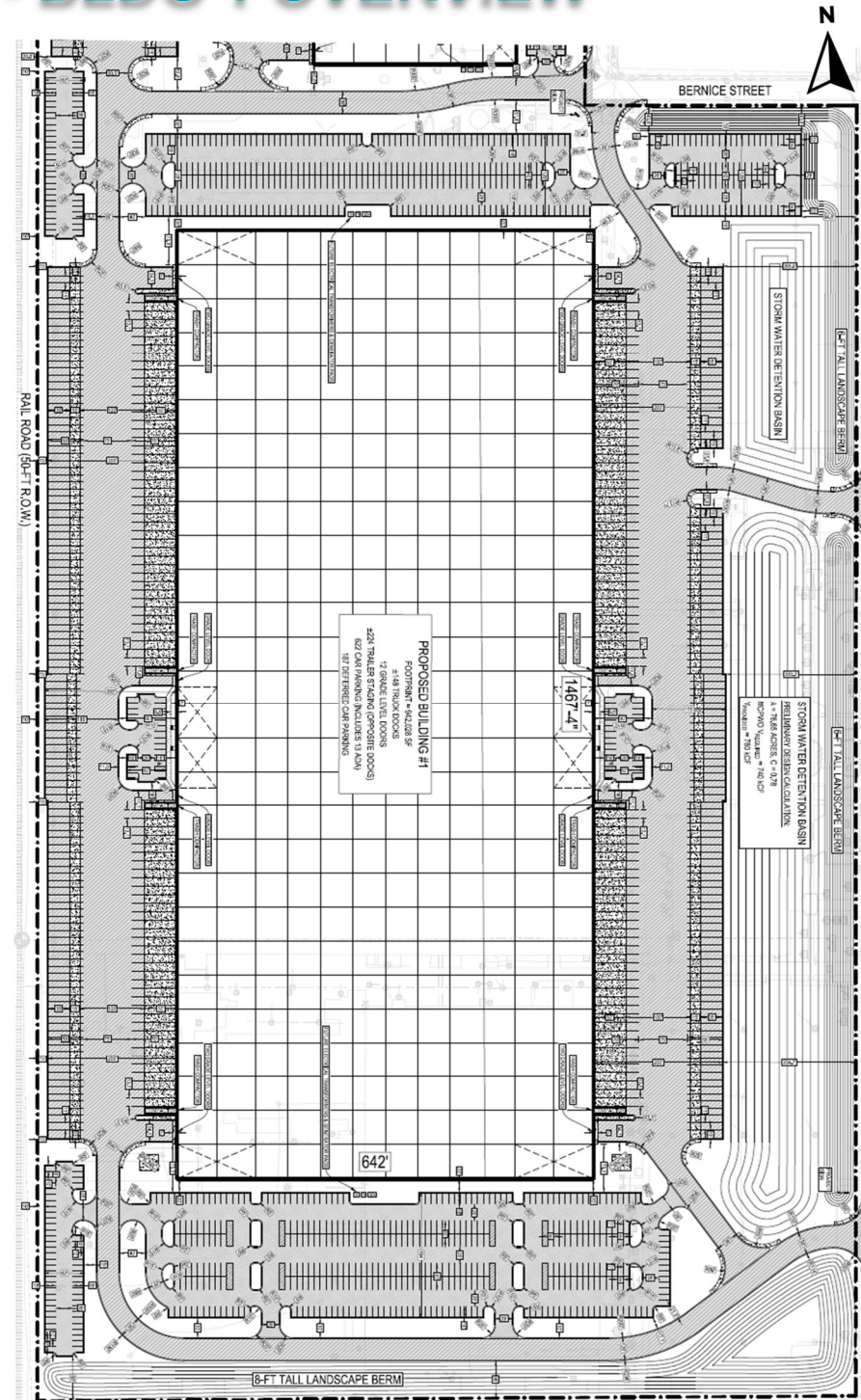
Address	26311 Lawrence Avenue Center Line, MI 48015
Industrial Market / Submarket	Metro Detroit / Macomb South

Square Footage

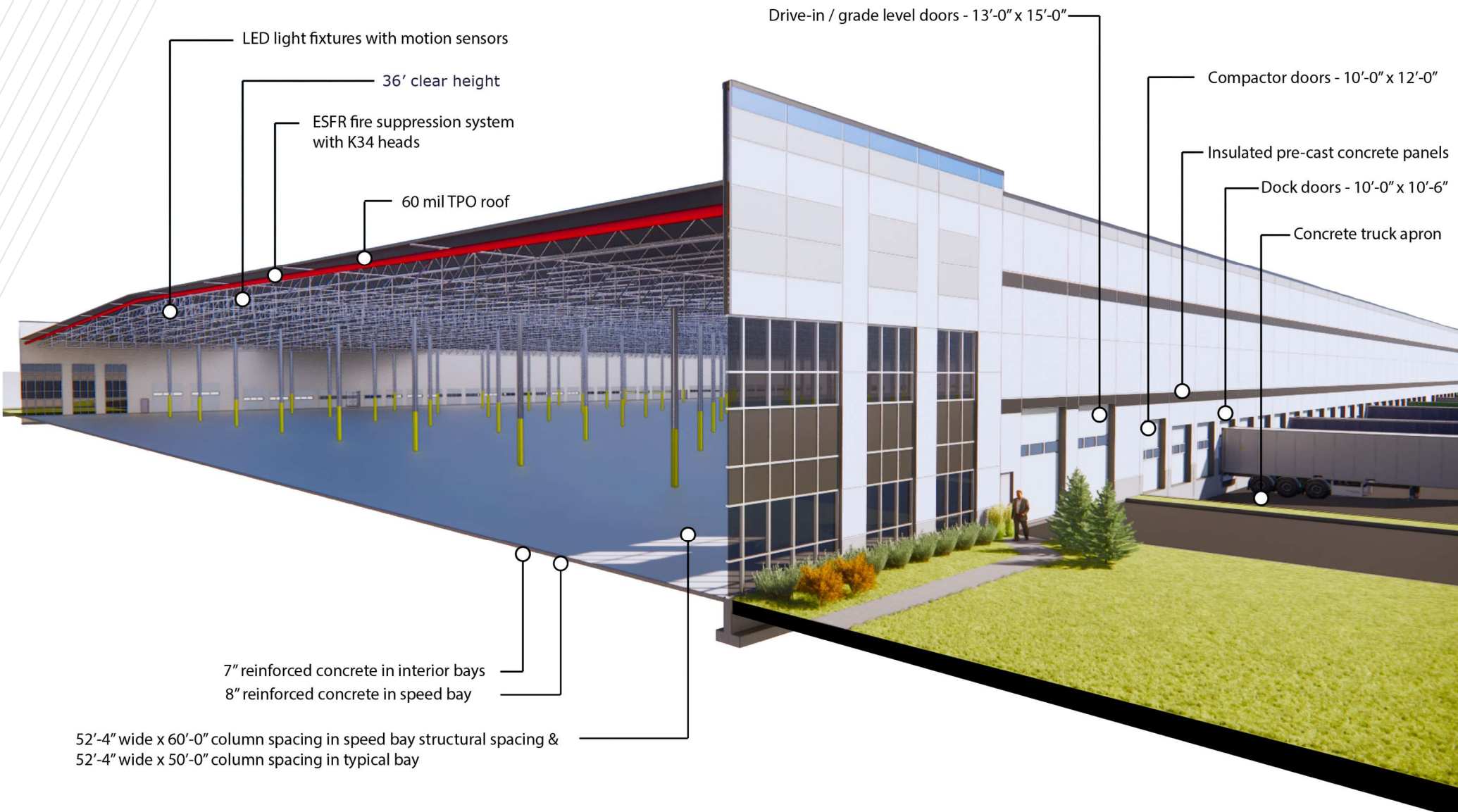
Total Building SF	942,028 (expandable to 1,318,000)
SF Available	235,507 to 942,028 (expandable to 1,318,000)
Office Area	To suit

Building Specs

Building Dimensions	1,467' x 642' (full building)
Building Configuration	Cross dock
Construction Type	Precast insulated (R-17) concrete panels and structural steel
Roof System	60 mil TPO over rigid insulation (R-30)
Fire Protection System	ESFR K-34 heads
Clear Height	36'
Column Spacing	52'4" x 50' / 60' speedbay
Floor Thickness	7" reinforced with helix fibers (8" at docks), 12" compacted stone base
Loading	148 docks (10' x 10'6"); 12 grade doors (13' x 15')
Truck Court Depth	200'
Trailer Staging	224 stalls opposite the docks, additional lot available
Auto Parking	Up to 809 auto spaces
Warehouse Lighting	LED 30 ft candles
Power	TBD
Lease Rate	TBD



CENTER LINE COMMERCE CENTER - BLDG 1 CONSTRUCTION DETAIL



CENTER LINE COMMERCE CENTER - BLDG 2 OVERVIEW

Location

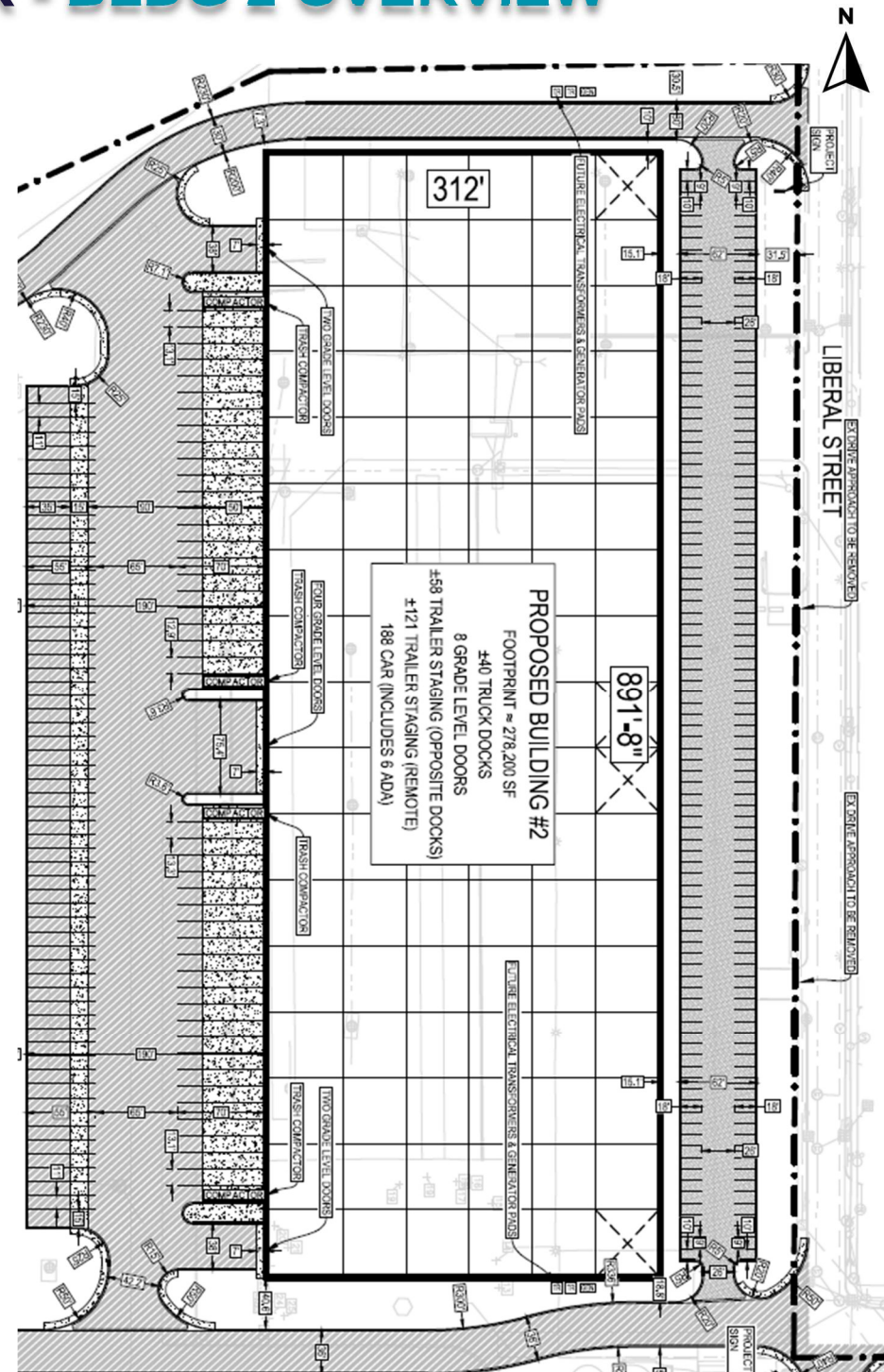
Address	26311 Lawrence Avenue Center Line, MI 48015
Industrial Market / Submarket	Metro Detroit / Macomb South

Square Footage

Total Building SF	278,200
SF Available	139,100 to 278,200
Office Area	To suit

Building Specs

Building Dimensions	891'8" x 312' (full building)
Building Configuration	Single sided rear loader
Construction Type	Precast insulated (R-17) concrete panels and structural steel
Roof System	60 mil TPO over rigid insulation (R-30)
Fire Protection System	ESFR K-34 heads
Clear Height	32'
Column Spacing	52'4" x 50' / 60' speedbay
Floor Thickness	7" reinforced with helix fibers (8" at docks), 12" compacted stone base
Loading	40 docks (10' x 10'6"); 8 grade doors (13' x 15')
Truck Court Depth	190'
Trailer Staging	58 stalls opposite the docks, additional lot available
Auto Parking	Up to 188 auto spaces
Warehouse Lighting	LED 30 ft candles
Power	TBD
Lease Rate	TBD



CENTER LINE COMMERCE CENTER - BLDG 2 CONSTRUCTION DETAIL

Drive-in / grade level doors - 13'-0" x 15'-0"

Compactor doors - 10'-0" x 12'-0"

Insulated pre-cast concrete panels

Dock doors - 10'-0" x 10'-6"

Concrete truck apron

LED light fixtures with motion sensors

32'-0" clear height

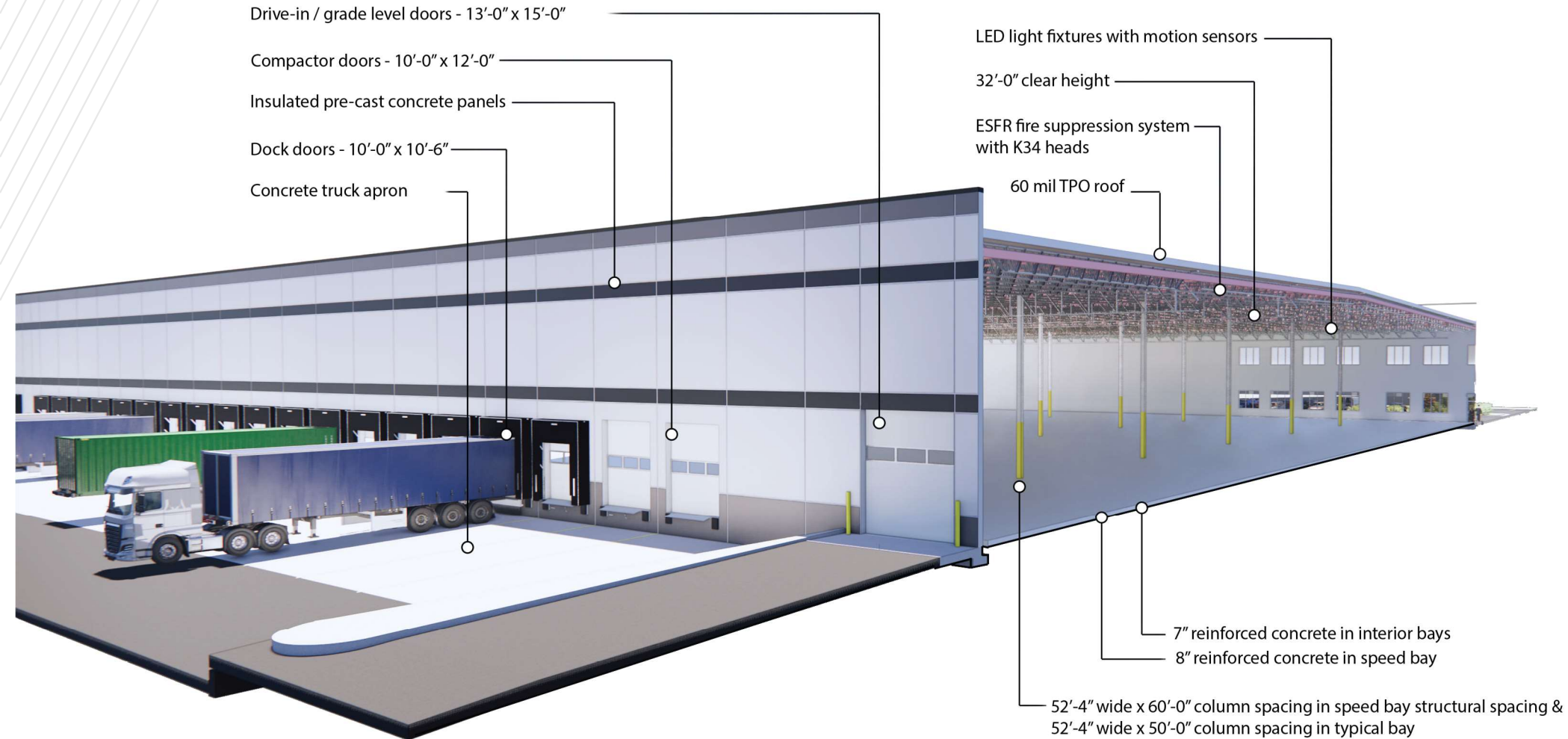
ESFR fire suppression system
with K34 heads

60 mil TPO roof

7" reinforced concrete in interior bays

8" reinforced concrete in speed bay

52'-4" wide x 60'-0" column spacing in speed bay structural spacing &
52'-4" wide x 50'-0" column spacing in typical bay



CENTER LINE COMMERCE CENTER - EXCEPTIONAL LOCATION

Michigan is within 500 miles of nearly half the U.S. and Canadian population and commerce centers providing unparalleled access to market. Known as a prime state for entrepreneurs and growing businesses, Michigan is home to a wealth of highly skilled talent. From having the highest concentration of engineers in the nation to a skilled trades workforce that ranks in the top ten nationally, Michigan is preparing the talent needed for the jobs of the future.

AIRPORT

-  Detroit Metro Airport (DTW)
-  Willow Run Airport

DISTANCE

28 MILES
42 MILES

ASSEMBLY PLANTS

STELLANTIS

-  Detroit Assembly Complex-Jefferson
-  Detroit Assembly Complex-Mack
-  Warren Truck Assembly Plant
-  Sterling Heights Assembly
-  Toledo Assembly Complex

10 MILES
8 MILES
4 MILES
6 MILES
72 MILES

FORD

-  Flat Rock Assembly Plant
-  Dearborn Truck Plant
-  Michigan Assembly Plant

41 MILES
19 MILES
39 MILES

GM

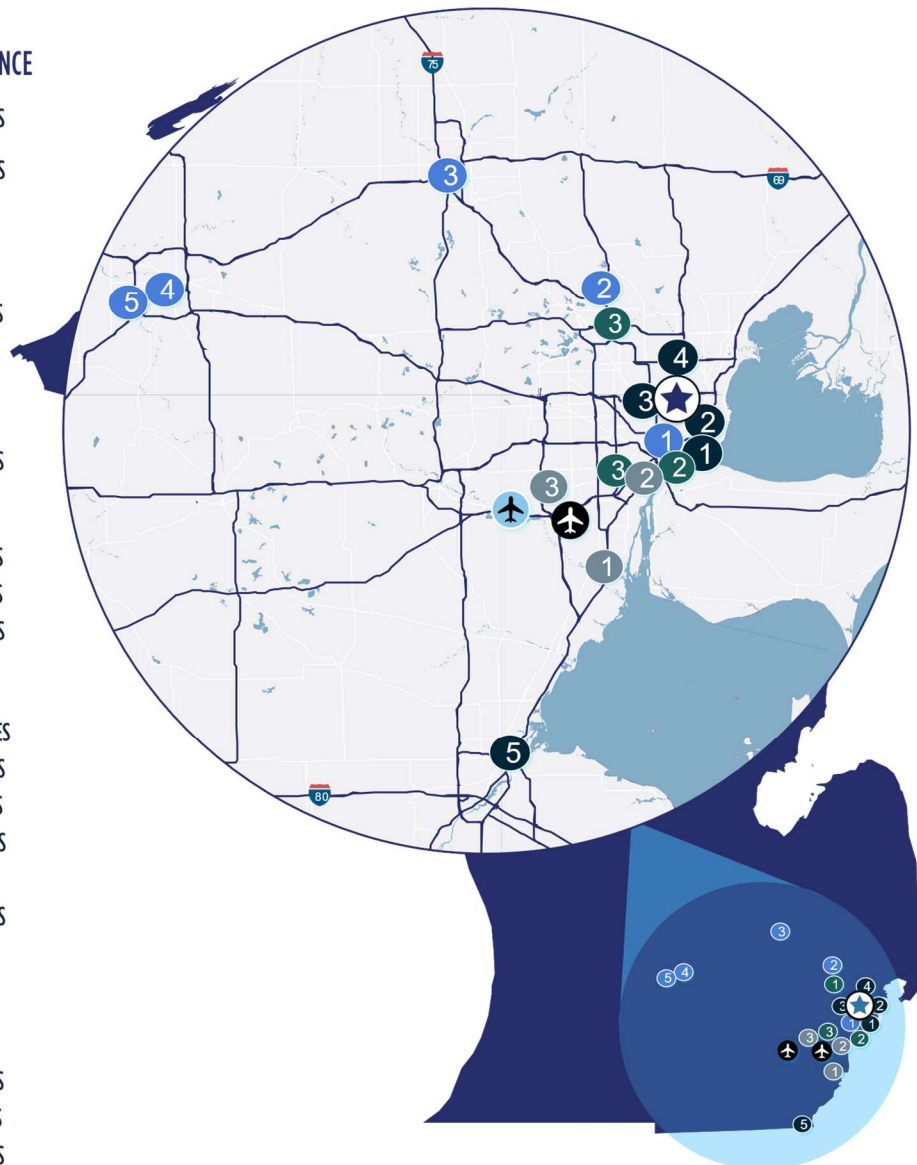
-  Factory Zero
-  Orion Assembly
-  Flint Assembly
-  Lansing Grand River Assembly/Stamping
-  Lansing Delta Assembly/Lansing Regional Stamping

8.8 MILES
29 MILES
61 MILES
96 MILES
98 MILES

Auto HQs

-  Stellantis
-  GM
-  Ford

23 MILES
17 MILES
22 MILES



DETROIT REGION

- Detroit is #2 for Best Business Climate (large metro area)
- #1 for Emerging Startup Ecosystem
- #1 in Auto and EV

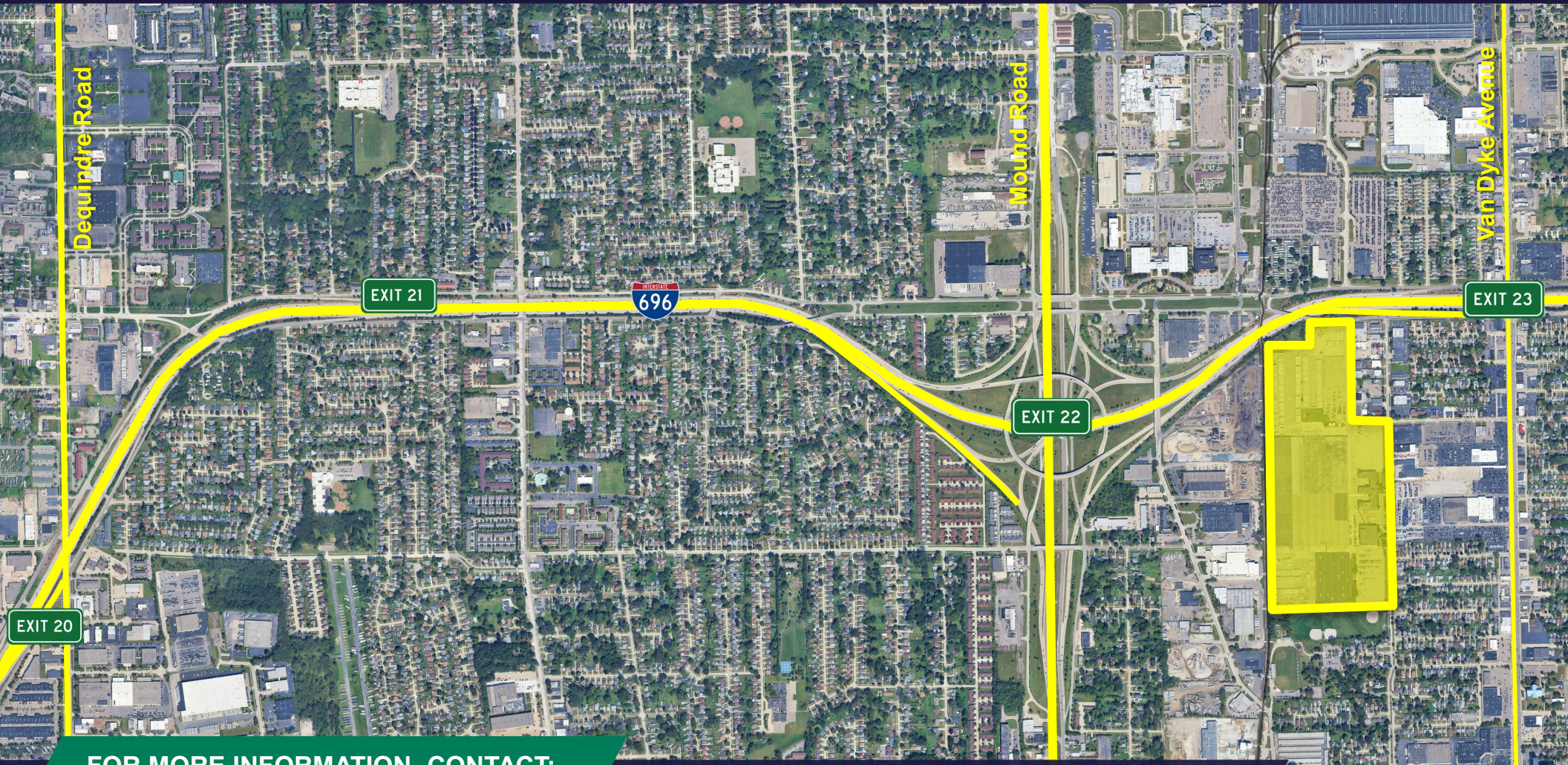
#1 MICHIGAN IS RANKED #1 IN
In the US THE NATION FOR
CONCENTRATION OF
ENGINEERS

#1 ENERGY-SECTOR JOB
In State GROWTH

#1 BEST BUSINESS CLIMATE
In State (LARGE METRO AREA)

TOP 10 MICHIGAN RANKS IN THE
STEM TOP 10 FOR TOTAL STEM
DEGREE COMPLETIONS IN
THE NATION

Center Line Commerce Center



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