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DETROIT • NORTH OAKLAND COUNTY, MI

ENGELWOOD NORTH

100

ENGELWOOD NORTH

Class-A Flex Industrial Spaces available for lease.
Move-in ready suite 1,850 SF in North Detroit.

40 – 300 ENGELWOOD DR • ORION, MI

— LEASING OVERVIEW

ENGELWOOD NORTH, NORTH DETROIT.

Blue Dock presents an exceptional leasing opportunity at Engelwood North, offering Class A industrial flex properties.

Each suite is equipped with drive-in doors, offering flexible configurations to accommodate diverse operational needs.

Strategically positioned just 10 minutes from Auburn Hills and direct access to I-75 via Lapeer Road, the property provides unmatched regional connectivity.

The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive, ideal for contractors, automotive, fitness, light manufacturing, distribution, and creative trades.

1 SUITE	1,850	ON M-24	±4 MIN
AVAILABLE FOR LEASE	SF AVAILABLE + MEZZ	LAPEER RD FRONTAGE	TO I - 75



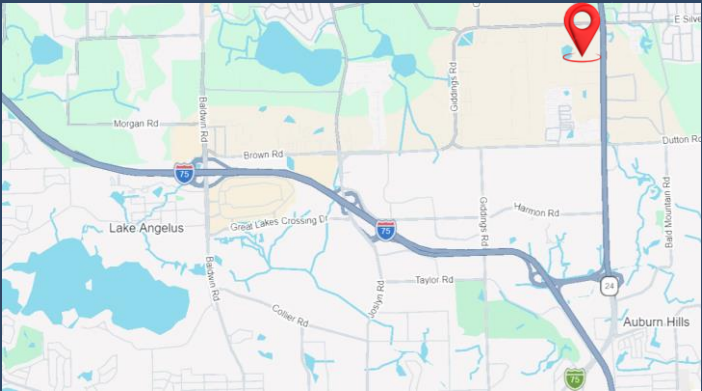
SPACE HIGHLIGHTS

- ◆ Drive-in Doors.
- ◆ Private Entrance w/ 24/7 Access.
- ◆ Private Offices & Bathrooms.
- ◆ Heavy Power.
- ◆ Ample Off-Street Parking.
- ◆ Climate Controlled.
- ◆ LED Lighting Throughout.

FINISHES & UPGRADES

- ◆ Epoxy Floors in Warehouse
- ◆ LVP Flooring in Office
- ◆ White Paint Throughout
- ◆ Custom Build-Outs Available
- ◆ Combinable / Subdivisible Suites

LOCATION



- DIRECT ACCESS TO LAPEER RD (M-24)
- ±4 MIN TO I-75
- ±10 MIN TO AUBURN HILLS

SITE PLANS

AVAILABLE SPACES

UNIT	SF	MEZZ	RATE PSF (\$/SF)	LOADING
100 H	1,850	585	\$13.00/SF	Drive-in Door

260-300	
UNIT 300 E LEASED	UNIT 260 E LEASED
UNIT 300 D LEASED	UNIT 260 D LEASED
UNIT 300 C LEASED	UNIT 260 C LEASED
UNIT 300 B LEASED	UNIT 260 A & B LEASED
UNIT 300 A LEASED	

180-220	
	UNIT 180 J LEASED
	UNIT 180 I LEASED
	UNIT 180 H LEASED
	UNIT 180 G LEASED
UNIT 220 F LEASED	UNIT 180 F LEASED
UNIT 220 E LEASED	UNIT 180 E LEASED
UNIT 180 D & 220 D LEASED	
UNIT 220 C LEASED	UNIT 180 C LEASED
UNIT 220 B LEASED	UNIT 180 B LEASED
UNIT 220 A LEASED	UNIT 180 A LEASED

100-140	
UNIT 140 I LEASED	UNIT 100 I LEASED
UNIT 140 H LEASED	UNIT 100 H 1,850 sf (585 sf Mezz)
UNIT 140 G LEASED	UNIT 100 G LEASED
UNIT 140 F LEASED	UNIT 100 F LEASED
UNIT 140 E LEASED	UNIT 100 E LEASED
UNIT 140 D LEASED	UNIT 100 D LEASED
UNIT 140 C LEASED	UNIT 100 C LEASED
UNIT 100 B & 140 B LEASED	
UNIT 140 A LEASED	UNIT 100 A LEASED

40
UNIT 40 I LEASED
UNIT 40 H LEASED
UNIT 40 G LEASED
UNIT 40 F LEASED
UNIT 40 E LEASED
UNIT 40 D LEASED
UNIT 40 C LEASED
UNIT 40 B LEASED
UNIT 40 A LEASED

ENGELWOOD DR

LET'S CONNECT

BUILD YOUR BUSINESS AT ENGELWOOD.

140

EXCLUSIVE LEASING CONTACT



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