

INDUSTRIAL & R&D CAMPUS



RIDGE⁵ FOR LEASE

Unit 3 | 100,832 SF Spec Building

Delivering Q3 2026



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Owned & Developed By



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INDUSTRIAL & R&D CAMPUS



RIDGE⁵



Build-To-Suit
40,000 - 265,000 SF



Site Zone
43.56 Acres



Zoning
General Industrial / R&D



Power
10MW of Heavy Power Available

- 100,832 SF scheduled for construction in Q3 2025 with delivery in Q3 2026
- Zoned IND - General Industrial for High-Tech R&D, Advanced Manufacturing, and Distribution
- 10 MW of Heavy Power Available Immediately > 60 MW DTE Nitro Substation with ability to expand to 120 MW in proximity to the site
- Potential Last-Mile Data Center opportunity (heavy power & fiber capabilities)
- Strategic suburban infill location with excellent connectivity to workforce, infrastructure, and amenities
- Adjacent to many notable Fortune 500 and Tier-I Automotive companies
- Close proximity to Downtown Ann Arbor (20± minutes), DTW Detroit Metropolitan Airport (25± minutes) and Downtown Detroit (30± minutes)
- Minutes from major freeways including M-14, I-275, I-96, US-23, and I-94
- New Road Improvement Project planned for 5 Mile Road Corridor
- Close to Hotels, Restaurants, and Shopping Destinations
- Located in the Michigan International Technology Center Corridor (MITC), a collaborative EDC initiative of local, county, and state entities

INDUSTRIAL & R&D CAMPUS



Strategic. Scalable. Shovel-Ready.

Ridge 5 is a premier 43.56 Acre Industrial and R&D campus located in Plymouth Township, strategically positioned between Detroit and Ann Arbor in one of Southeast Michigan's most dynamic technology corridors. As a flagship development within the Michigan International Technology Center (MITC), Ridge 5 offers companies a rare opportunity to build or grow within a modern, master-planned park tailored for high-tech R&D, advanced manufacturing, and distribution.

Companies locating here will join a thriving business ecosystem anchored by Fortune 500 and Tier-I automotive firms. With 750,000± SF of Build-to-Suit Pad-Ready sites, Ridge 5 is ideally suited for global corporations, emerging tech firms, and supply chain users seeking scalability, high visibility, and access to talent.

Construction on three buildings (ranging from 40,000 to 100,000 SF) is scheduled to begin in Q3 2025 with delivery planned for Q3 2026.

The site benefits from 10 MW of available power with up to 60 MW (expandable to 120 MW) via the nearby DTE Nitro Substation — making it a potential fit for heavy power users including last-mile data centers.

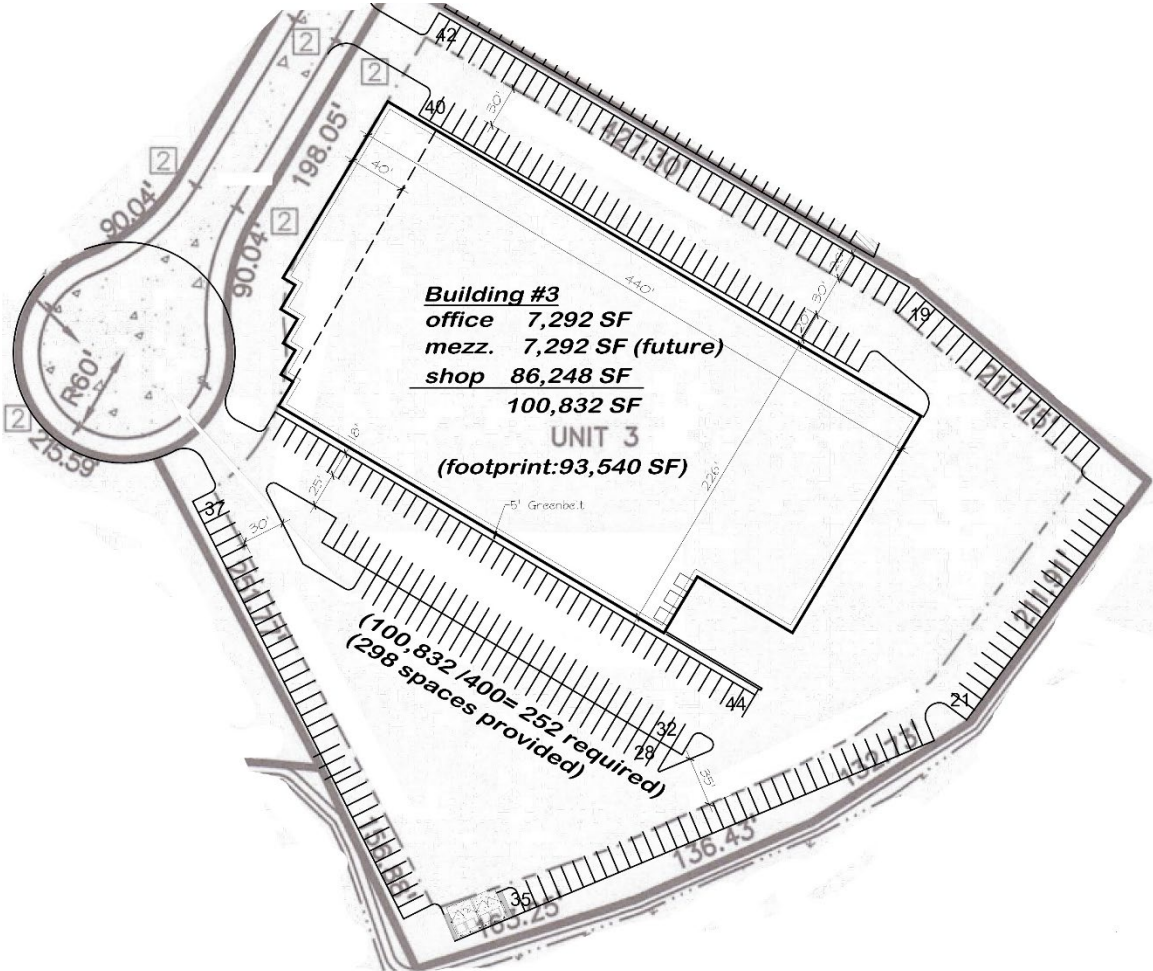
Ridge 5 is minutes from major freeways including M-14, I-275, I-96, US- 23, and I-94. The site is also located within close proximity to Downtown Ann Arbor (20± minutes), DTW Detroit Metropolitan Airport (25± minutes) and Downtown Detroit (30± minutes).

A Unique Blend of Innovation & Nature

Tenants and visitors to Ridge 5 enjoy a corporate park environment enhanced by natural beauty. The site is framed by mature woodlands, protected wetlands, and the scenic Johnson Creek, creating a tranquil campus atmosphere —offers employees a chance to unwind, hold outdoor meetings, or enjoy lunch in one of several planned gathering areas.

UNITS & SPECIFICATIONS

Building Features	Unit 3
Building Size	100,832 SF
Warehouse Area (SF)	86,248 SF
Office Area (SF)	7,292 SF Office 7,292 SF Mezz
Clear Height	30'
Loading Docks	3 Dock Doors
Car Parking	Up to 298 spaces
Building Construction	Precast
Fire Suppression System	ESFR
Warehouse Lighting	LED
Roof	60 Millimeter
Electrical Power	Minimum 1200 AMP to 2000 Amp 480V 3-Phase
Asking Rate	Subject to Offer
Operating Expenses	TBD



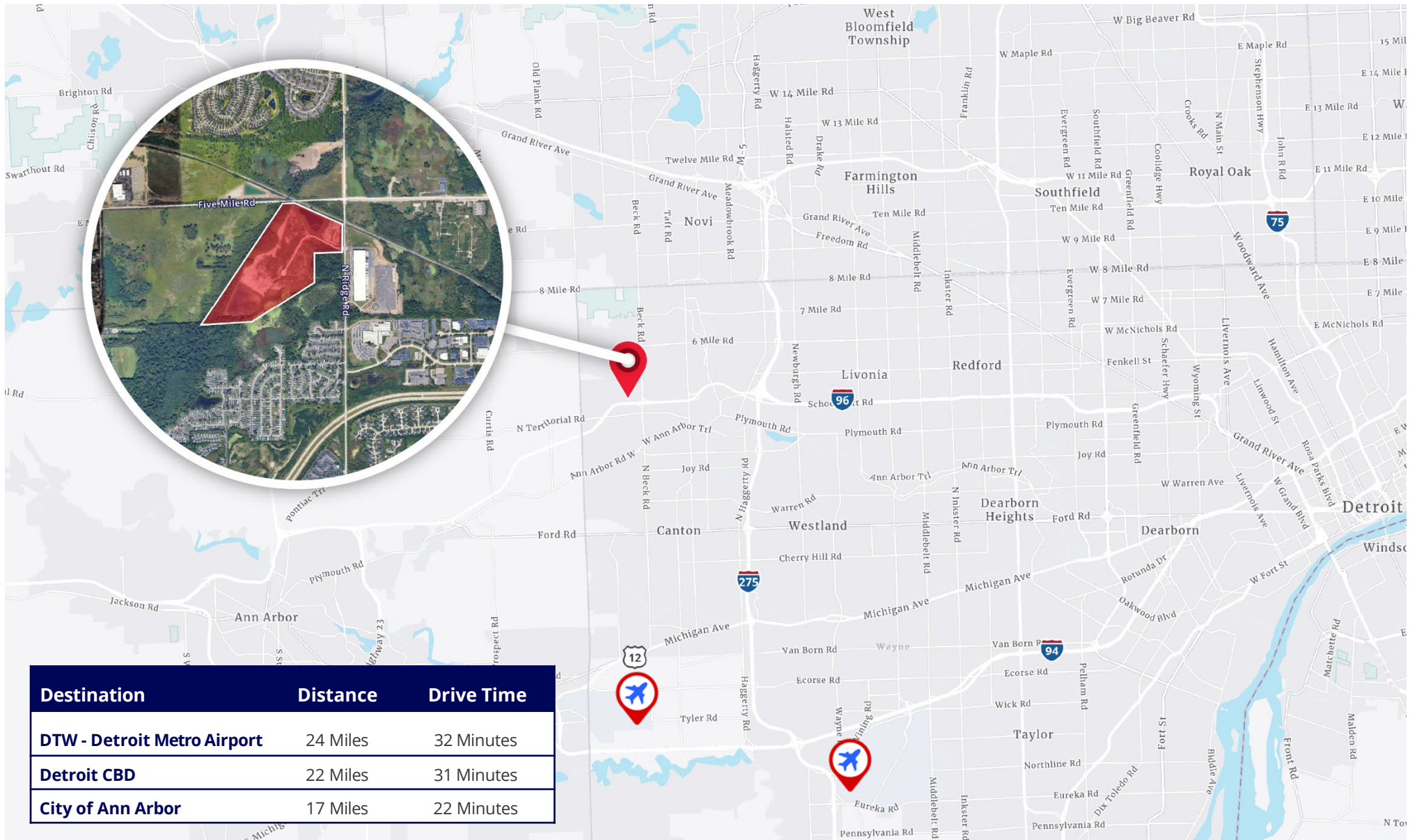
PROPOSED SITE MAP



UNIT #	BUILDABLE
1	55,000 SF
2	43,250 SF
3	100,832 SF
4	200,000 SF
5	65,000 SF
6	75,000 SF
7	140,000 SF
8	77,841 SF
Other Development Opportunities	
BTS Warehouse (4+5)	265,000 SF
Data Center (6+7)	215,000 SF

LOCATION MAP

Close to M-14 (5± Min) and I-275 (10± Min) – Central to Detroit's Western Suburbs



REGIONAL INDUSTRIAL FOOTPRINT



WAYNE COUNTY FAST FACTS



1,771,000

Residents Living in
Wayne County



International

Direct Flights to Japan, China
& Europe (DTW)



1,800

Automotive
Suppliers



60 of 100

of the Top North American
Automotive Suppliers



\$300,000,000+

In Trade Crossing Each Day at
the Detroit/ Windsor Border



62% of U.S Automotive R&D
In Trade Crossing Each Day at
the Detroit/ Windsor Border



1,300

Foreign Firms From
39 Countries



26.9%

of the Population has Obtained
a Bachelor Degree or Higher



\$59,521

Median Household
Income



Air Commerce

Accessible From Detroit Metro
Airport (DTW), Willow Run Airport,
Canton-Plymouth-Mettetal

Michigan Business Climate

No. 10

Top State for Doing Business

No. 1

Water Availability

No. 8

Cooperative and Responsive Government

No. 10

Workforce Training
Programs

No. 9

America's Top States for Doing Business
(CNBC, 2024)

No. 1

State for Automotive Industries
(Business Facilities, 2024)

Top 10

State in the 2024 Prosperity Cup

Detroit Region #2

For Best Business Climate
(Business Facilities, 2021)

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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