



BUILDING 1: FULLY LEASED

BUILDING 2: 67,904 SF FOR LEASE | AVAILABLE MAY 2026

37300 Ecorse Road, Romulus, Michigan

5 MILES TO DETROIT METROPOLITAN AIRPORT
NEAR THE CROSSROADS OF I-94 AND I-275



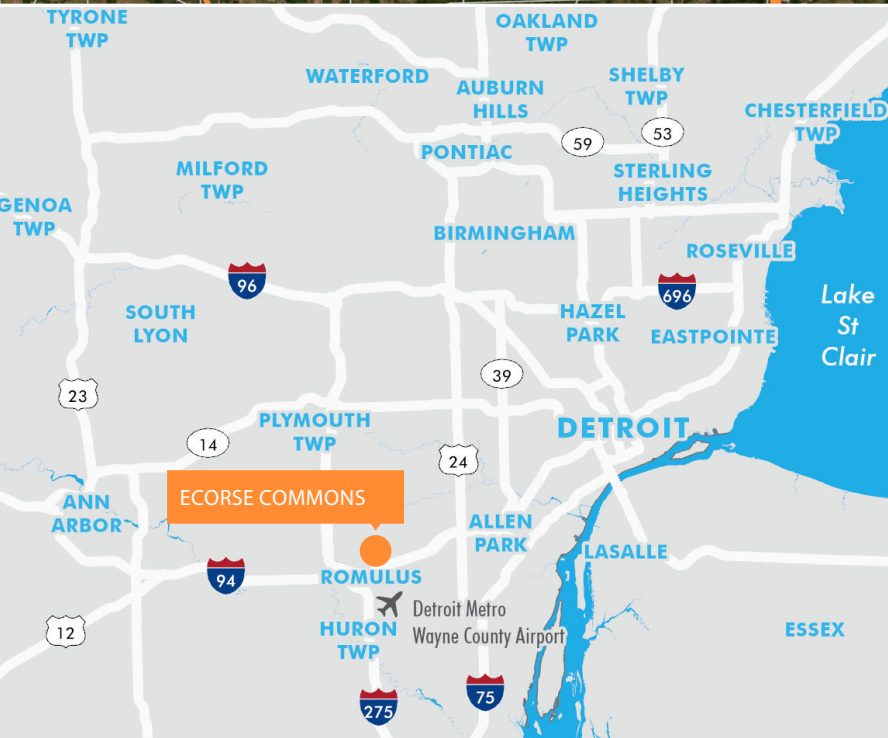
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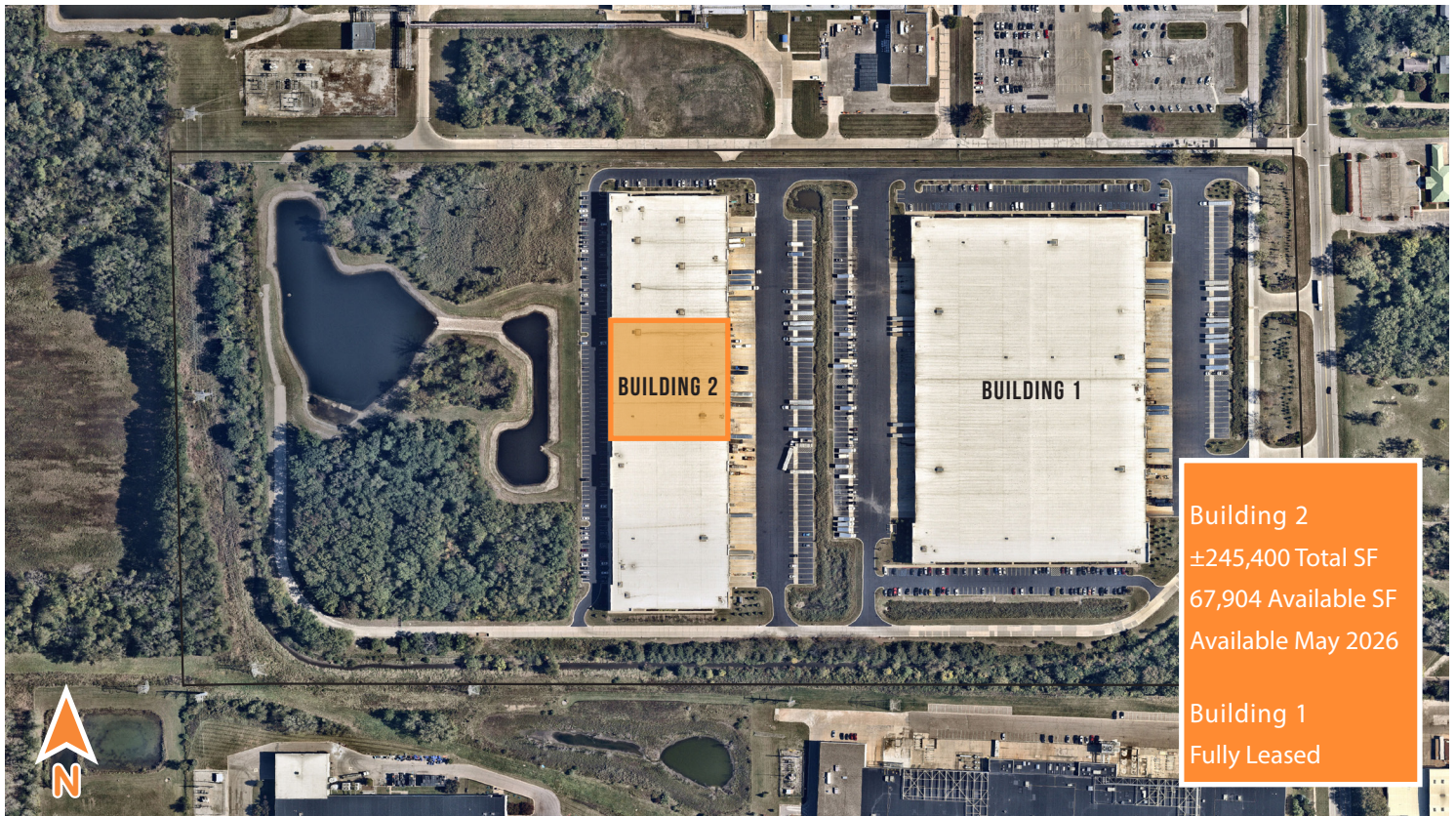
ECORSE COMMONS | LOCATION



KEY SITE ADVANTAGES

-  5 Minutes to Detroit Metropolitan Airport
10 Miles to Willow Run Airport
20 Miles to Ann Arbor
21 Miles to Windsor Canada
-  3 minutes to I-275, 6 minutes to I-94
-  1 Minute to General Motors Powertrain Plant
10 Minutes to Ford Wayne Assembly
20 Minutes to Dearborn Ford Truck Plant
20 Miles to Flat Rock Assembly Plant
-  30 minutes to the CBD
-  Access to multiple intermodal yards

ECORSE COMMONS | MASTER PLAN



KEY SITE ADVANTAGES



Abundant labor capable of supporting assembly manufacturing operation



Close proximity to I-94 and I-275



Significant power/water/sanitary



Located within minutes of Detroit Metropolitan Airport



Constructed in 2021



70 acre, 654,887 SF industrial park



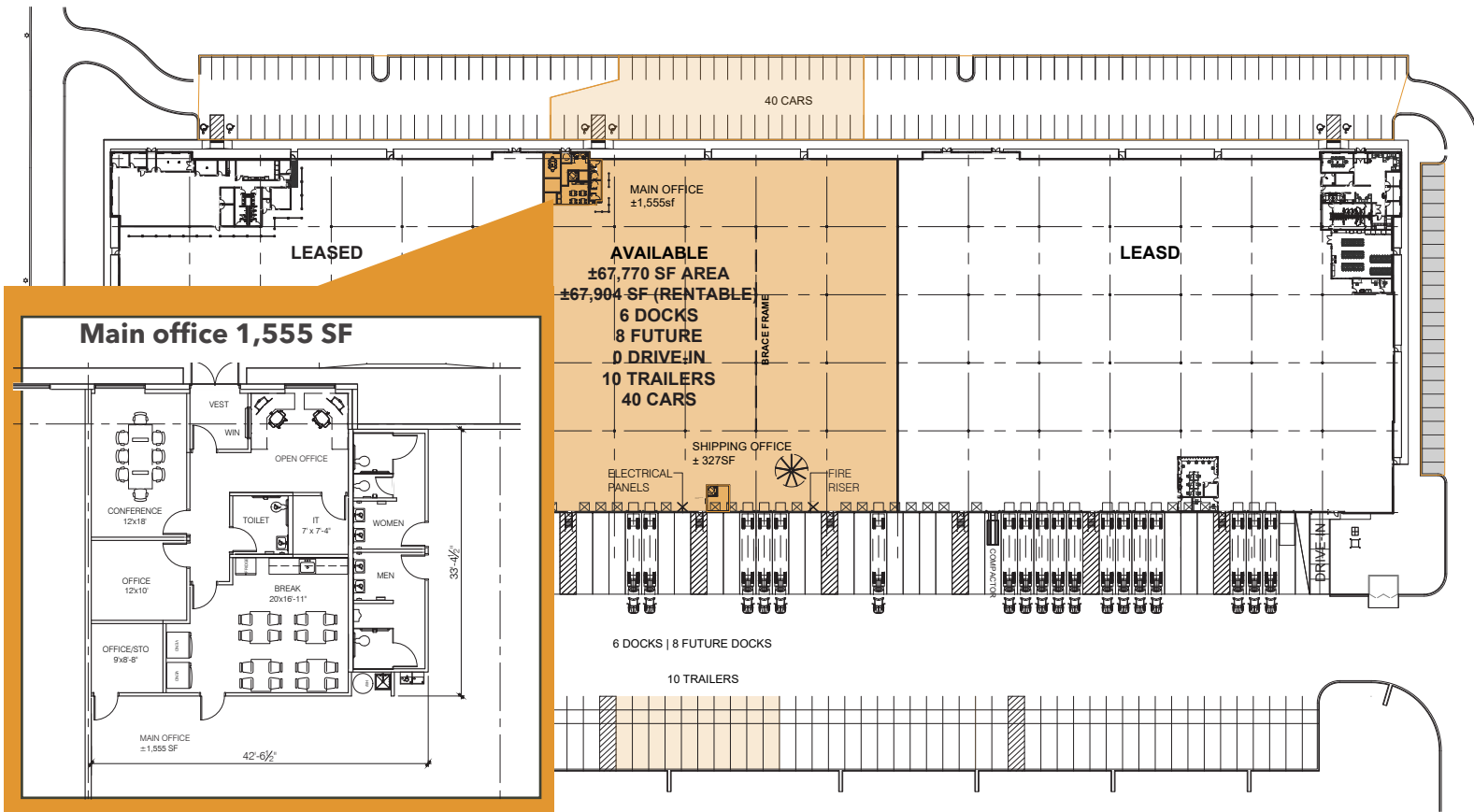
Class A distribution facilities with generous TI packages



State of the art warehouse distribution facility



BUILDING 2 | PLAN AND SPECIFICATIONS



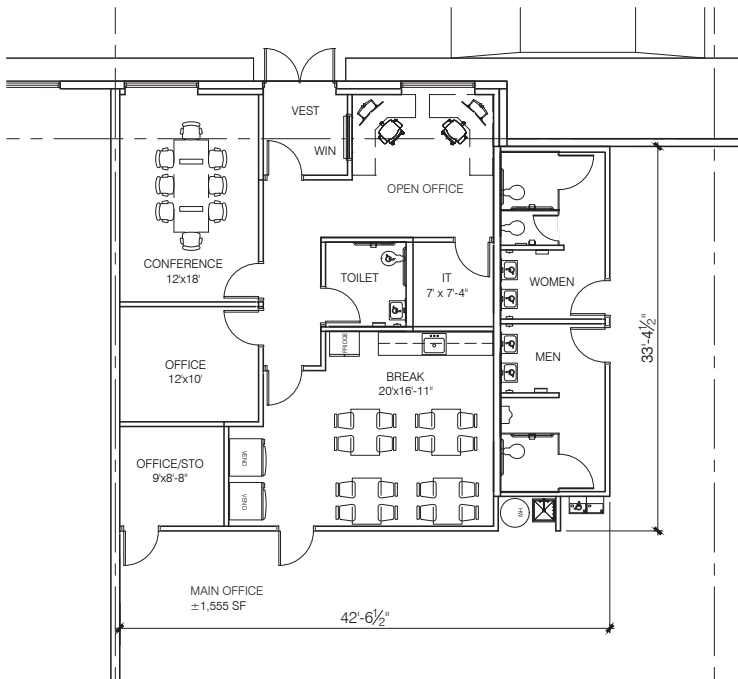
Building Size	245,400 SF
Available SF	67,904 SF
Office/Shipping SF	1,555 SF 327 SF
Dimensions	260' x 260'
Column Spacing	52' x 50' with 52' x 60' at loading dock
Building Configuration	Rear Load
Clear Height	32'
Dock Doors	6 Docks 8 Future Docks

Trailer Parking	10 stalls
Auto Parking	40 stalls
Truck Court	190' with Trailer Parking or 135' without Trailer Parking
Lighting	LED with sensors
Construction	Pre-Fab Concrete
Electrical Service	600 amps, 480V 3 phase
Sprinkler System	ESFR
Drive-In Doors	Possible

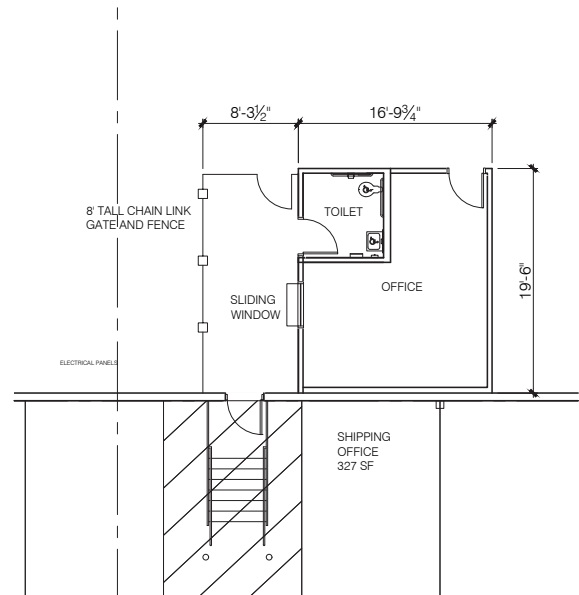


BUILDING 2 | MAIN OFFICE AND SHIPPING OFFICE PLANS

Main Office 1,555 SF



Shipping Office 327 SF





CBRE

NorthPoint
DEVELOPMENT