

New Construction - Class A Warehouse Space

Building 1 - 23950 Mound Road, Suite 300, Warren, MI

104,391 SF Available

Building 3 - 23500 Mound Road, Warren, MI

282,894 SF Available

Building 4 - 23500 Mound Road, Warren, MI

480,294 SF Available

BTS - Build-To-Suit Up to ±772,295 SF



MOUND ROAD
INDUSTRIAL PARK

23500-23950 Mound Road
Warren, Michigan



Peter J. Kopic
248 226 1842
peter.j.kopic@colliers.com

Peter E. Kopic
248 226 1840
peter.kopic@colliers.com

Joseph Gatliff
248 226 1634
joseph.gatliff@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350 | Royal Oak, MI 48067 | www.colliers.com/detroit



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Development By:

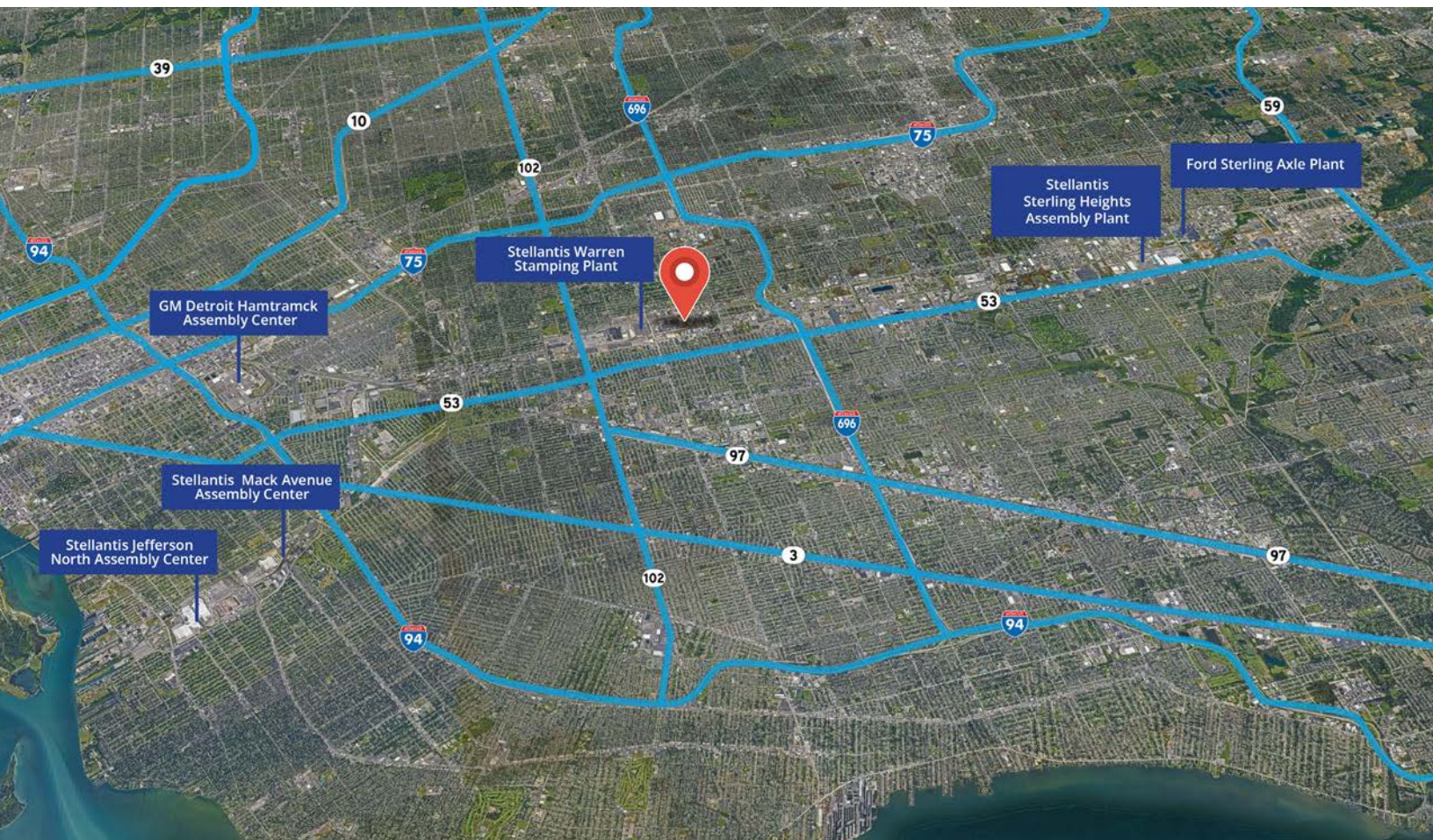


NorthPoint™
DEVELOPMENT



MOUND ROAD
INDUSTRIAL PARK

Location Map & Highlights



Close Proximity to Major Highways and Interstates; I-696, I-75, M-53, M-102



Adjacent to Stellantis Warren Stamping Plant

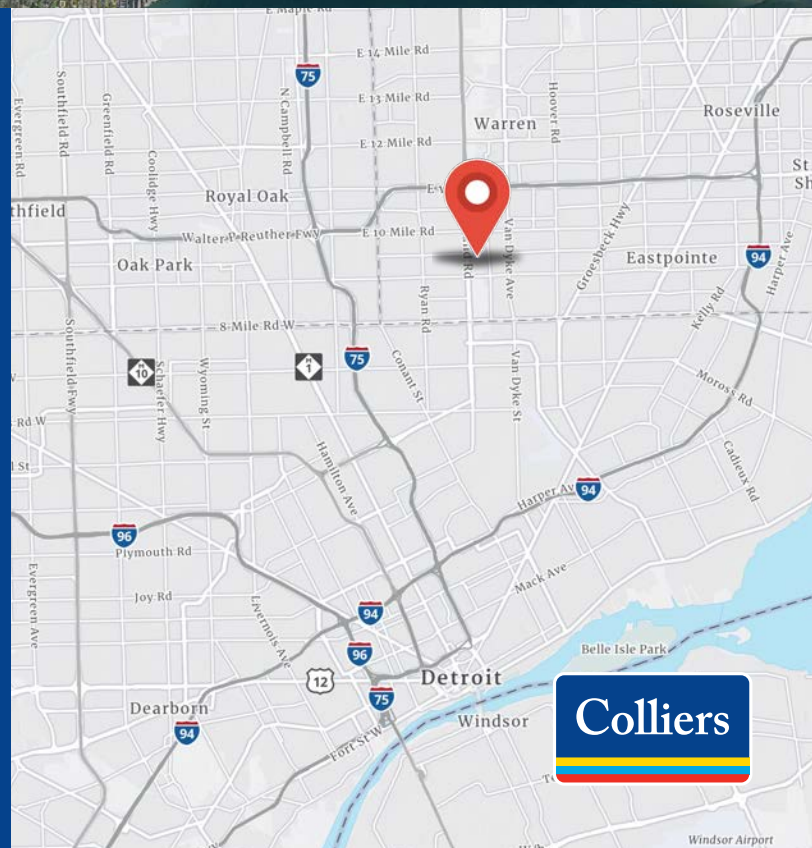
15 Minutes to Stellantis Sterling Heights Assembly Plant

15 Minutes to Ford Sterling Axle Plant

16 Minutes to GM Detroit Hamtramck Assembly Center

20 Minutes to Stellantis Mack Avenue Assembly Plant

23 Minutes to Stellantis Jefferson North Assembly Center



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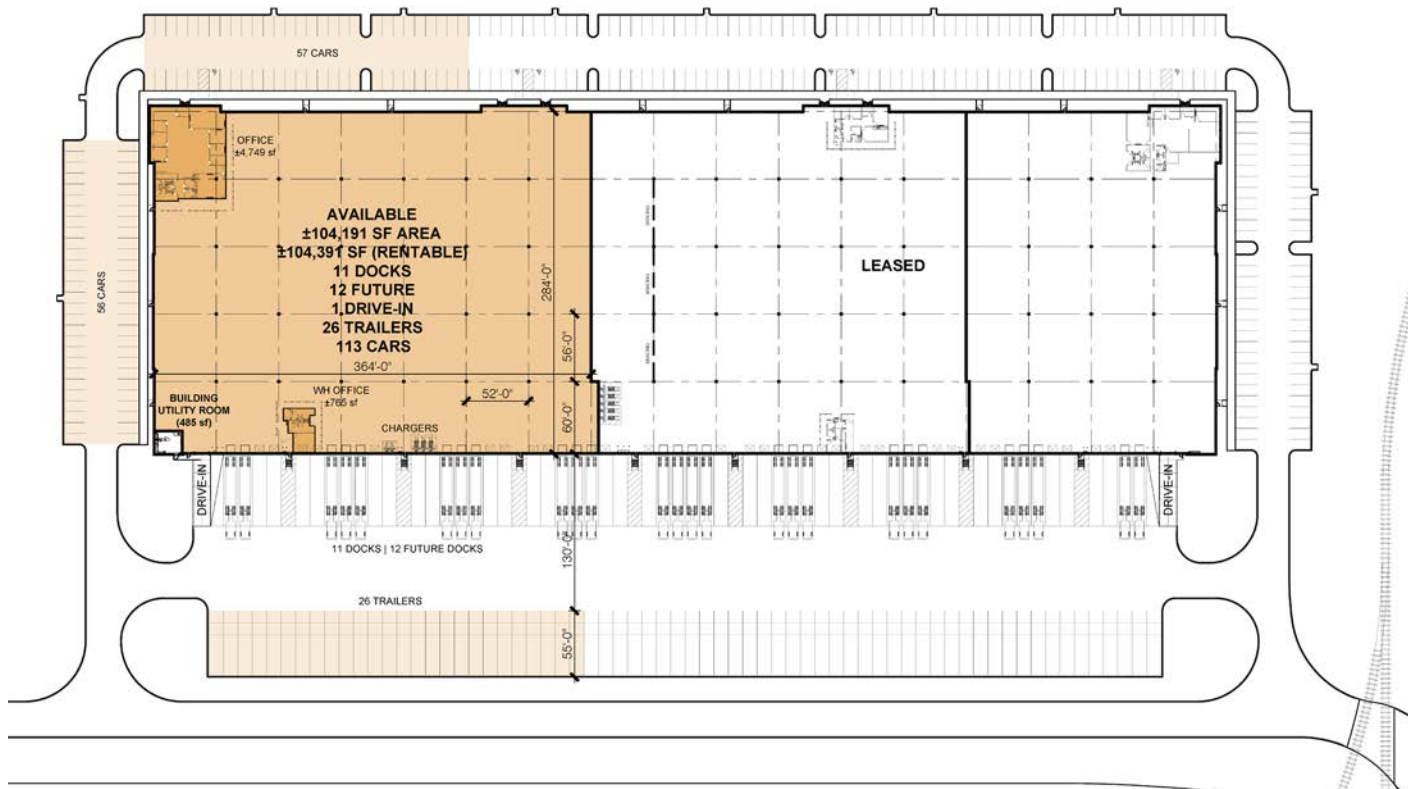
Windsor Airport

Master Plan



Site Plan & Specs - Building 1

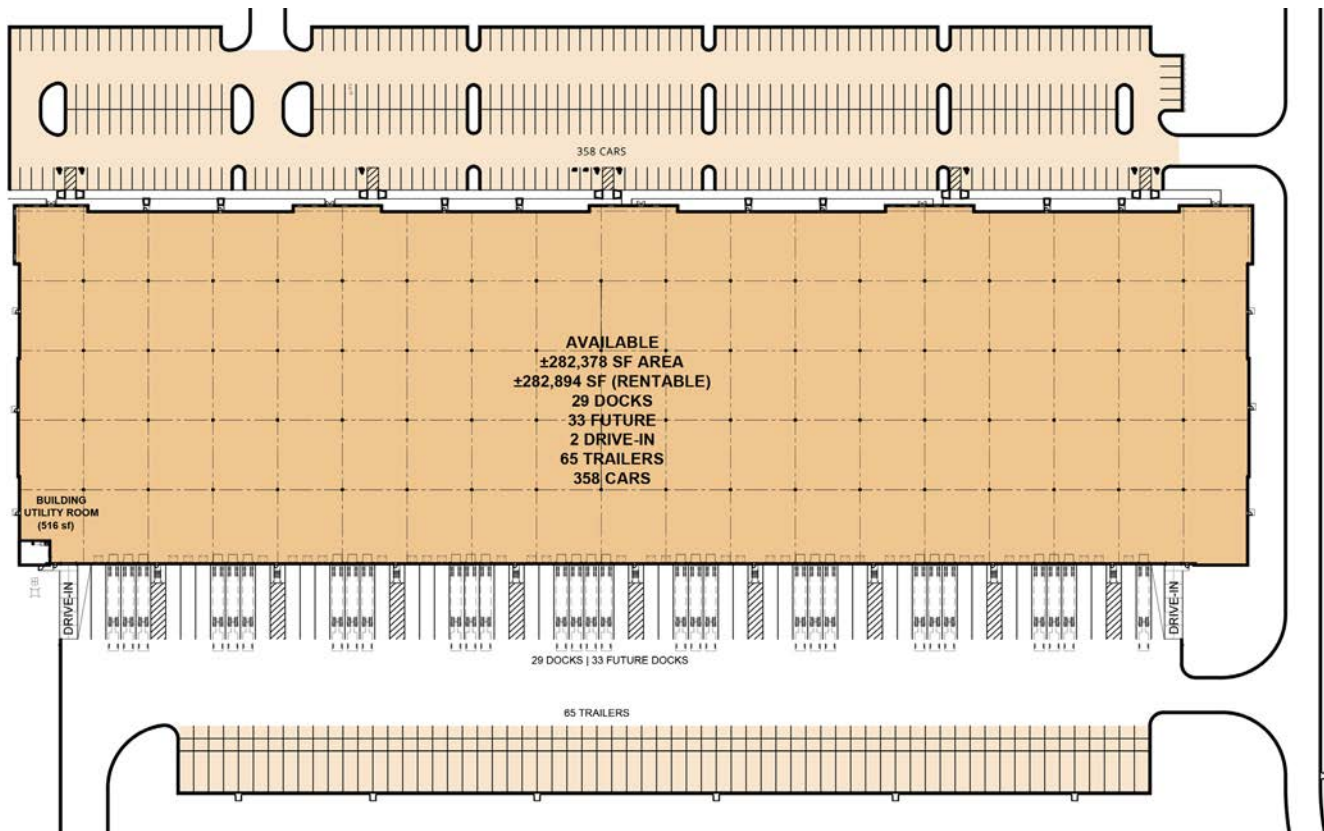
23950 Mound Road, Suite 300



Building Area	±104,391 SF Total ±104,391 SF Available	Car Parking	113
Office Area	4,749 SF + 765 SF Shipping & Receiving Office	Construction	Precast Concrete Wall Panels
Building Dimensions	364' x 284' Total 364' x 284' Available	Sprinkler System	ESFR
Clear Height	36'	Floor	7" Non-Reinforced Concrete 4,000 PSI
Column Spacing Speed Bay	52' x 56' 52' x 60'	Lighting	LED with Motion Sensors, 30 FC Average; Measured at 30' AFF; Based on Open Floor Plan
Dock Doors	11 Doors/12 Future Docks	Electrical Service	1,000 Amp Service (Expandable)
Drive In Doors	1	HVAC	Fully Air Conditioned
Truck Court	185' (includes truck court, dock apron and trailer stalls)		
Trailer Parking	26		

Site Plan & Specs - Building 3

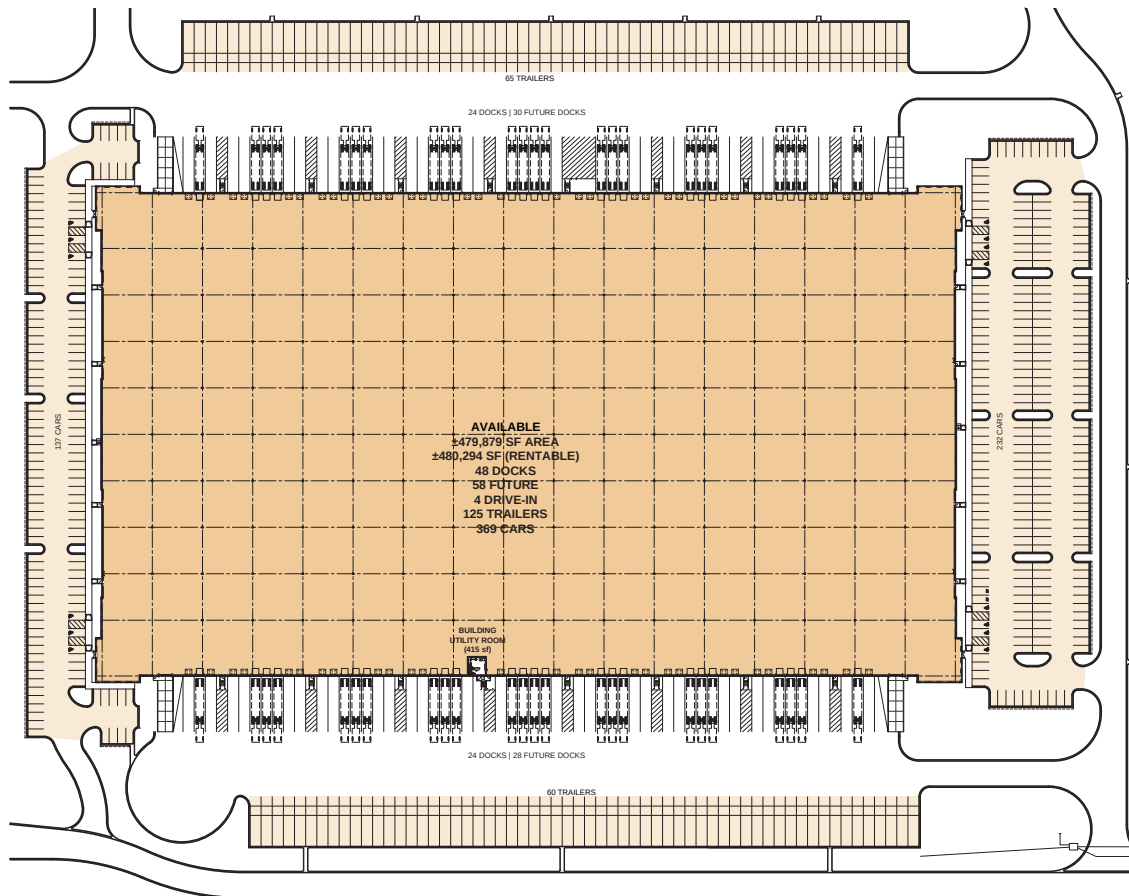
23500 Mound Road



Building Area	±282,894 SF Total ±282,894 SF Available	Car Parking	358
Building Dimensions	284' x 988' Total 284' x 988' Available	Construction	Precast Concrete Wall Panels
Clear Height	36'	Sprinkler System	ESFR
Column Spacing Speed Bay	52' x 55' 52' x 60'	Floor	7" Non-Reinforced Concrete 4,000 PSI
Dock Doors	29 Docks/33 Future Docks	Lighting	LED with Motion Sensors, 30 FC Average; Measured at 30' AFF; Based on Open Floor Plan
Drive In Doors	2 (14'x16')	Electrical Service	4,000 Amp Service (Expandable to 25 MW)
Truck Court	185' (includes truck court, dock apron and trailer stalls)		
Trailer Parking	65		

Site Plan & Specs - Building 4

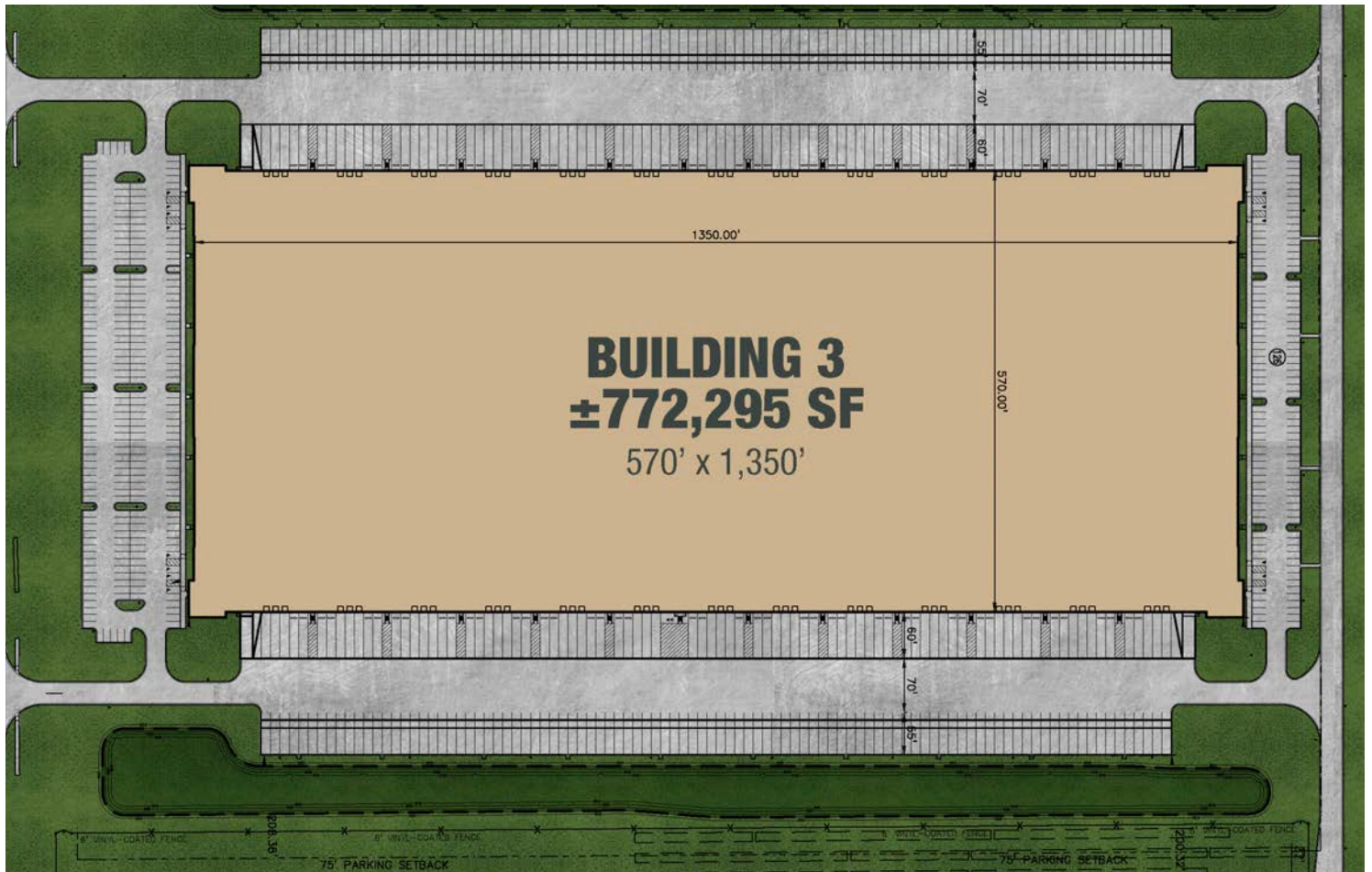
23500 Mound Road



Building Area	±480,294 SF Total ±480,294 SF Available	Car Parking	369
Building Dimensions	520' x 918' Total 520' x 918' Available	Construction	Precast Concrete Wall Panels
Clear Height	40'	Sprinkler System	ESFR
Column Spacing Speed Bay	52' x 55' 52' x 60'	Floor	7" Non-Reinforced Concrete 4,000 PSI
Dock Doors	48 Docks/58 Future Docks	Lighting	LED with Motion Sensors, 30 FC Average; Measured at 30' AFF; Based on Open Floor Plan
Drive In Doors	4 (14'x16')	Electrical Service	4,000 Amp Service (Expandable to 25 MW)
Truck Court	185' (includes truck court, dock apron and trailer stalls)		
Trailer Parking	125		

Sample Site Plan – Alternate Building 3

BTS Option



Building Area	±772,295 SF Total ±772,295 SF Available	Drive In Doors	4 (14' x 16')
Building Dimensions	570' x 1,350 Total 570' x 1,350 Available	Truck Court	185' (includes truck court, dock apron and trailer stalls)
Clear Height	40'	Trailer Parking	296
Column Spacing Speed Bay	50' x 54' 54' x 60'	Car Parking	376
Dock Doors	78 Docks/94 Future Docks	Power	4,000 Amp Service (Expandable up to 35 MW)



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Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.



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