

FOR LEASE

LDC II

LYON DISTRIBUTION CENTER



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GRAND RIVER AVENUE LYON TOWNSHIP, MI

INDUSTRIAL DISTRIBUTION



PROPERTY FEATURES

- 75,000 – 150,000 square feet for lease
- Office area to-suit
- 36' clear height
- (4) 13x14 grade level doors, (20) truckwells
- Zoned I-2
- 132 parking spaces plus trailer parking
- New construction of a 150,000 sq. ft. industrial / distribution building on highly traveled Grand River Ave
- Close to I-96 expressway
- Available 2022
- Lease Rate: \$7.45/sq.ft. NNN



For more information, please contact:

STEVE GORDON

(248) 948 0101

sgordon@signatureassociates.com

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One Towne Square, Suite 1200

Southfield, MI 48076

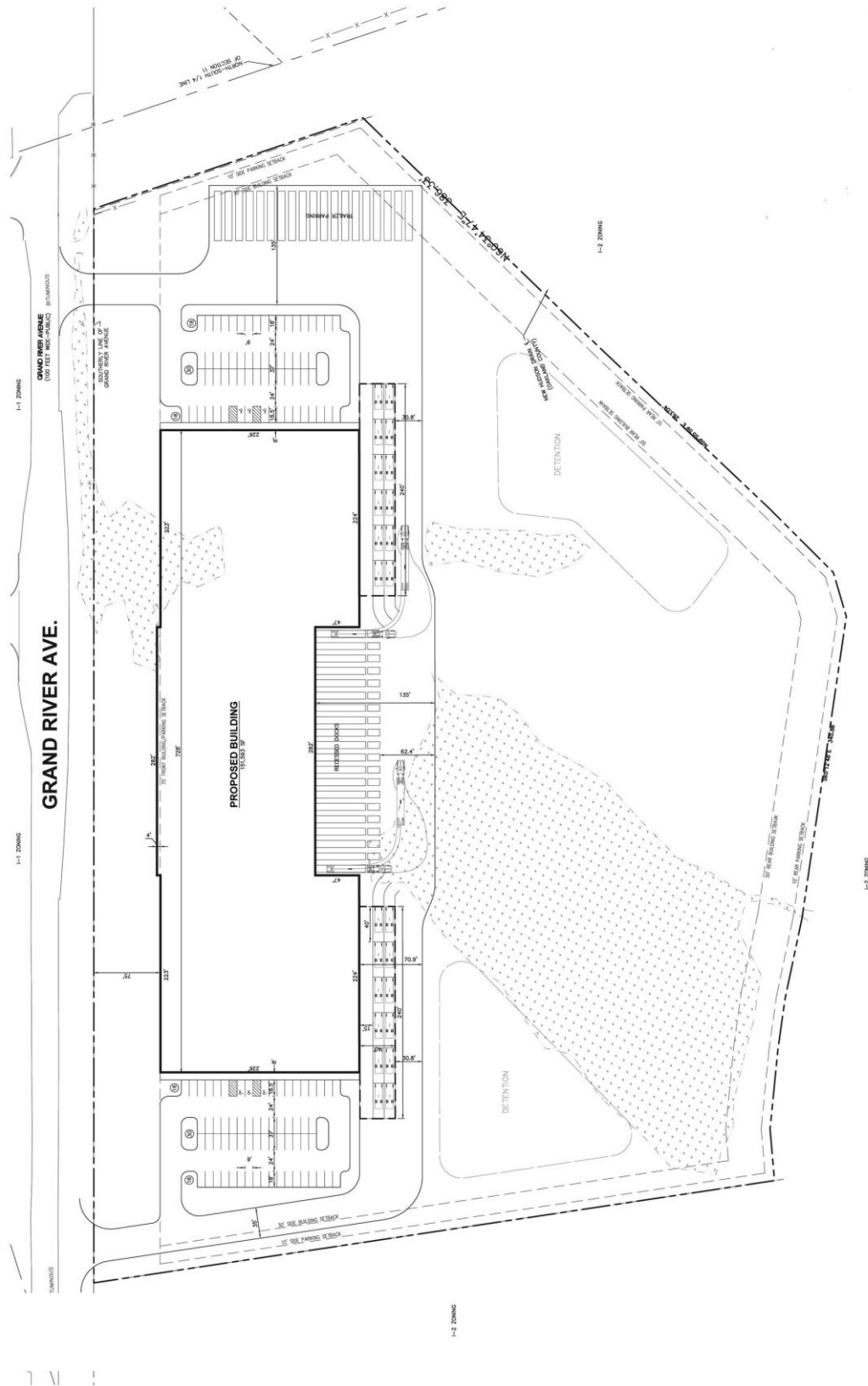
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FOR LEASE | 75,000 - 150,000 SQ. FT.

Grand River Avenue - Lyon Township, Michigan

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Site Plan



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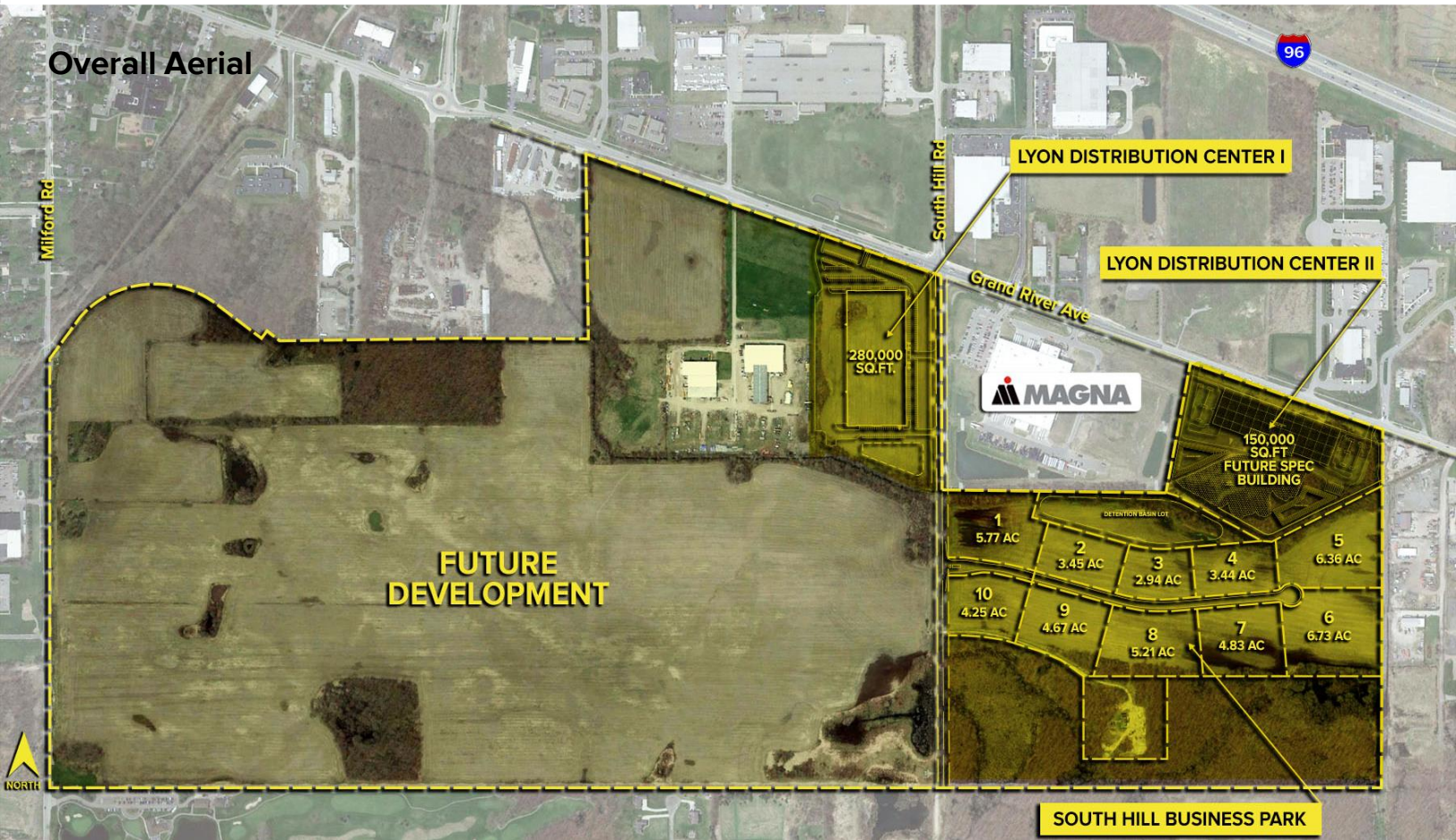
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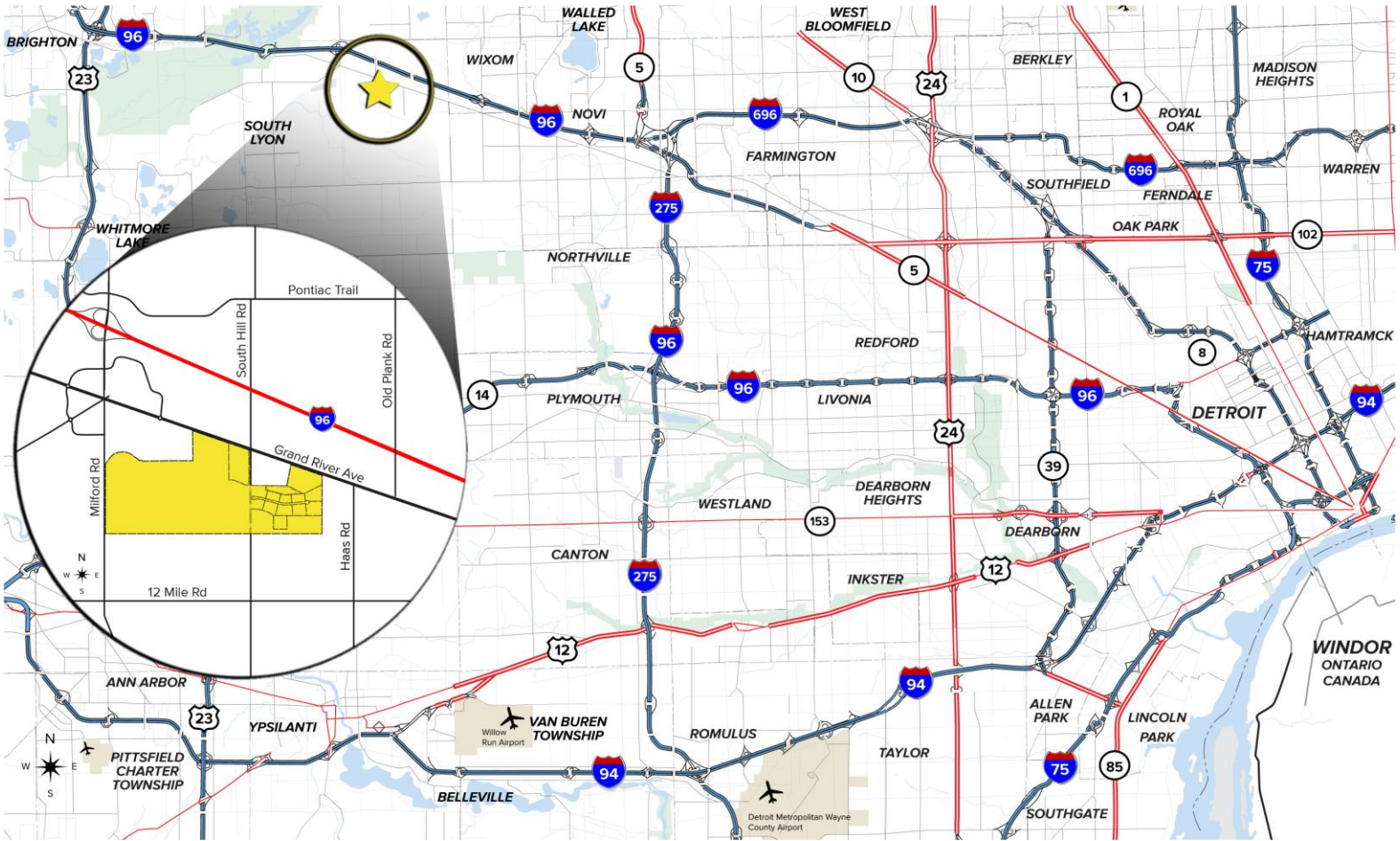
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Regional Map



- 35-minute drive to Detroit Metro Airport and Flint Bishop Airport
- Significant value offered with pre-paid tap fees included in the sale of several lots
- Water and sewer on-site
- Convenient I-96 freeway access to major businesses, industrial, and automotive headquarters in the region
- High average daily traffic counts on I-96 freeway, Milford Rd and Grand River Ave

DEMOGRAPHICS (5-MILE RADIUS)

POPULATION:	68,092
HOUSEHOLD INCOME:	\$112,546
NUMBER OF BUSINESSES:	3,061
DAYTIME EMPLOYEES:	37,161

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