



## Industrial For Lease

**Property Name:** Lyon Distribution Center II  
**Location:** Grand River Avenue  
**City, State:** Lyon Twp., MI  
**Cross Streets:** South Hill Rd.  
**County:** Oakland  
**Zoning:** I-2

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 150,000  
**Available Sq. Ft.:** 75,000 - 150,000

**Building Type:** Build-to-Suit  
**Available Shop Sq. Ft.:** 75,000 - 150,000  
**Available Office Sq. Ft.:** To Suit

**Mezzanine:** N/A  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 36'  
**Grade Level Door(s):** 4: 13 x 14  
**Truckwells or Docks:** 20  
**Exterior Construction:** N/A  
**Structural System:** N/A  
**Air-Conditioning:** Yes  
**Heating:** Yes  
**Availability:** 2022  
**Power (Amps/Volts):** N/A

**Multi-Tenant:** Yes  
**Rail:** No  
**Security:** No  
**Interior:** No  
**Lighting:** N/A  
**Bay Sizes:** 50' x 60'  
**Restrooms:** Yes  
**Cranes:** No  
**Parking:** 132

**Year Built:** 2022  
**Sprinklers:** Yes  
**Signage:** Yes  
**Exterior:** No  
**Roof:** Membrane  
**Floors:** 6"  
**Floor Drains:** No  
**Acreage:** 20.150  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$7.45  
**Lease Type:** NNN  
**Lease Term:** N/A  
**Imprv Allow:** N/A

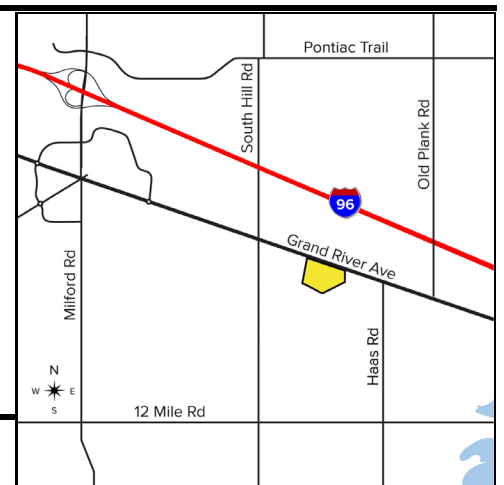
**Mthly Rate:** N/A  
**Taxes:** TBD  
**Parcel #:** 21-03-451-003  
**Options:** N/A

**TD:** N/A  
**Deposit:** N/A  
**Assessor #:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

Lyon Distribution Center II - 150,000 sq. ft. future spec building. Grand River Avenue frontage. Trailer parking on-site.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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