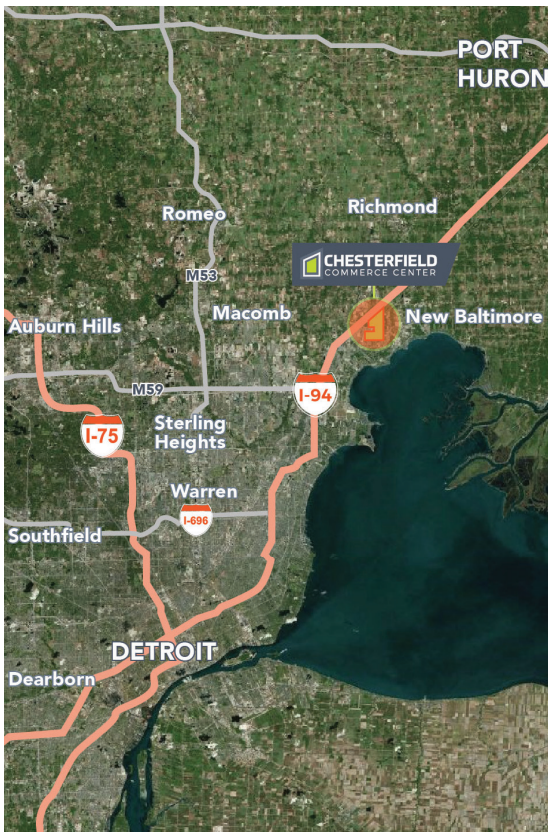




CHESTERFIELD COMMERCE CENTER

CONSTRUCTION COMMENCEMENT 2020

AVAILABLE:
FOR SALE OR LEASE



NEW CONSTRUCTION | BUILD-TO-SUIT WITHIN EXISTING BUSINESS PARK

- 66 acres of prime land in the heart of Chesterfield Township
- Speculative buildings divisible from 50,000 square feet up to 758,075 square feet
- Build-to-suit options for sale/lease
- Up to 1,154,850 square feet of build-to-suit space
- Distribution, industrial, light manufacturing uses permitted
- Central location 1/4 mile East of I-94 and 23 Mile Road Exit
- Competitive market sale/lease rates
- Accelerated construction schedules
- Parking for up to 25 percent office space and/or trailer(s)
- Prepped for 20-ton cranes
- Truck wells, truck docks and overhead doors
- All buildings: Minimum 30-foot clear ceilings



ANDREW BONCORE
VICE PRESIDENT / BUSINESS
DEVELOPMENT & BROKERAGE

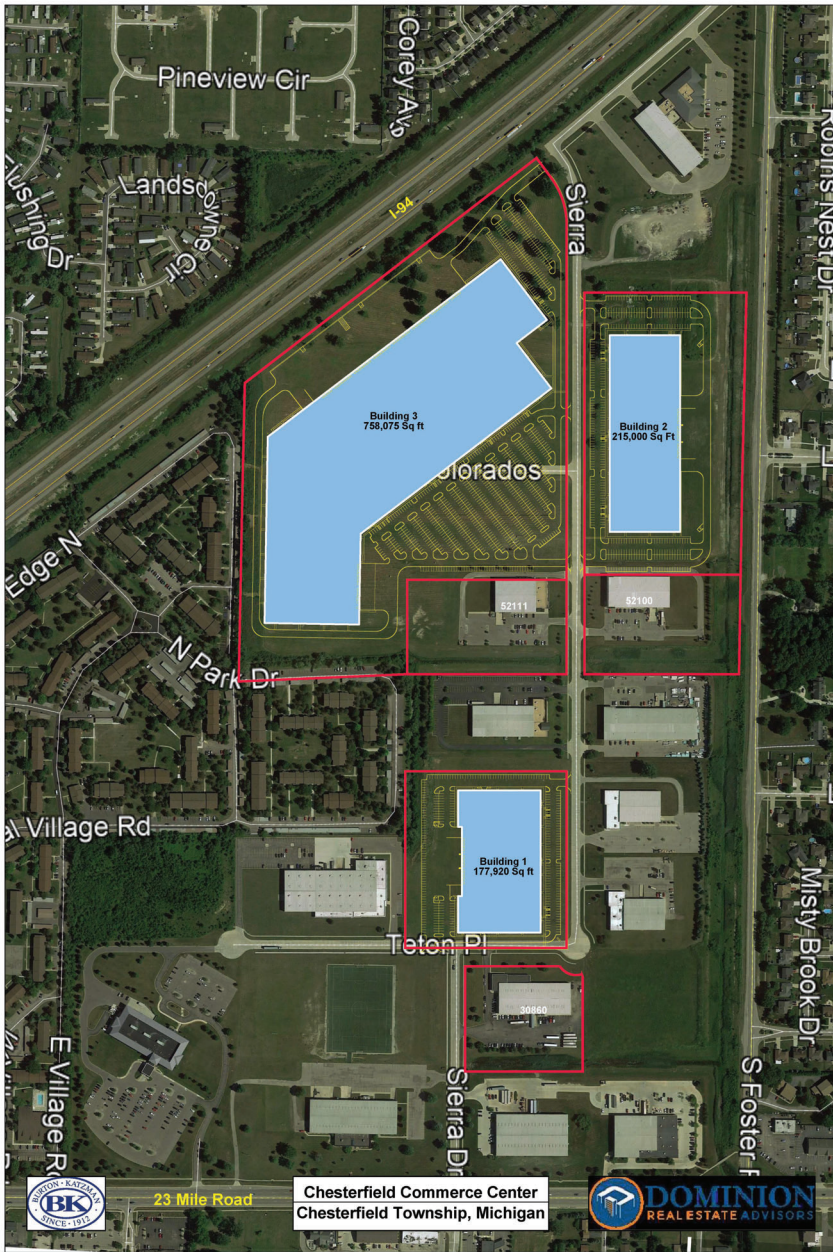
Cell: **248.388.1001**
Office: **248.399.9999** Ext. **273**
aboncore@dominionra.com

ALEX TOKARZ
ASSISTANT VICE PRESIDENT

Cell: **248.470.7957**
atokarz@dominionra.com

CHESTERFIELD COMMERCE CENTER

PRIME SITES IN THE INDUSTRIAL HUB OF OAKLAND & MACOMB



Chesterfield Commerce Center
Chesterfield Township, Michigan



1 **10 ACRES**
Up to 177,920 S.F.



2 **16 ACRES**
Up to 215,000 S.F.



3 **41 ACRES**
Up to 758,075 S.F.

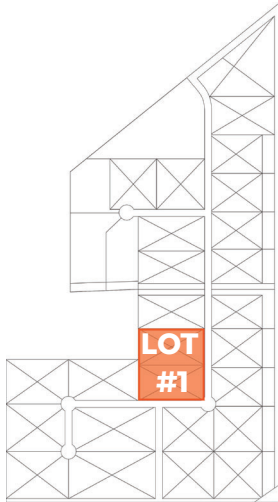


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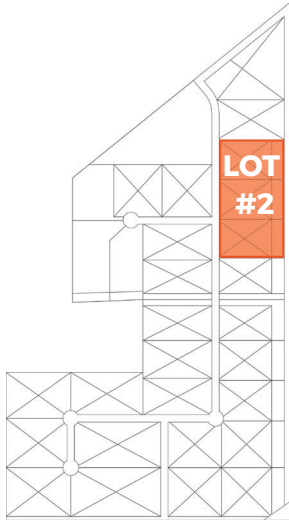
- Starting at \$7.50 psf NNN
- \$60 psf office build out / TI allowance on 10% of the leased space
- \$2 per SF TI allowance for high bay
- 289 parking spaces
- 14 docks, 5 overhead doors
- 30' clear height
- 50' X 50' minimum column spacing, 60' to first column from dock doors
- ESFR fire sprinkler system
- Energy Efficient and durable pre-cast concrete



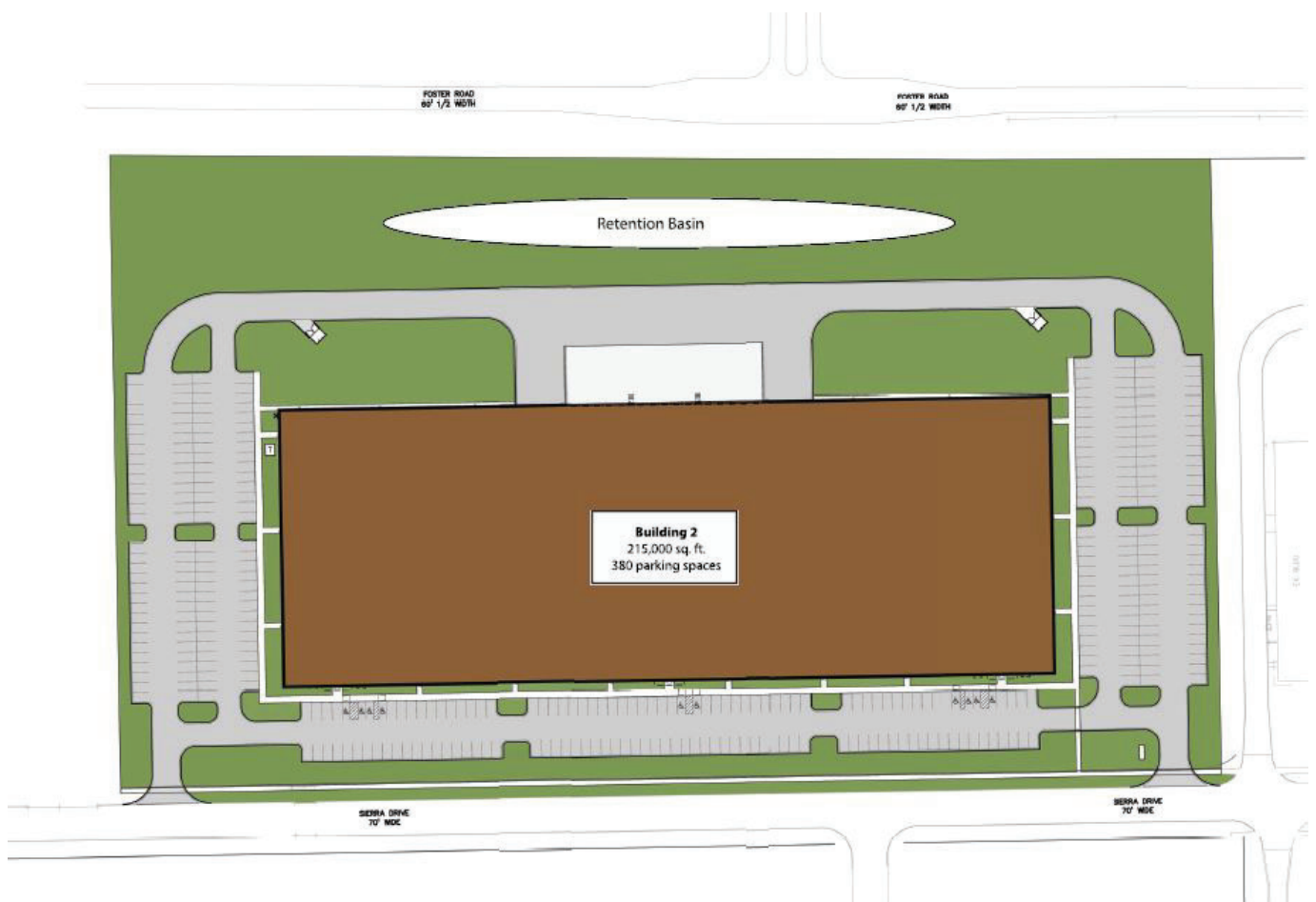
LOT #2

16 ACRES
Up to 215,000 S.F.

Site Plan Approved
Construction Commencement 2020



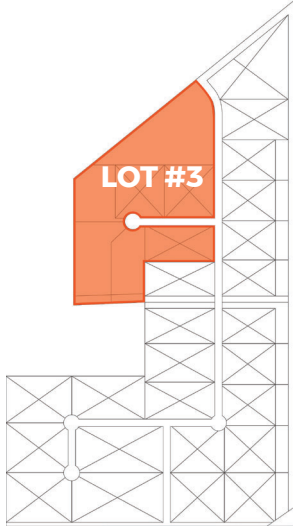
- Starting at \$7.50 psf NNN
- \$60 psf office build out / TI allowance on 10% of the leased space
- \$2 per SF TI allowance for high bay
- 417 parking spaces
- 15 docks, 4 overhead doors
- 30' clear height
- 50' X 50' minimum column spacing, 60' to first column from dock doors
- ESFR fire sprinkler system
- Energy Efficient and durable pre-cast concrete



LOT #3

41 ACRES
Up to 758,075 S.F.

Site Plan Approved



- Competitive market lease rates
- 881 parking spaces
- 65 docks, 6 overhead doors
- 34' clear height
- 50' X 50' minimum column spacing, 60' to first column from dock doors
- ESFR fire sprinkler system
- Energy Efficient and durable pre-cast concrete
- 3,000 Amp Electric service
- TPO roof with R-30 insulation with 15 year warranty
- 6" thick, 3,000 psi concrete floor slab over 6 mil vapor barrier

