

FOR LEASE

Singh Executive Park Building 7

Executive Drive, Canton, Michigan 48188

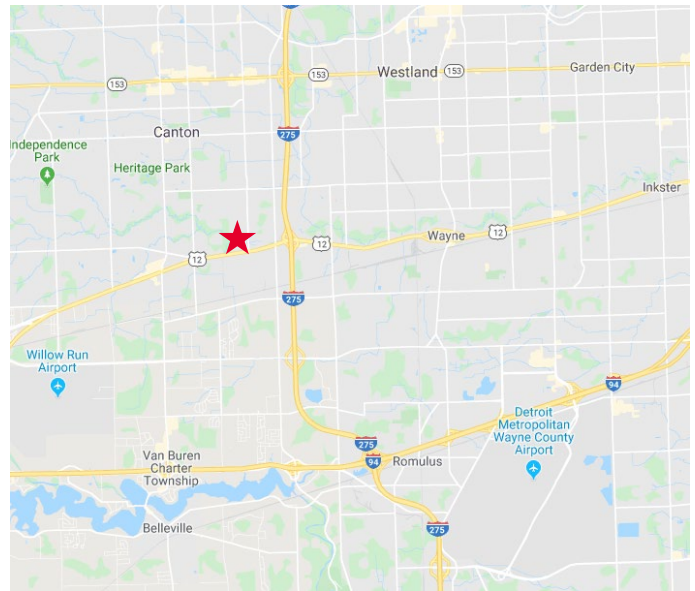
102,600 SF



High image construction with expansive glass line and two story lobby

New construction in Canton Township's newest industrial and research park. Dramatic two story entry/lobby. Potential upgrades include two story office, 8" floors, heavy electrical, and ESFR sprinklers. Asking rate includes 10,000+/- SF of single story office.

- 102,600 SF can be expanded with two story office
- Divisible to 33,600 SF
- 7 truckwells and 2 grade level doors
- 236 parking spaces
- 32' clear height
- 50' bays
- Excellent location within 1 mile of I-275 interchange
- Frontage and signage on Michigan Avenue



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cushmanwakefield.com

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102,600 SF

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**CUSHMAN &
WAKEFIELD**

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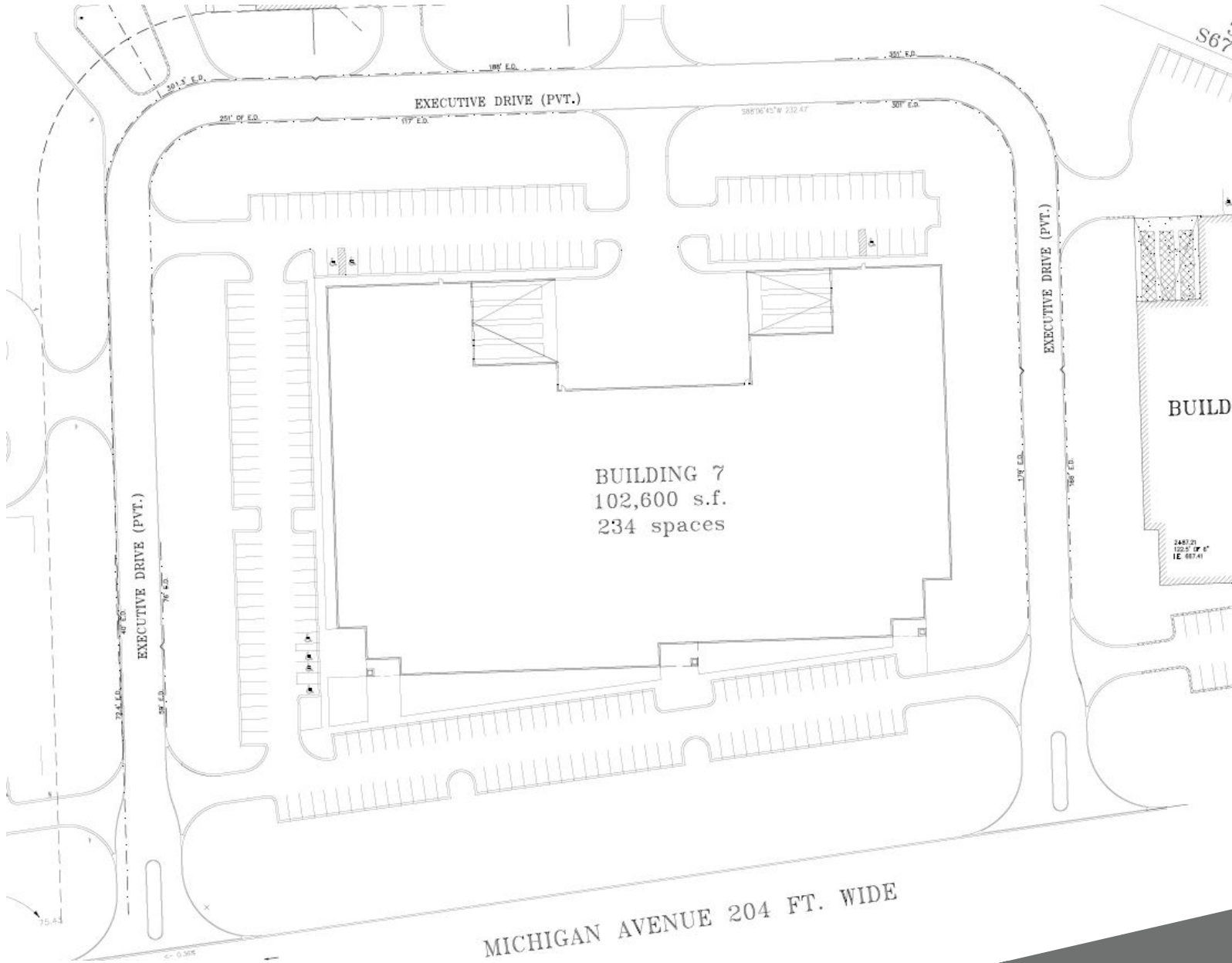
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SITE PLAN / PARKING



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GENERAL INFORMATION

Address	Executive Drive Canton, MI 48188
Total Building Area	102,600 SF
Office Area	10,000+ SF
Industrial Area	92,600 SF
Primary Use	General Industrial
Property Class	Class A
Divisible To	33,600 SF
Year Built	2021
Construction Type	Masonry
Roof	EPDM
Stories	1 – 2

SITE DETAILS

Total Land Area	NA (site condo)
Zoning	LI –R Light Industrial Research
Parcel ID	NA – Site condo
Parking (auto)	236 spaces
Parking (truck/trailer)	TBD
Outside Storage	NA
Site Fencing	NA
Major Crossroads	I-275 and Michigan Avenue

BUILDING AMENITIES

Ceiling Clearance	32'
Bay Size / Column Spacing	50'
Dock Doors	7
Dock Equipment	Pit Levelers and openers
Grade Doors	2
Industrial Area HVAC	Air rotation
Industrial Area Lighting	LED
Floor Thickness	6" - 8"
Fire Suppression	ESFR
Cranes (#/tonnage)	To suit
Electric (amps/volts/phase)	1600 / 480 / 3p
Air Lines	No
Locker Room	To suit
Breakroom	To suit
Rail Served	No
Building Expandable	No

PRICING

Rental Rate	\$7.25 /SF/YR
Lease Type	NNN
Desired Term	Negotiable
Total Opex	\$2.03/SF
Taxes	\$1.59/SF
Insurance	\$0.15/SF
CAM	\$0.29/SF

LISTING AGENTS

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