

**8 PROPERTIES**  
ACROSS THE DETROIT MSA

**472,515**  
TOTAL SQUARE FEET

**97.5%**  
CONTRACTUAL OCCUPANCY  
LEASED TO 8 DISTINCT TENANTS

**BELOW MARKET**  
RENTS WITH 3.0 YRS.  
OF WALT REMAINING

**NEAR-TERM UPSIDE**  
VIA 15%+ MARK-TO-MARKET  
& VALUE-ADD REPOSITIONING



## DETROIT INFILL INDUSTRIAL PORTFOLIO





THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer for sale the fee-simple interest in the Detroit Infill Industrial Portfolio (the “Portfolio” or the “Offering”), a 472,515 square foot portfolio consisting of 8 industrial properties throughout the Detroit MSA. Situated in several business park settings along major interstates including I-75, I-96, and I-275, the Portfolio offers extremely infill industrial locations and irreplaceable connectivity to the 4.3 million population in the Detroit MSA as well as a labor shed of 2.0+ million workers within a 45-minute drive time. The Portfolio is currently 97.5% leased to 8 distinct tenants and features 15.6 years of weighted average tenure across the Portfolio. The 3.0 years of weighted average lease term remaining allows investors to harvest mark-to-market upside on in-place rents across the Portfolio that are approximately 15%+ below market on average. The Portfolio also provides investors with additional near-term upside potential through leasing up a remaining 12,000 SF vacancy as well as value-add repositioning opportunities at 1935-1955 Enterprise Dr. and 5500 Enterprise Ct. in particular.

The Detroit Infill Industrial Portfolio offers investors the opportunity to acquire a stabilized, institutional quality portfolio situated throughout infill Detroit (all within 30-minutes of downtown Detroit), allowing deep access to highly-skilled labor pools and local / regional connectivity. With almost the entirety of the Portfolio operated under institutional ownership for over 20 years, the Portfolio presents well-maintained, shallow-bay product with immediate income stability and the ability to significantly drive rents by marking in-place leases to market upon respective lease expirations.



Portfolio Summary

8	472,515	59,065	97.5%	8	15.6 YRS.	3.0 YRS.	15.1%
PROPERTIES	TOTAL SQUARE FEET	AVG. BUILDING SIZE (SF)	CONTRACTUAL OCCUPANCY	DISTINCT TENANTS	TENURE	WALT	BELOW MARKET

NOTE: AS OF THE JULY 2025 ANALYSIS START DATE.





PORTFOLIO SUMMARY

#	TENANT(S)	ADDRESS(ES)	PROPERTY TYPE	TOTAL SQUARE FEET	YEAR BUILT	CLEAR HEIGHT	CONTRACTUAL OCCUPANCY	MARKET RENT (PSF)	MARK-TO-MAR-KET (%)	TENURE (YRS.)	WALT (YRS.)
1	US FARATHANE, LLC	4872 S. Lapeer Rd.	Bulk Warehouse	125,605	1999	28'	100.0%	\$7.75	49.9%	14.0	3.2
2	SAS AUTOMOTIVE USA, INC.	42555 Merrill Rd.	Bulk Warehouse	116,250	1979	18'	100.0%	\$7.95	-0.2%	19.2	3.5
3	STANT USA CORP. / SPEC. LEASE-UP	1935-1955 Enterprise Dr.	R&D / Flex	53,400	1990	18'	77.5%	\$8.50	26.3%	9.9	1.2
4	ISC SERVICES OF MI, LLC	980 Chicago Rd.	Light Industrial	14,280	1985	18'	100.0%	\$9.00	21.1%	6.1	2.0
5	DELPHI POWERTRAIN SYSTEMS, LLC	1624 Meijer Dr.	Light Industrial	44,040	1984	20'	100.0%	\$8.95	-1.5%	23.9	3.8
6	UNITED STATES OF AMERICA	5500 Enterprise Ct.	R&D / Flex	53,900	1989	20'	100.0%	\$9.75	-2.8%	16.7	2.0
7	POLYFLEX PRODUCTS, INC.	23093 Commerce Dr.	Regional Warehouse	49,040	1983	22'	100.0%	\$8.55	2.3%	13.5	4.5
8	ALL TILE HOLDINGS, LLC	12874 Westmore Ave.	Light Industrial	16,000	1984	18'	100.0%	\$6.95	9.6%	8.7	1.5
TOTAL / WEIGHTED AVG.				472,515	1988	21'	97.5%	\$8.32	15.1%	15.6	3.0

<sup>(1)</sup> Per the 2025 budget, the majority of in-place tenants do not currently reimburse for R&M or Management Fees. JLL has underwritten as slippage throughout the analysis and “in-place net rent” represents the net rental equivalent by reducing this expense slippage for each tenant.



#	TENANT(S)	ADDRESS(ES)	LOCATION(S)	TOTAL SQUARE FEET
1	US FARATHANE, LLC	4872 S. LAPEER RD.	Orion Township, MI	125,605
2	SAS AUTOMOTIVE USA, INC.	42555 MERRILL RD.	Sterling Heights, MI	116,250
3	STANT USA CORP.	1935-1955 ENTERPRISE DR.	Rochester Hills, MI	53,400
4	ISC SERVICES OF MI, LLC	980 CHICAGO RD.	Troy, MI	14,280
5	DELPHI POWERTRAIN SYSTEMS, LLC	1624 MEIJER DR.	Troy, MI	44,040
6	UNITED STATES OF AMERICA	5500 ENTERPRISE CT.	Warren, MI	53,900
7	POLYFLEX PRODUCTS, INC.	23093 COMMERCE DR.	Farmington Hills, MI	49,040
8	ALL TILE HOLDINGS, LLC	12874 WESTMORE AVE.	Livonia, MI	16,000
TOTAL / WEIGHTED AVG.				472,515



# PORTFOLIO OVERVIEW





# INVESTMENT HIGHLIGHTS



## Immediate market penetration

on an infill Portfolio with significant scale



## Well located

and institutionally maintained for 20+ years



## 97.5% leased

with contractual rent escalations that average 3.2% annually



99.3% AVERAGE OCCUPANCY SINCE 2013



Weighted average tenure of

## 15.6 years



**3.0 years of WALT** allowing investors to harvest mark-to-market upside on rents across the Portfolio that are **15%+ below market** on average

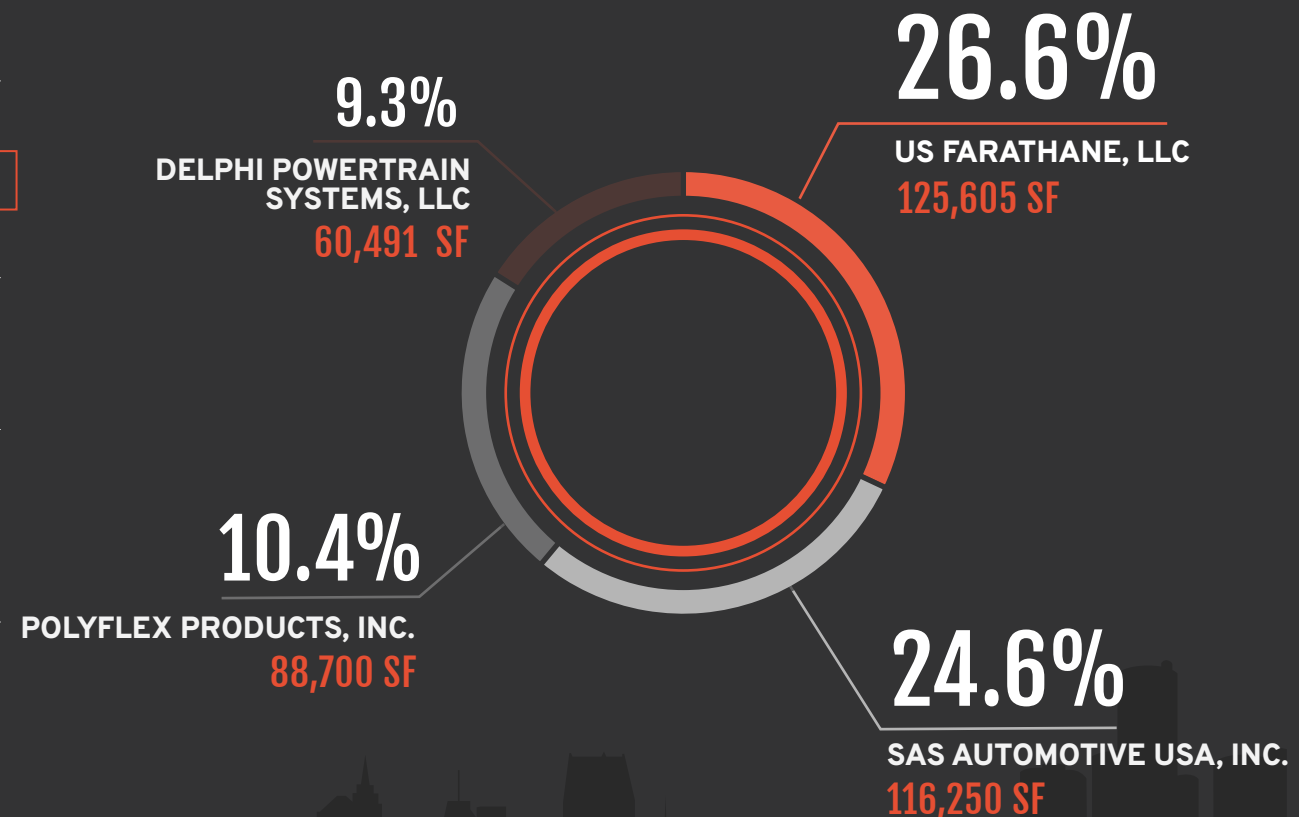


## 7 of the 8 in-place leases expire in Years 1-4

(comprising 89.6% of the Portfolio's total square feet)

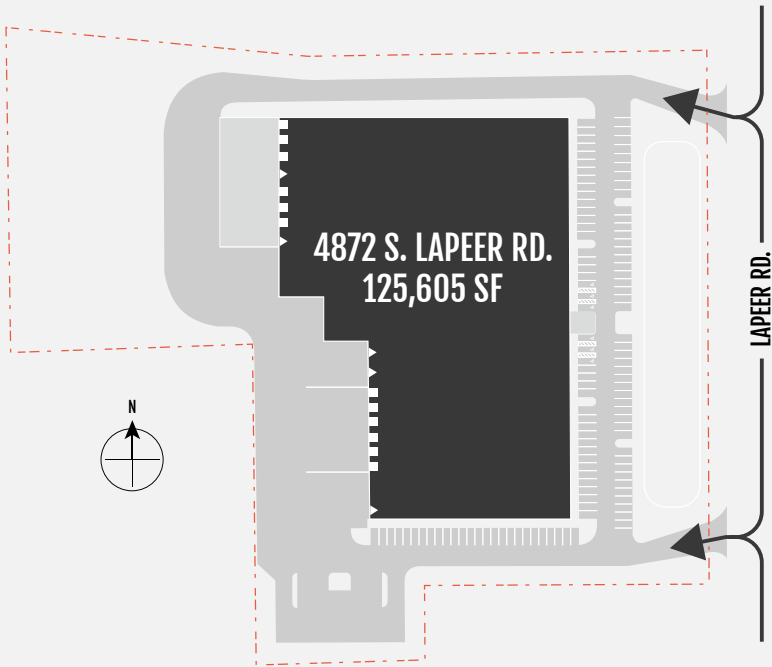
unlocking immediate yield upside potential by pushing rents

## TOP 4 TENANTS IN THE PORTFOLIO (BY FOOTPRINT)



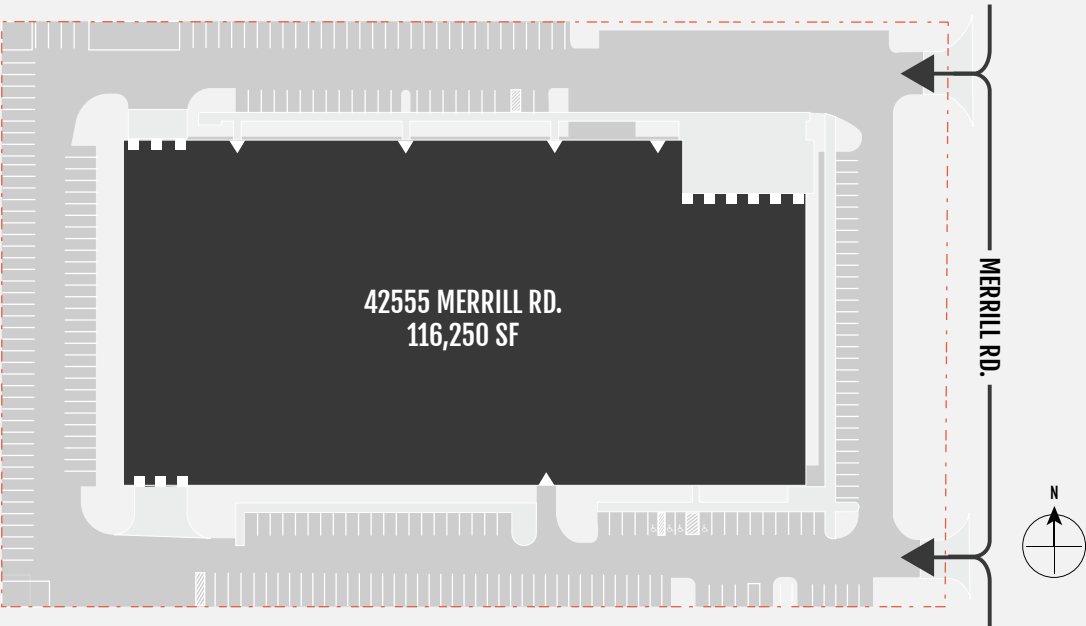
4872 S. Lapeer Rd. – ORION TOWNSHIP, MI

ADDRESS	4872 S. Lapeer Rd.
LOCATION	Orion Township, MI
COUNTY	Oakland
SUBMARKET	I-75 Corridor
PROPERTY TYPE	Bulk Warehouse
TOTAL SQUARE FEET	125,605 SF
SITE SIZE	9.58 Acres
OFFICE SF / %	6,280 SF / 5%
YEAR BUILT / RENOVATED	1999
CLEAR HEIGHT	28'
LOADING (DOCK / DRIVE-IN DOORS)	12 docks / 5 drive-in doors
BUILDING DEPTH	327'
CONSTRUCTION TYPE / EXTERIOR WALLS	Steel / Block & Metal Siding
ROOF TYPE	Fully-Adhered EPDM
ROOF AGE	2021



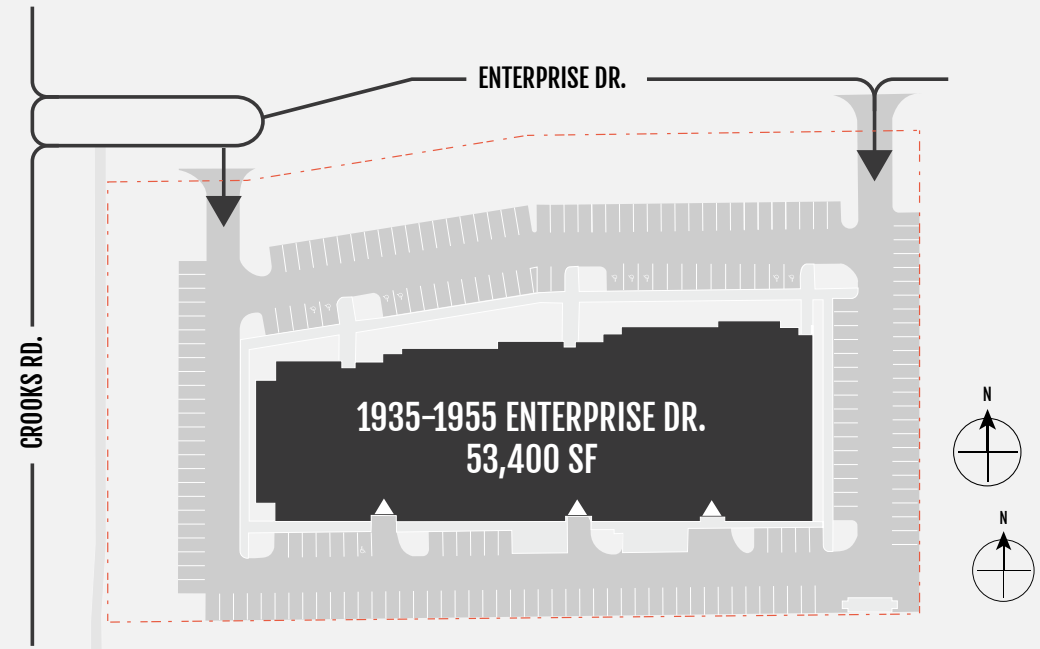
42555 Merrill Rd. – STERLING HEIGHTS, MI

ADDRESS	42555 Merrill Rd.
LOCATION	Sterling Heights, MI
COUNTY	Macomb
SUBMARKET	Macomb County
PROPERTY TYPE	Bulk Warehouse
TOTAL SQUARE FEET	116,250 SF
SITE SIZE	6.22 Acres
OFFICE SF / %	8,138 SF / 7%
YEAR BUILT / RENOVATED	1979 / 2006
CLEAR HEIGHT	18'
LOADING (DOCK / DRIVE-IN DOORS)	12 docks / 5 drive-in doors
BUILDING DEPTH	242'
CONSTRUCTION TYPE / EXTERIOR WALLS	Open Web Steel Joists, Steel Beams / Columns
ROOF TYPE	Ballasted EPDM
ROOF AGE	2006



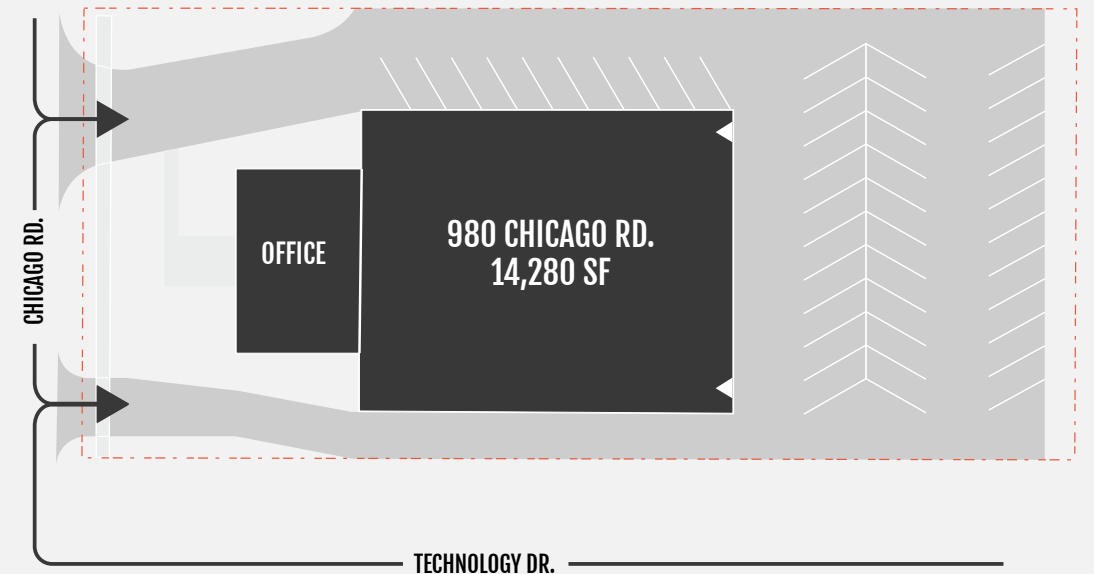
## 1935-1955 Enterprise Dr. - ROCHESTER HILLS, MI

ADDRESS	1935-1955 Enterprise Dr.
LOCATION	Rochester Hills, MI
COUNTY	Oakland
SUBMARKET	I-75 Corridor
PROPERTY TYPE	R&D / Flex
TOTAL SQUARE FEET	53,400 SF
SITE SIZE	4.54 Acres
OFFICE SF / %	32,574 SF / 61%
YEAR BUILT / RENOVATED	1990
CLEAR HEIGHT	18'
LOADING (DOCK / DRIVE-IN DOORS)	3 drive-in doors
BUILDING DEPTH	135'
CONSTRUCTION TYPE / EXTERIOR WALLS	Brick, Steel Frame
ROOF TYPE	Ballasted EPDM
ROOF AGE	2011



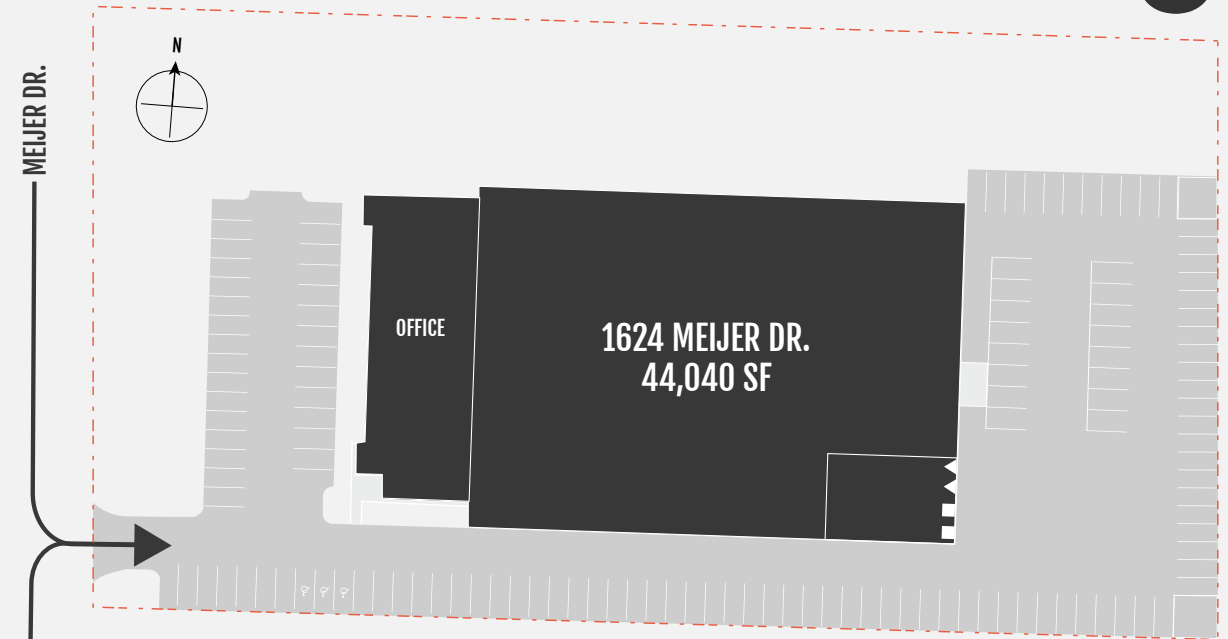
## 980 Chicago Rd. - TROY, MI

ADDRESS	980 Chicago Rd.
LOCATION	Troy, MI
COUNTY	Oakland
SUBMARKET	I-75 Corridor
PROPERTY TYPE	Light Industrial
TOTAL SQUARE FEET	14,280 SF
SITE SIZE	1.09 Acres
OFFICE SF / %	4,284 SF / 30%
YEAR BUILT / RENOVATED	1985
CLEAR HEIGHT	18'
LOADING (DOCK / DRIVE-IN DOORS)	2 drive-in doors
BUILDING DEPTH	120'
CONSTRUCTION TYPE / EXTERIOR WALLS	Masonry Bearing
ROOF TYPE	Ballasted EPDM
ROOF AGE	2006



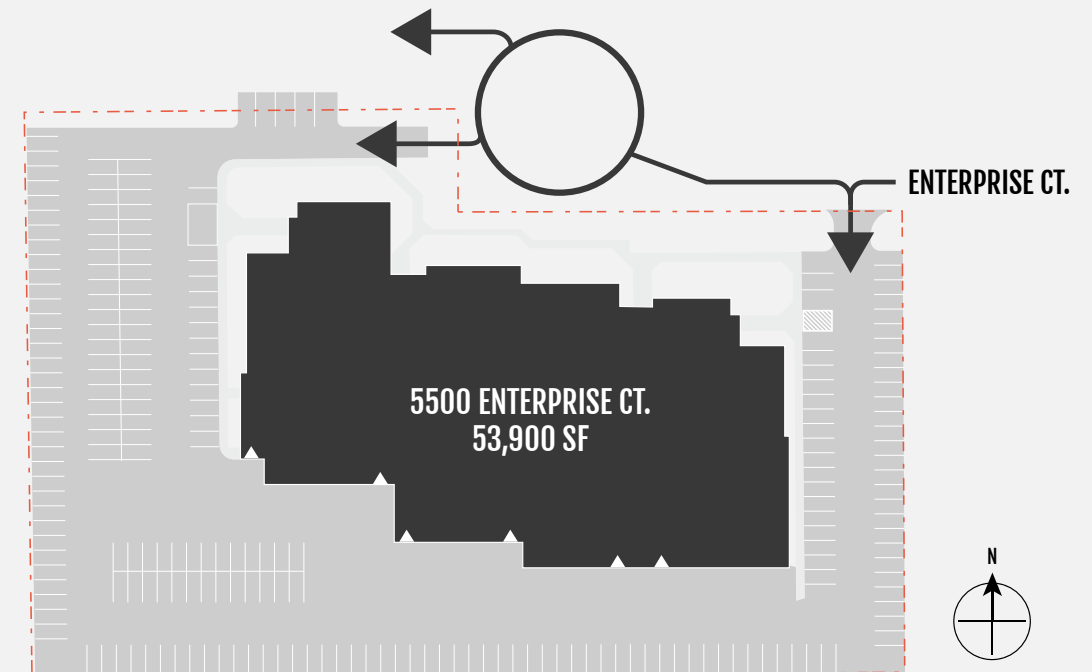
## 1624 Meijer Dr. - TROY, MI

ADDRESS	1624 Meijer Dr.
LOCATION	Troy, MI
COUNTY	Oakland
SUBMARKET	I-75 Corridor
PROPERTY TYPE	Light Industrial
TOTAL SQUARE FEET	44,040 SF
SITE SIZE	3.42 Acres
OFFICE SF / %	22,020 SF / 50%
YEAR BUILT / RENOVATED	1984
CLEAR HEIGHT	20'
LOADING (DOCK / DRIVE-IN DOORS)	2 docks / 2 drive-in doors
BUILDING DEPTH	230'
CONSTRUCTION TYPE / EXTERIOR WALLS	Steel Frame, Insulated Panel Above Block
ROOF TYPE	Fully-Adhered EPDM
ROOF AGE	2001



## 5500 Enterprise Ct. - WARREN, MI

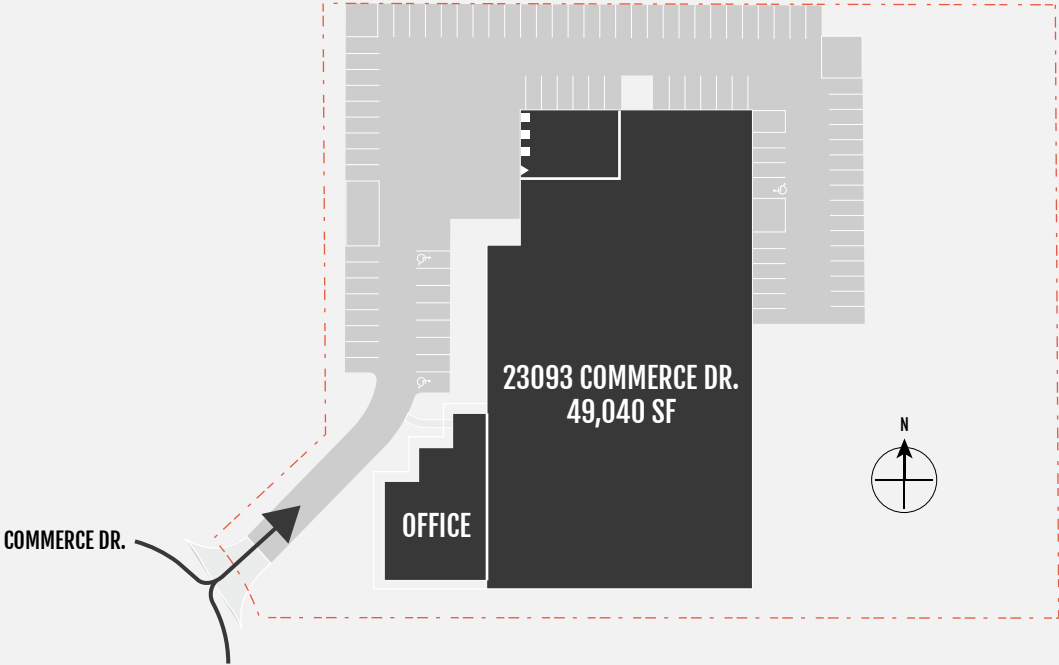
ADDRESS	5500 Enterprise Ct.
LOCATION	Warren, MI
COUNTY	Macomb
SUBMARKET	Macomb County
PROPERTY TYPE	R&D / Flex
TOTAL SQUARE FEET	53,900 SF
SITE SIZE	3.93 Acres
OFFICE SF / %	49,588 SF / 92%
YEAR BUILT / RENOVATED	1989
CLEAR HEIGHT	20
LOADING (DOCK / DRIVE-IN DOORS)	6 drive-in doors
BUILDING DEPTH	160'
CONSTRUCTION TYPE / EXTERIOR WALLS	Brick, Steel Frame
ROOF TYPE	Fully-Adhered EPDM
ROOF AGE	2020





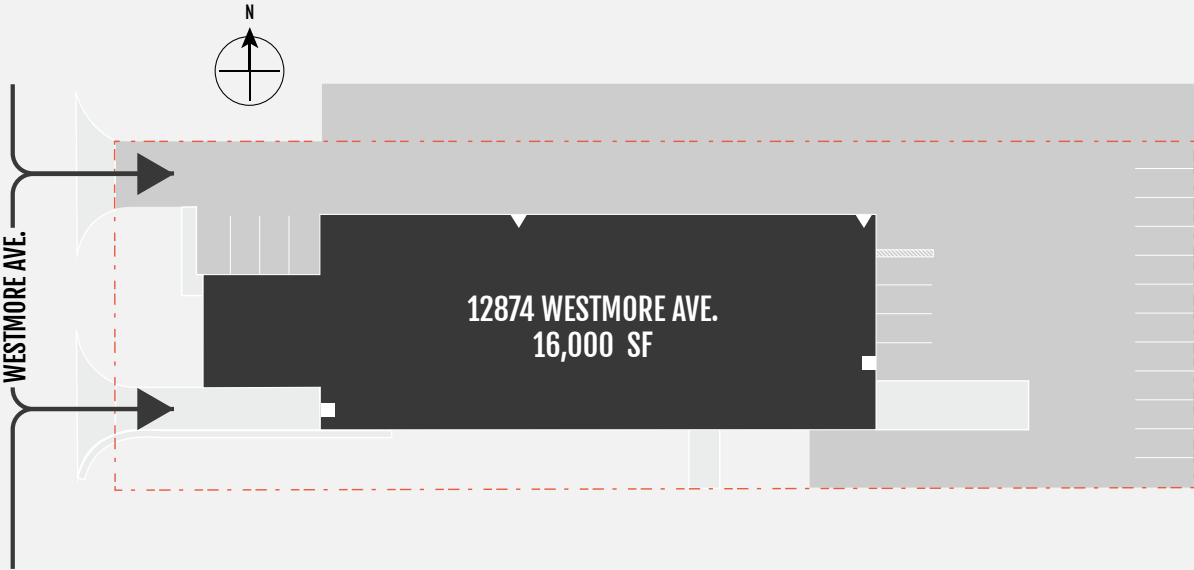
23093 Commerce Dr. - FARMINGTON HILLS, MI

ADDRESS	23093 Commerce Dr.
LOCATION	Farmington Hills, MI
COUNTY	Oakland
SUBMARKET	I-96 Corridor
PROPERTY TYPE	Regional Warehouse
TOTAL SQUARE FEET	49,040 SF
SITE SIZE	3.87 Acres
OFFICE SF / %	6,000 SF / 12%
YEAR BUILT / RENOVATED	1983
CLEAR HEIGHT	22'
LOADING (DOCK / DRIVE-IN DOORS)	3 docks / 1 drive-in door
BUILDING DEPTH	160'
CONSTRUCTION TYPE / EXTERIOR WALLS	Steel Framing, Metal Panel with Brick Veneer
ROOF TYPE	Fully-Adhered EPDM
ROOF AGE	1998



12874 Westmore Ave. - LIVONIA, MI

ADDRESS	12874 Westmore Ave.
LOCATION	Livonia, MI
COUNTY	Wayne
SUBMARKET	Airport / I-275 Corridor
PROPERTY TYPE	Light Industrial
TOTAL SQUARE FEET	16,000 SF
SITE SIZE	1.01 Acres
OFFICE SF / %	2,835 SF / 18%
YEAR BUILT / RENOVATED	1984
CLEAR HEIGHT	18'
LOADING (DOCK / DRIVE-IN DOORS)	2 docks / 2 drive-in doors
BUILDING DEPTH	192'
CONSTRUCTION TYPE / EXTERIOR WALLS	Masonry Block with Metal Panel and Brick Veneer
ROOF TYPE	Fully-Adhered EPDM
ROOF AGE	2024



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DETROIT INFILL INDUSTRIAL PORTFOLIO

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INVESTMENT SUMMARY