



For Lease

18673 Dix Toledo Road,
Brownstown MI

Property Highlights

Building SF	16,720 SF
Land Size	9.50 acres
County	Wayne
Zoning	Heavy Industrial

Property detail

Office Space (11,800 SF - Two Story)

- First Floor: Driver lounge with open office area and 4 bathrooms/3 showers
- Second Floor: 8 private offices and conference room

Maintenance Facility (4,920 SF)

- 18' clear height
- Lube & airline infrastructure
- Compressor system
- 4 drive-in doors (2 drive-through bays)

Exterior Assets

- Trailer Parking (~5 acres): Accommodates approximately 150 trailers with fencing, lighting, security gate, guard shack, and power outlets
- Bobtail Lot: Capacity for approximately 50 cabs

JLL

Sean Cavanaugh

sean.cavanaugh@jll.com

+1 248 581 3331

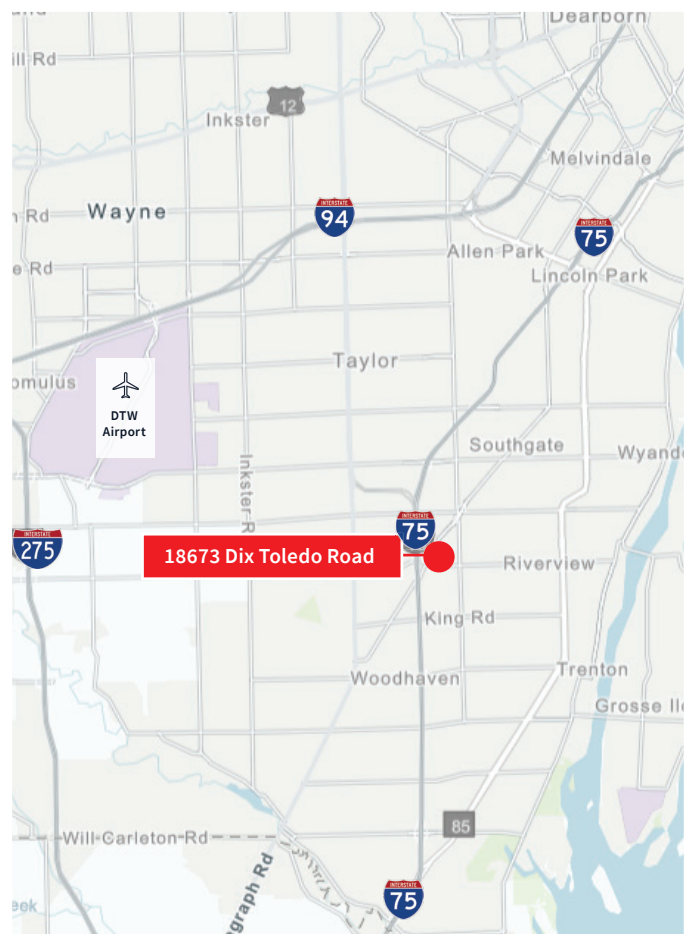
Jake Slaker

jake.slaker@jll.com

+1 248 581 3245

16,720 SF | +/- 5.00 Acres
Available

Contact broker for pricing



The floor plan shows the following rooms and features:

- Kitchenette**: Located in the top left corner.
- Driver Lounge**: A large open area on the left side.
- Janitor**: A small room with a toilet and sink, located near the top center.
- Womens**: A restroom located next to the Janitor room.
- Mens**: A restroom located next to the Womens restroom.
- Communications**: A room located next to the Mens restroom.
- Shower Room**: Two shower rooms located in the center of the plan.
- ADA Unisex**: A unisex restroom located next to the Communications room.
- Laundry**: A large room located next to the ADA Unisex restroom.
- Closet**: A closet located next to the Laundry room.
- Vestibule**: A large open area at the bottom right, containing a staircase.
- Elevator**: An elevator located next to the Vestibule.
- Elevator Equipment**: A room located next to the Elevator.
- Water Main**: A room located in the top right corner.

Red circles and lines indicate the placement of fire extinguishers and fire alarm pull stations. The fire alarm pull stations are located in the Janitor, Womens, Mens, and ADA Unisex restrooms. The fire extinguishers are located in the Kitchenette, Driver Lounge, Shower Rooms, Laundry, and Vestibule.

This detailed architectural floor plan illustrates the layout of the first floor. Key features include:

- Vetibule:** A semi-circular entrance area at the bottom right containing a staircase.
- Elevator:** Located adjacent to the Vetibule.
- Restrooms:** Labeled "Womens" and "Mens" near the top center.
- Duct Room:** A small rectangular room between the restrooms and the central corridor.
- Roof Hatch:** A square feature on the upper right side of the plan.
- Dimensions:** Extensive measurements are provided for all major spaces and corridors, such as 40'-8" for the overall width and 16'-7" for one of the large vertical sections.

Site outline



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Property photos



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