



66,450 SF Industrial

BUILD-TO-SUIT OPPORTUNITY

Haggerty Road | Van Buren Township, MI

KOJAIANO | **JLL**

SITE PLAN

PROPERTY SF



66,450 square feet
Pre-cast concrete construction

HIGH VISIBILITY/EXCELLENT ACCESS



Located on Haggerty Road and
adjacent to I-275 with access from
Ecorse Road

SITE FEATURES



Class A new construction



Ample car and truck parking

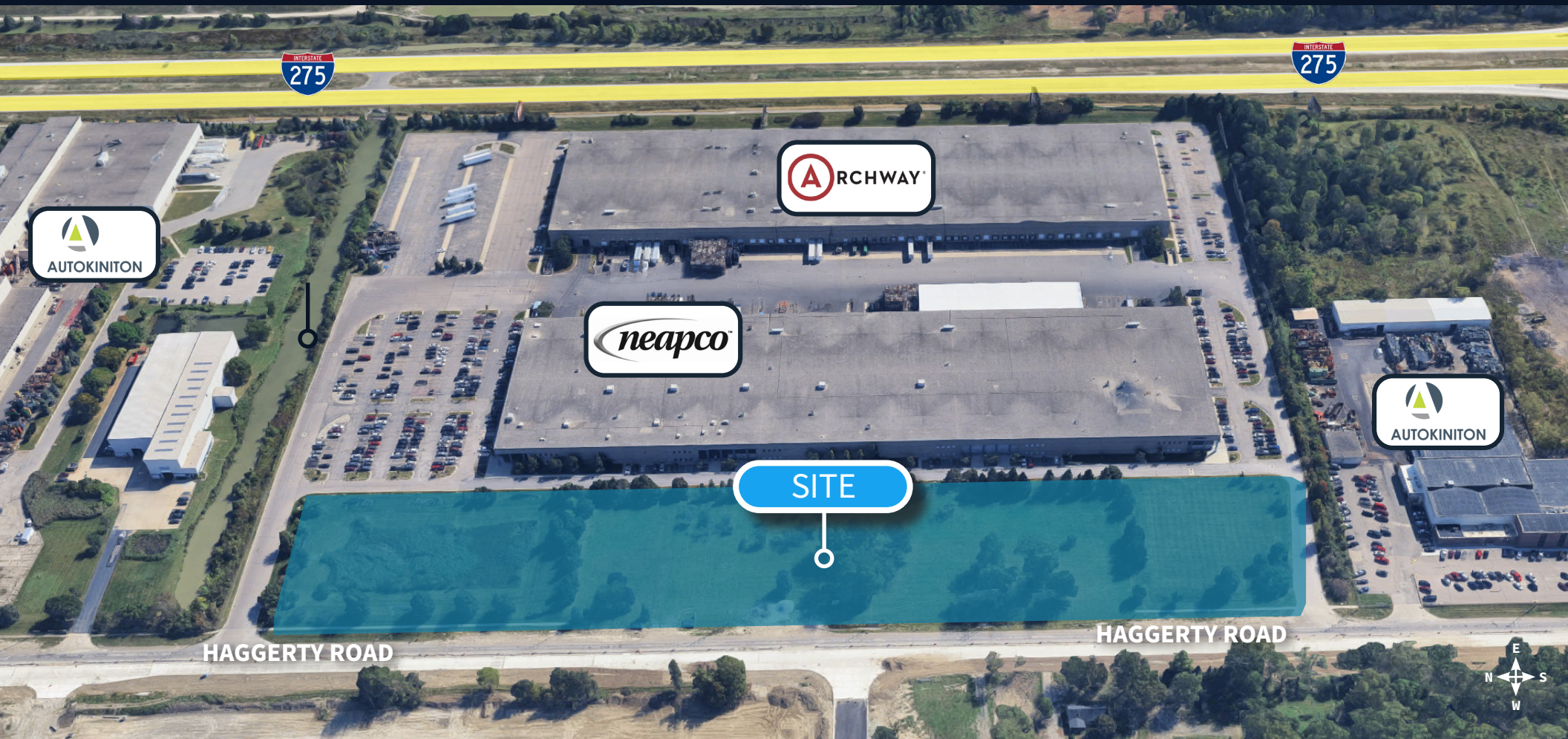


Minutes from Detroit Metropolitan
Airport



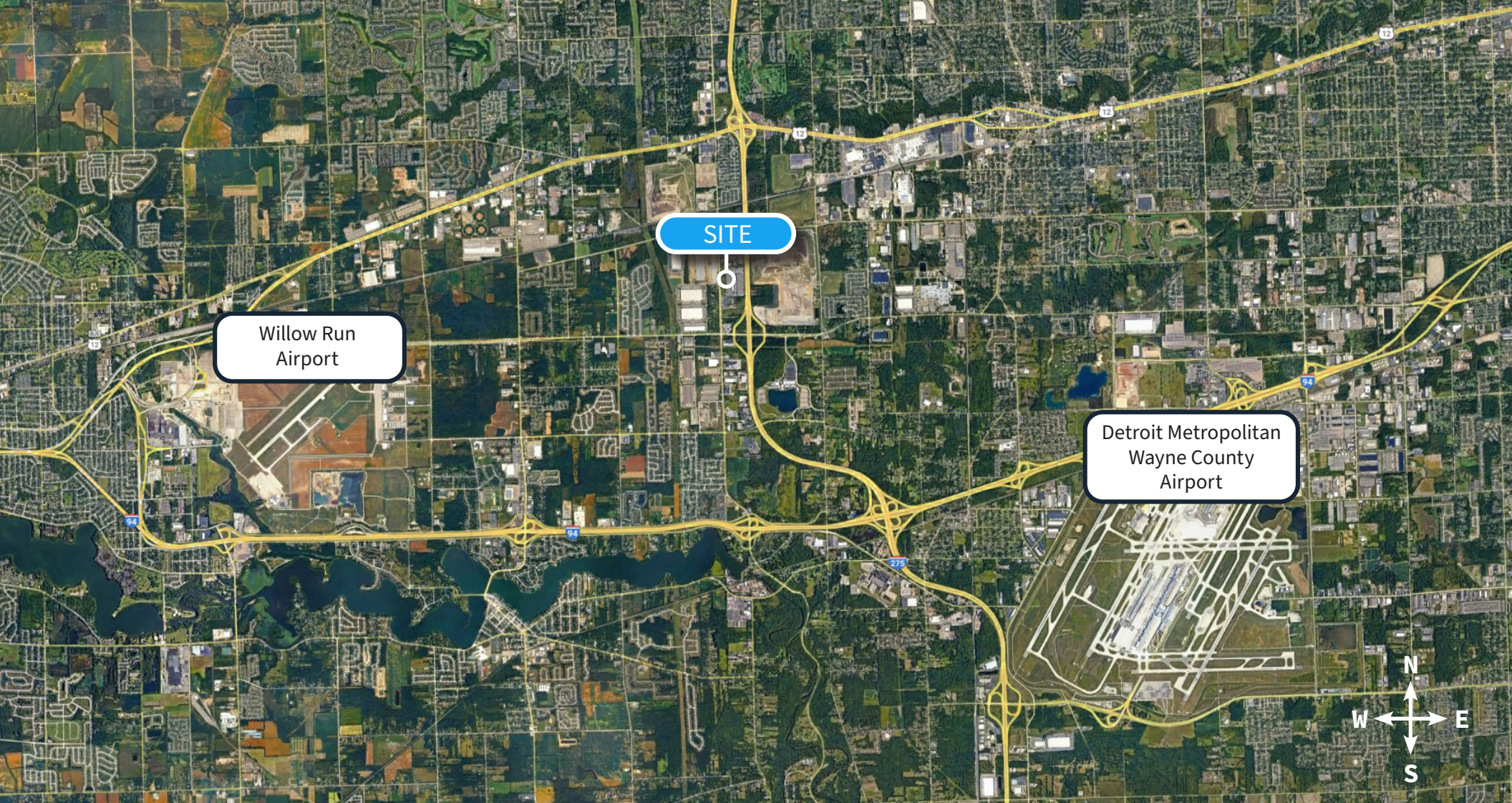
PROPOSED SPECIFICATIONS

- 66,450 square feet
- Concrete panel construction
- Office to suit
- 30' clear height
- 8 dock doors
- 2 grade level doors
- 50' x 50' column spacing, 60' speed bay
- LED lighting
- ESFR fire suppression



Architectural floor plan of a proposed building. The plan shows a long, rectangular structure with a central section labeled "PROPOSED BUILDING" and a total area of 66,450 S.F. The building is divided into several sections by vertical lines, with dimensions provided for each section. The overall dimensions are 130'-0" wide by 190'-0" deep. The plan includes two truckwells, each with a 9'x10' O.H. door and dock levelers. The left truckwell is labeled "TRUCKWELL" and the right truckwell is labeled "TRUCKWELL". The plan also shows various doors, including 12'x14' O.H. doors and 8'x10' TYP. doors. The dimensions are as follows:

- Overall width: 130'-0"
- Overall depth: 190'-0"
- Section widths (from left to right): 27'-0", 87'-0", 60'-0", 60'-0", 180'-0", 60'-0", 60'-0", 180'-0", 60'-0", 60'-0", 87'-0", 27'-0"
- Section depths (from top to bottom): 36'-0", 51'-0", 36'-0", 19'-0", 60'-0", 60'-0", 75'-0", 27'-0"
- Central section width: 594'-0"
- Central section depth: 60'-0"
- Left truckwell width: 75'-0"
- Left truckwell depth: 48'-0"
- Right truckwell width: 75'-0"
- Right truckwell depth: 48'-0"



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