

For Lease

Crossroads Distribution Center-South
41775 Ecorse Road, Belleville, MI

189,486 SF

an **AshleyCapital**
Development



Crossroads Distribution Center-South

Suite 190

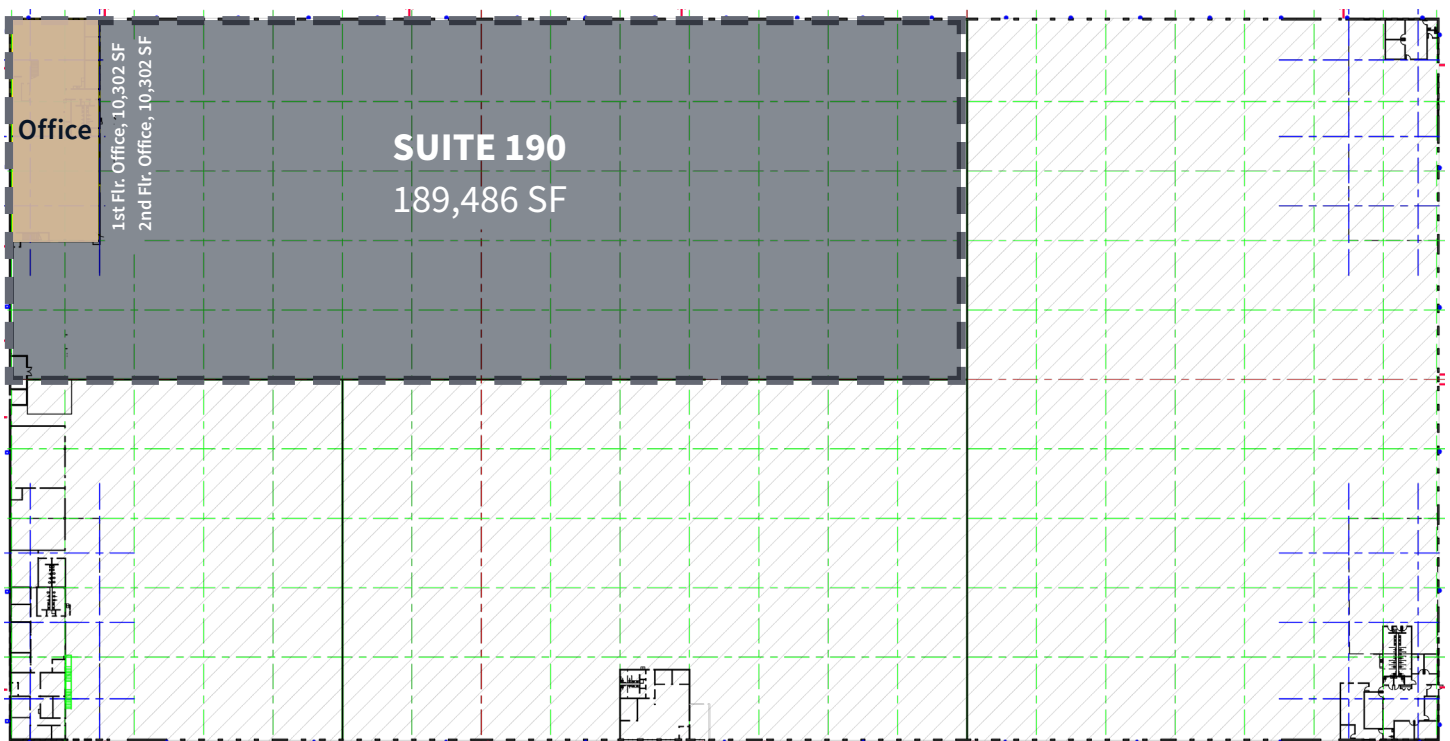
Occupancy	June 1, 2026
Available SF	189,486 SF
Total Office SF	20,602 SF (2-story)
Clear Height	30'
Lighting	LED
Docks	30 (10' x 10')
Drive-ins	1 (13' x 14')
Fire Suppression	ESFR
Power	400 amps 480/277v 3P
Floor Slab	7" reinforced
Parking	Up to 110 Auto Up to 25 Trailer <i>Additional trailer parking available</i>

Asking Rate: \$7.95/SF NNN
OPEX: \$2.08 PSF



Floor Plan

Suite 190: 189,486 SF



JLL

Sean Cavanaugh

Sean.Cavanaugh@jll.com

+1 248 581 3331

Ben Schrode

Ben.Schrode@jll.com

+1 248 581 3325

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.

Site Plan



JLL

Sean Cavanaugh

Sean.Cavanaugh@jll.com

+1 248 581 3331

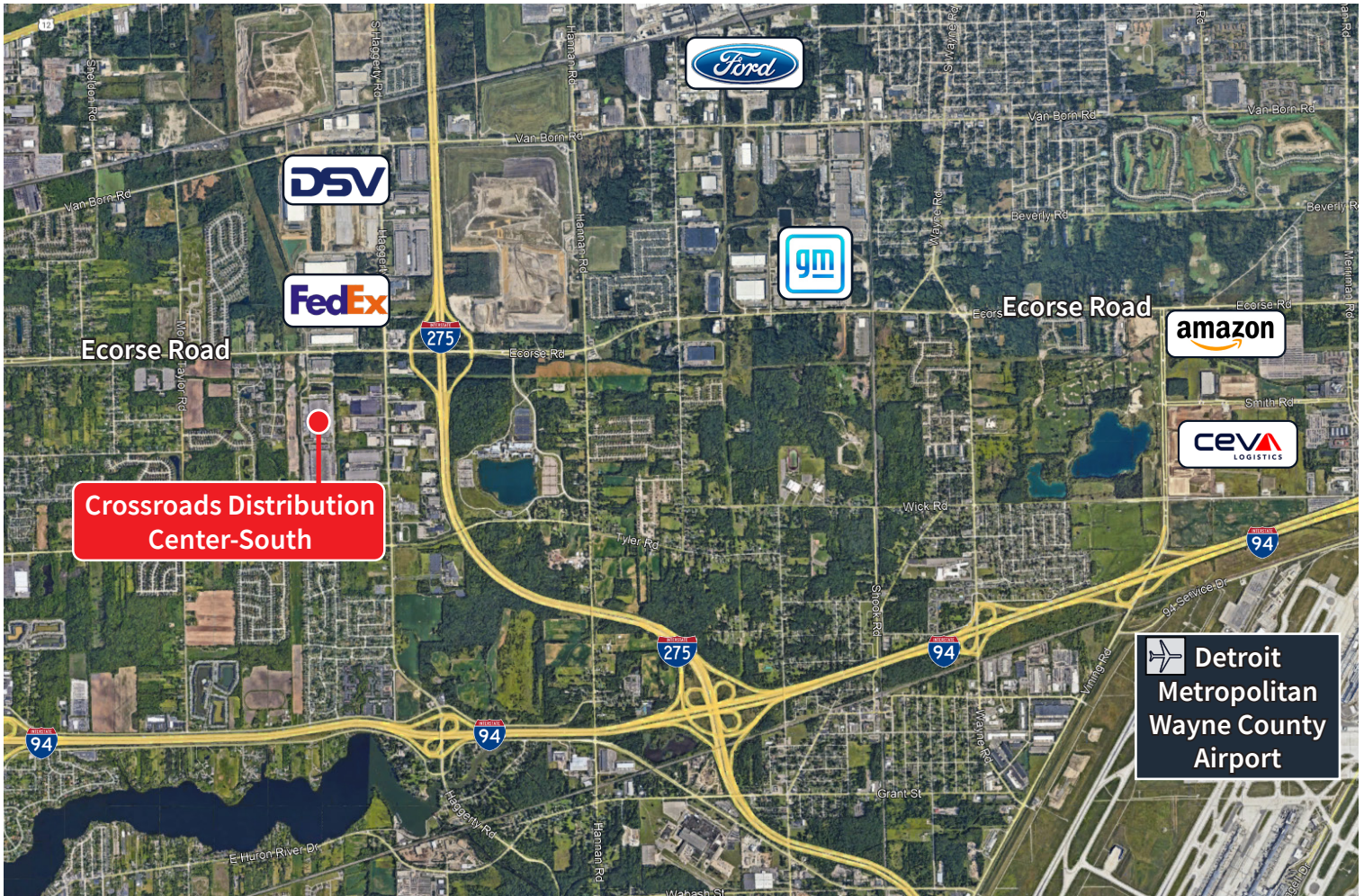
Ben Schrode




Ben.Schrode@jll.com

+1 248 581 3325

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.

Location



 AIRPORTS	 FREEWAY ACCESS	 PROXIMITY
<ul style="list-style-type: none">• 14-minutes to Detroit Metro Airport• 7-minutes to Willow Run Airport	<ul style="list-style-type: none">• Immediate freeway access to I-275• 7-minutes to I-94	<ul style="list-style-type: none">• 9-minutes to Ford Wayne Assembly• 7-minutes to GM Romulus Powertrain

JLL

Sean Cavanaugh
Sean.Cavanaugh@jll.com
+1 248 581 3331

Ben Schrode
Ben.Schrode@jll.com
+1 248 581 3325

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.