



DETROIT'S INDUSTRIAL ADVANTAGE
Strategically Located New Construction
398,452 SF WITH I-94 EXPOSURE



McGraw Street & Junction Avenue
Detroit, MI



Specifications

SIZE:
398,452± SF

TRUCK DOCKS:
68

GRADE LEVEL DOORS:
8

CLEAR CEILING HEIGHT:
36'

POWER:
1,500a/480v/3P

CAR PARKING:
399 spaces

TRAILER STAGING:
94 spaces

PLANNED DELIVERY:
Q3 2027

FIRE SUPPRESSION:
ESFR system with K34 heads

LIGHTING:
LED with motion sensors

BAYS:
52'4" X 50' bays with
52'4" X 60' speed bays

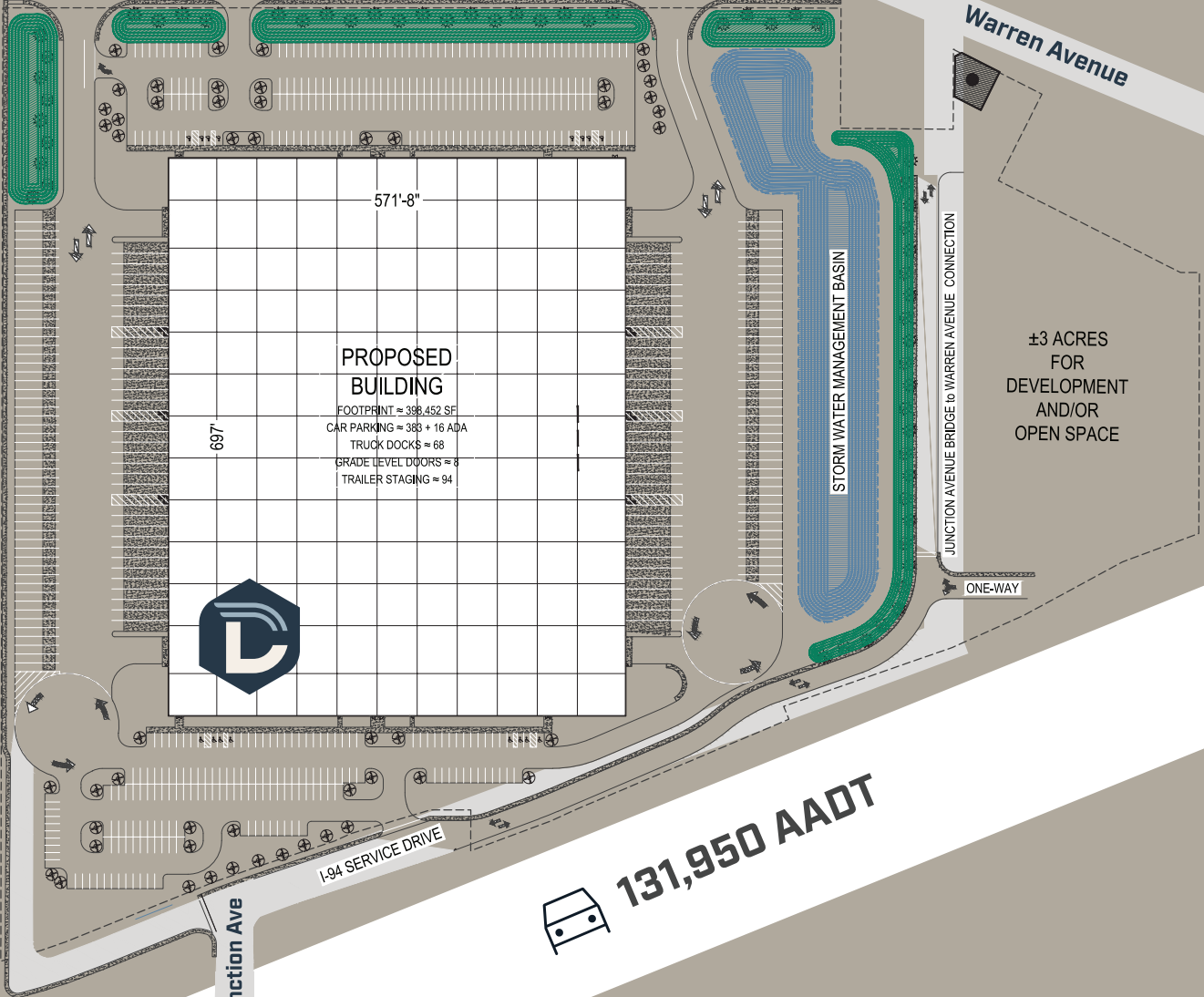
McGraw Street

33rd Street

32nd Street

McGraw Street

Warren Avenue



697'

571'-8"

PROPOSED BUILDING

FOOTPRINT ≈ 398,452 SF
 CAR PARKING ≈ 383 + 16 ADA
 TRUCK DOCKS ≈ 68
 GRADE LEVEL DOORS ≈ 8
 TRAILER STAGING ≈ 94



STORM WATER MANAGEMENT BASIN

JUNCTION AVENUE BRIDGE TO WARREN AVENUE CONNECTION

ONE-WAY

±3 ACRES FOR DEVELOPMENT AND/OR OPEN SPACE

30th Street

30th Street

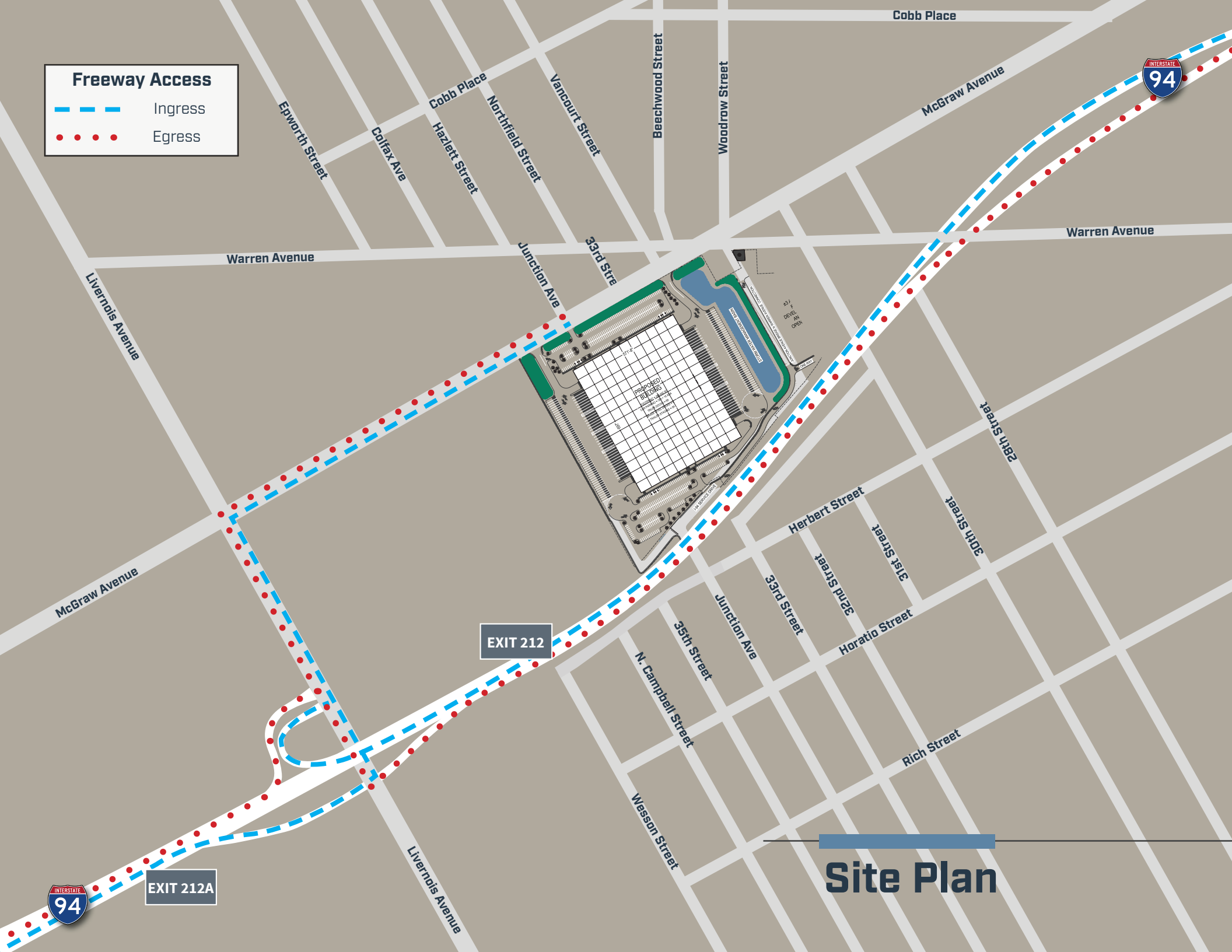
 131,950 AADT



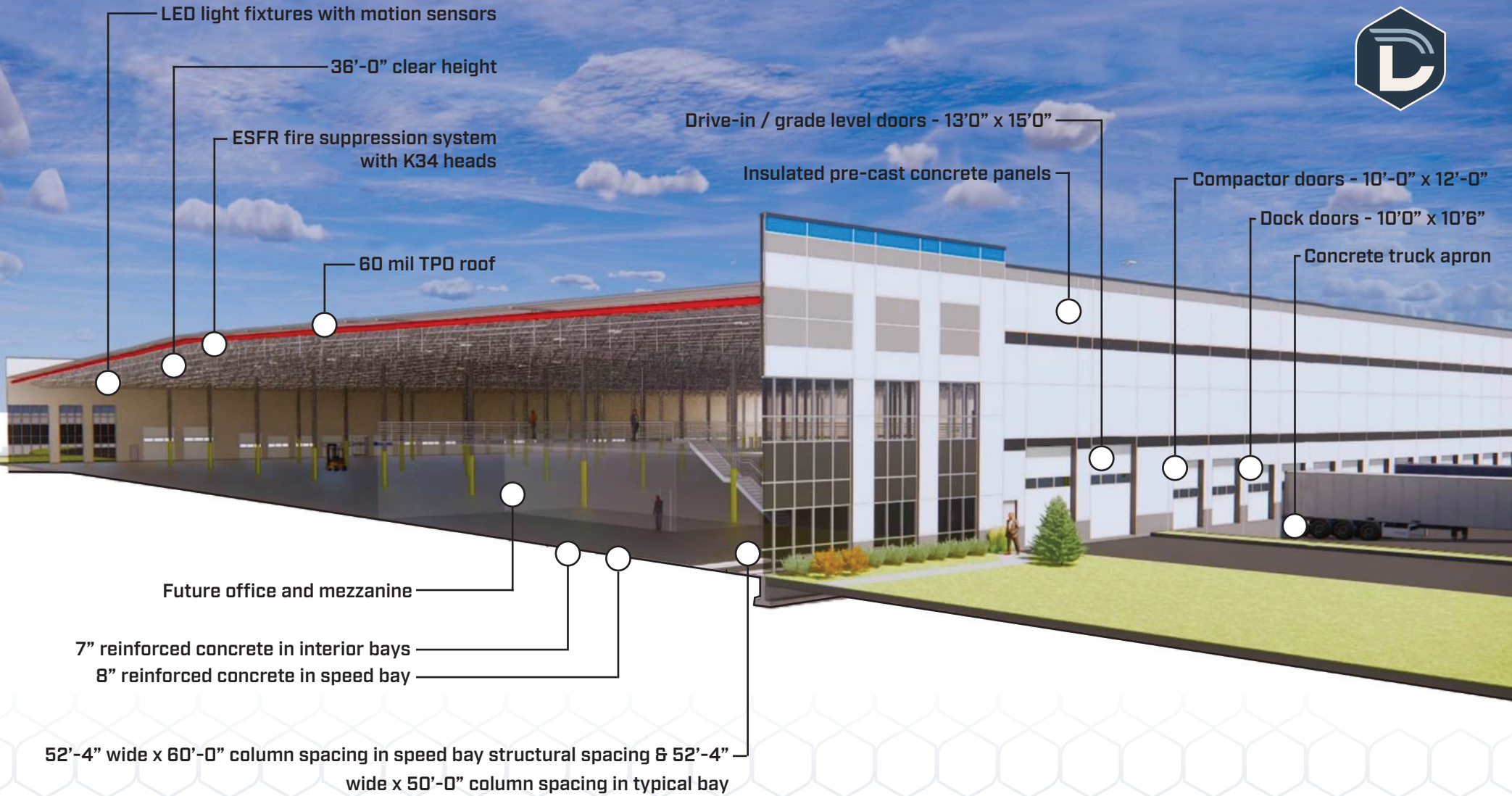
Site Plan

Freeway Access

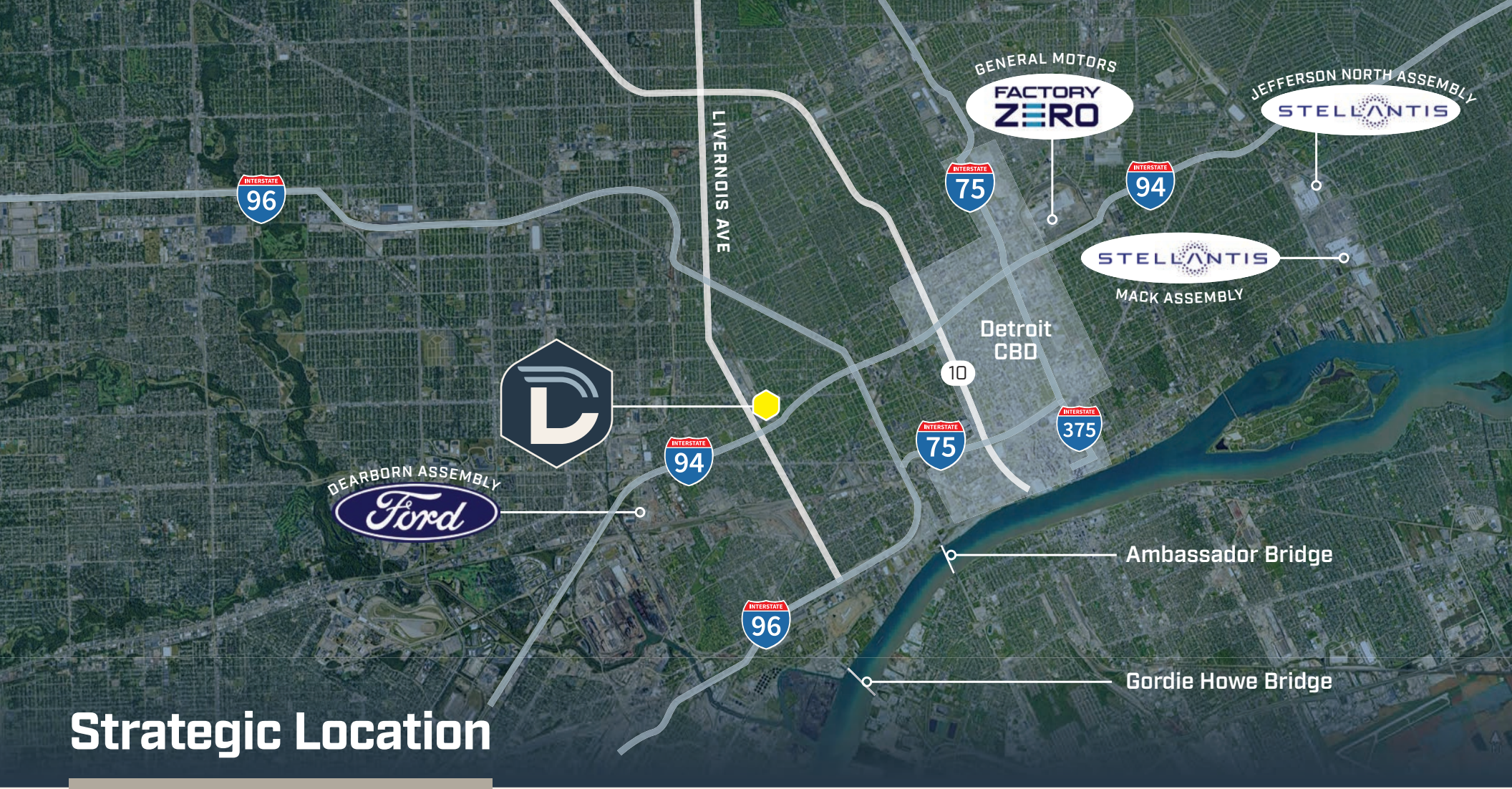
- Ingress
- Egress



Site Plan



Building Cross Section



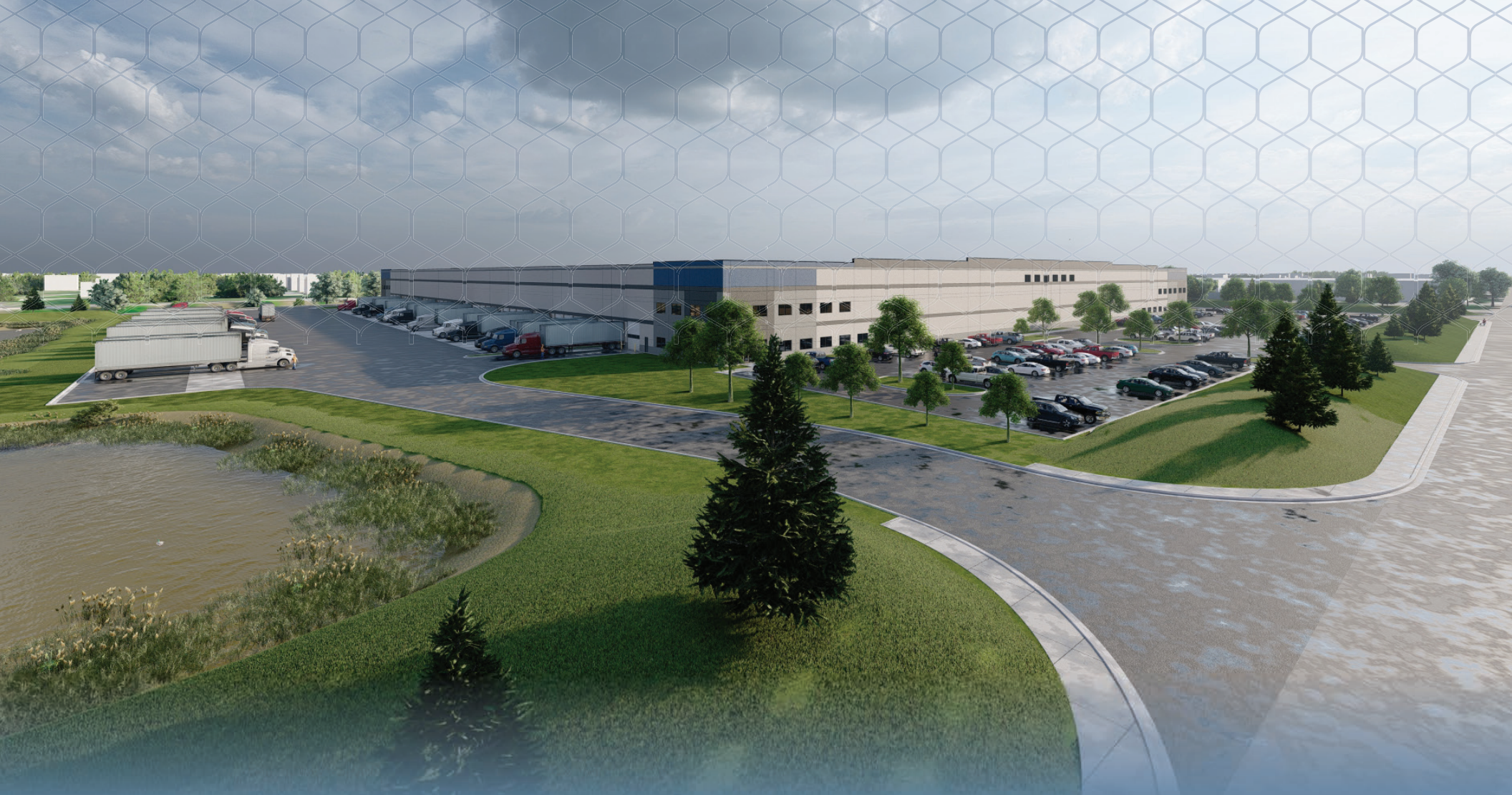
Strategic Location



This state-of-the-art industrial development occupies a commanding position within Southeast Michigan's automotive manufacturing epicenter, strategically positioned to serve some of the region's most significant production facilities. The location provides unparalleled access to major OEM operations including the Ford Dearborn Assembly,

General Motors Factory ZERO, and both Stellantis Mack Assembly and Jefferson North Assembly facilities, creating exceptional supply chain proximity for automotive suppliers and logistics operations. The property's direct Interstate 94 access ensures seamless connectivity throughout the Great Lakes region, while the proximity to the Ambassador Bridge

and the new Gordie Howe Bridge provides immediate access to Canadian markets and integrated North American supply chains. This positioning creates a competitive advantage for manufacturers requiring efficient distribution to both domestic automotive plants and international markets.



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