

For Lease

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

189,486 SF

an **AshleyCapital**
Development



Crossroads Distribution Center-South

Suite 190

Occupancy	Immediate
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 See site plan on p 3</i>
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Asking Rate: \$7.95/SF NNN
OPEX: \$2.08 PSF



Site Plan



JLL

Sean Cavanaugh

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Ben Schrode

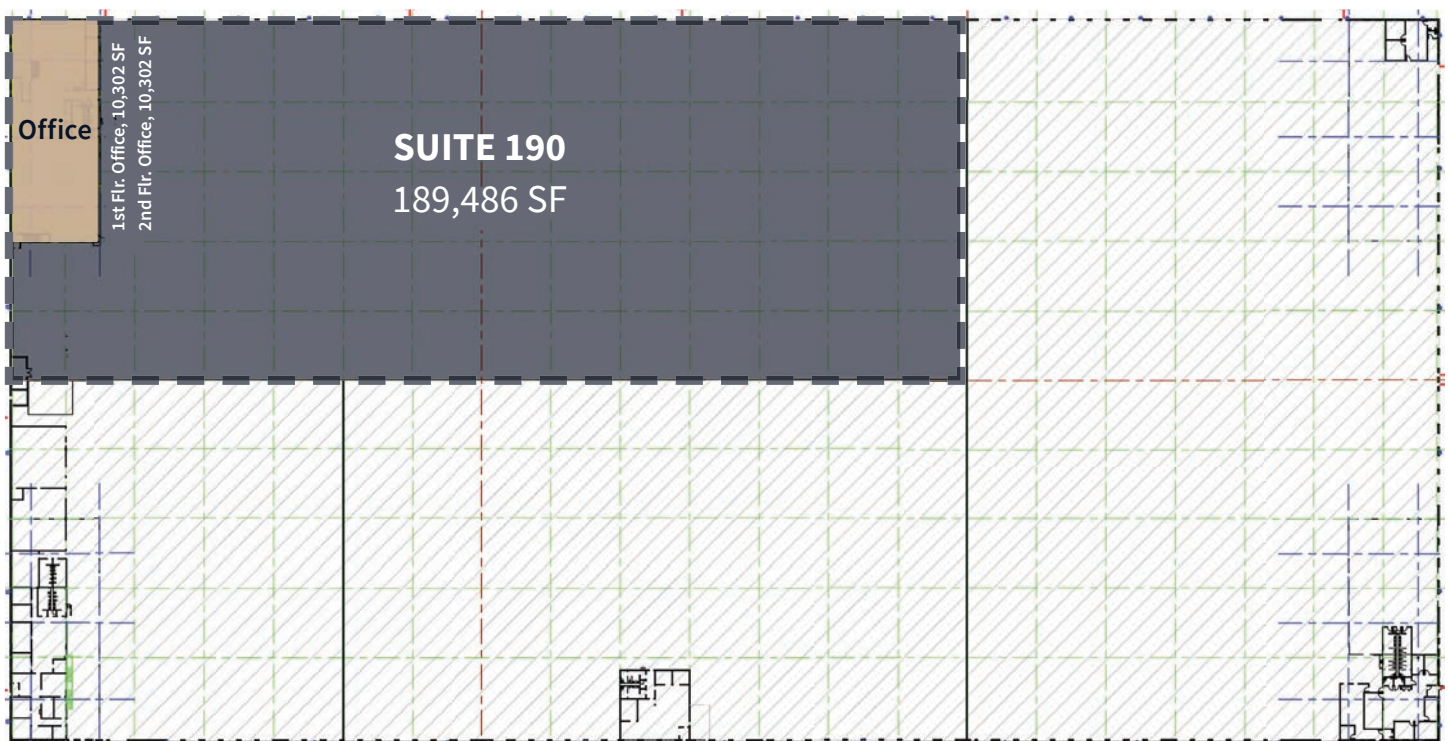
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Floor Plan

Suite 190: 189,486 SF



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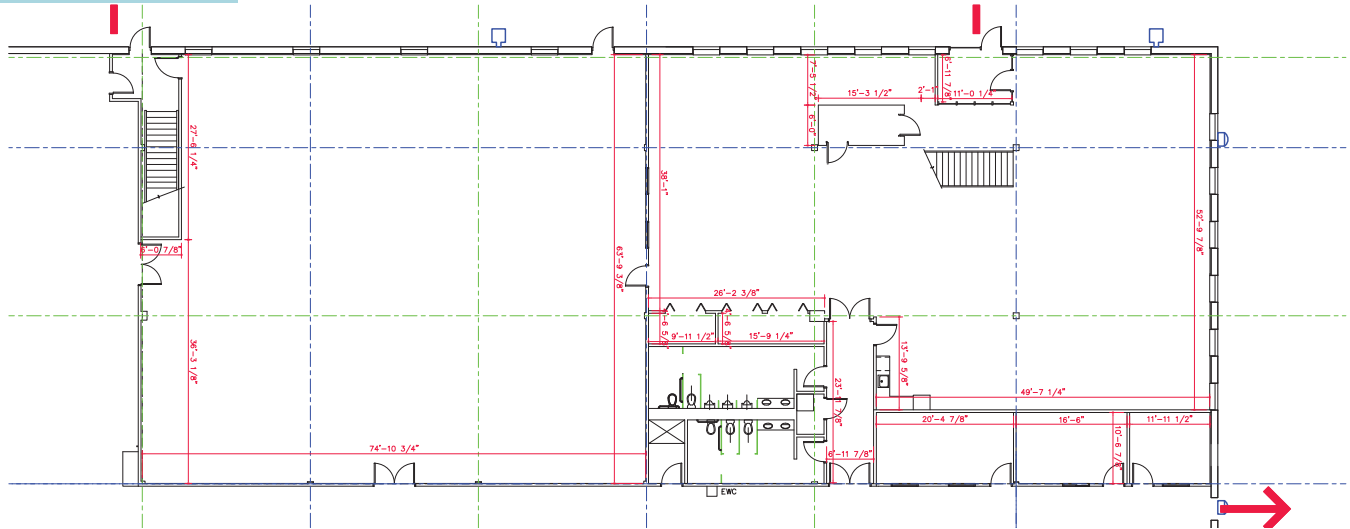
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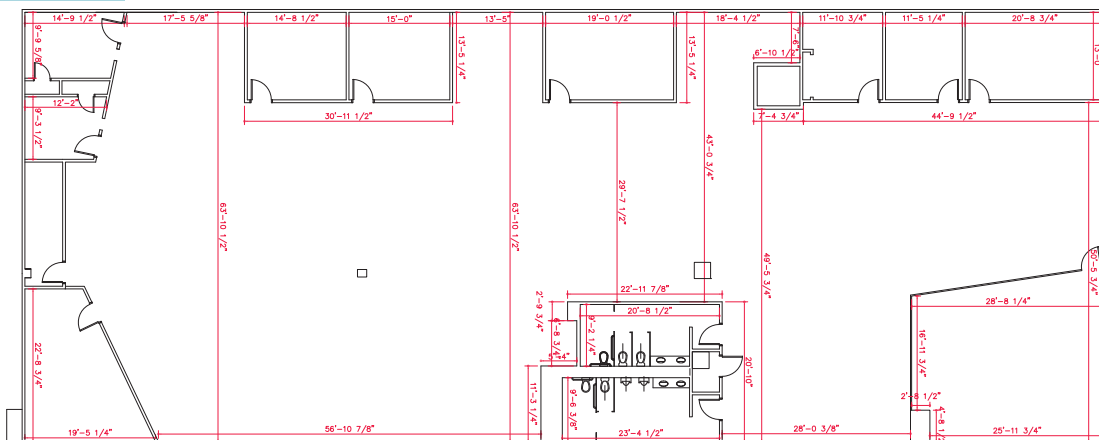
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Office Plan

First Floor



Second Floor



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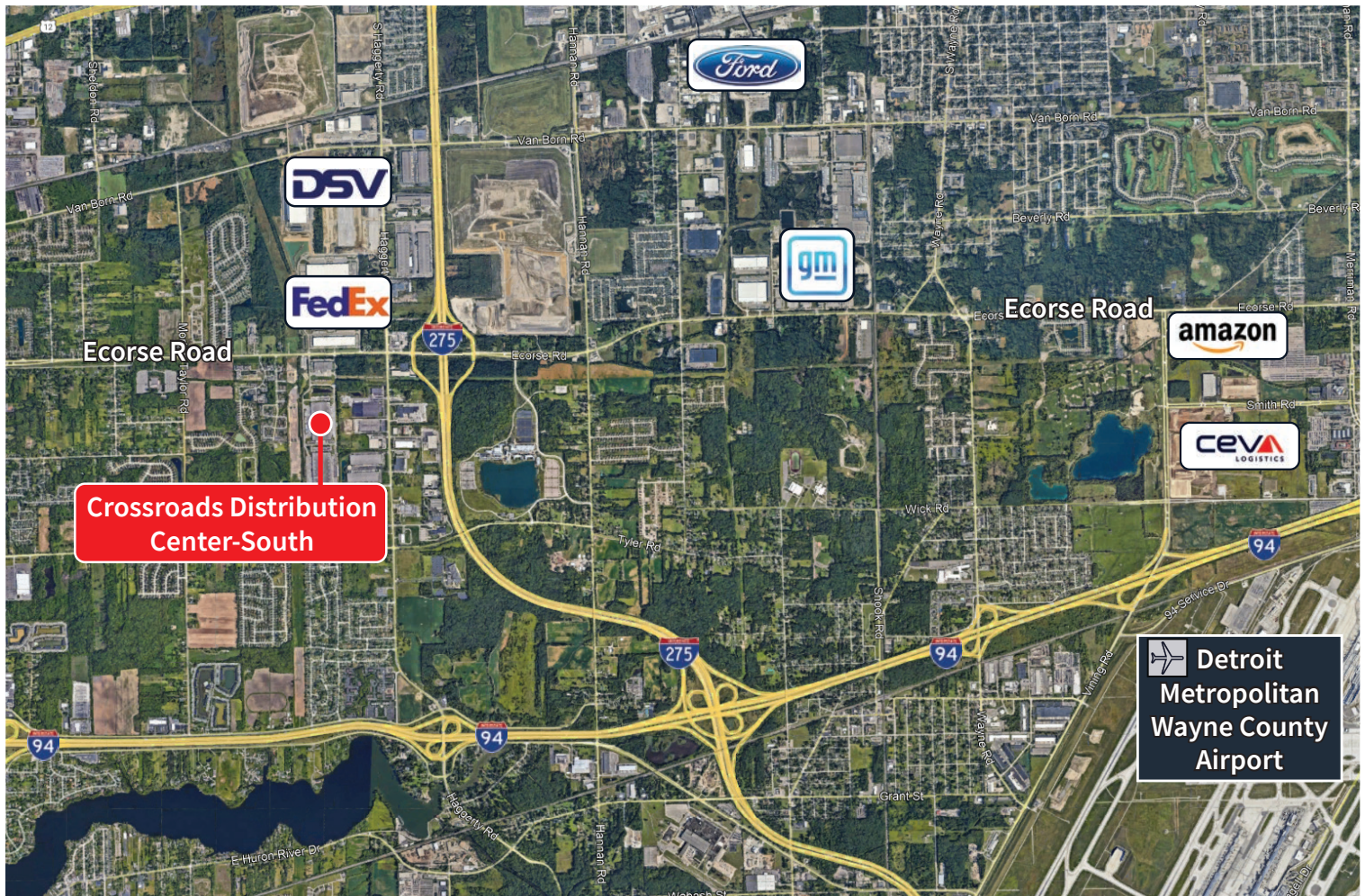
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Location



AIRPORTS

- 14-minutes to Detroit Metro Airport
- 7-minutes to Willow Run Airport



FREEWAY ACCESS

- Immediate freeway access to I-275
- 7-minutes to I-94



PROXIMITY

- 9-minutes to Ford Wayne Assembly
- 7-minutes to GM Romulus Powertrain

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