



FIVE MILE X EXCHANGE

FIVE MILE & NAPIER RD | PLYMOUTH, MI
For Lease or Sale | 715,000 SF

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10 MW of Heavy Power from new DTE Substation Available Immediately



Property Overview



Power:

Potential for
up to 20 MW of
heavy power



Site Zone:

Zoned
Industrial



Direct Access:

I-96 and I-275



Occupancy:

Q2 2024

STATE-OF-THE-ART NEW CONSTRUCTION IN STRATEGIC SUBURBAN IN-FILL LOCATION

- Distribution, Manufacturing, or R&D
- 10 MW of Heavy Power from new DTE Substation Available Immediately
- 715,000 SF with 71 dock doors available
- 181 Trailer Parking Spaces with 318 Future Trailer Parking Spaces Available
- Occupancy Q2 2024
- Premier Corporate Campus Setting with Significant New Development
- Adjacent to Many Notable Fortune 500 and Tier-1 Automotive Companies
- Close to Hotels, Restaurants, and Shopping Destinations
- Located in the Michigan International Technology Center Corridor (MITC), a Collaborative EDC initiative of Local, County and State Entities

Specifications

Buildings Features	Building 1
Building Size	715,000 SF
Office Area (SF)	Office to Suit
Clear Height	40'
Column Spacing	54' x 50'; 70' speed bay at docks
Loading Docks	71 Dock Doors Knockouts Provided
Drive In Doors	4 Drive In Doors
Car Parking	Up to 279 spaces 78 Future Auto Spaces
Trailer Parking	Up to 181 spaces 318 Additional Trailer Parking Spaces Available
Truck Court Depth	60' apron, 80' drive aisle, 55' across dock parking
Building Construction	Tilt Panel or Precast
Fire Suppression System	ESFR
Warehouse Lighting	LED
Roof	45 Millimeter
Electrical Power	2000+ Amp 480V 3-Phase 2000 KVA transformer

Rental

Asking Rate	Subject to Offer
Operating Expenses	\$1.95 - \$2.15/SF Est.



Site Specifications

Location

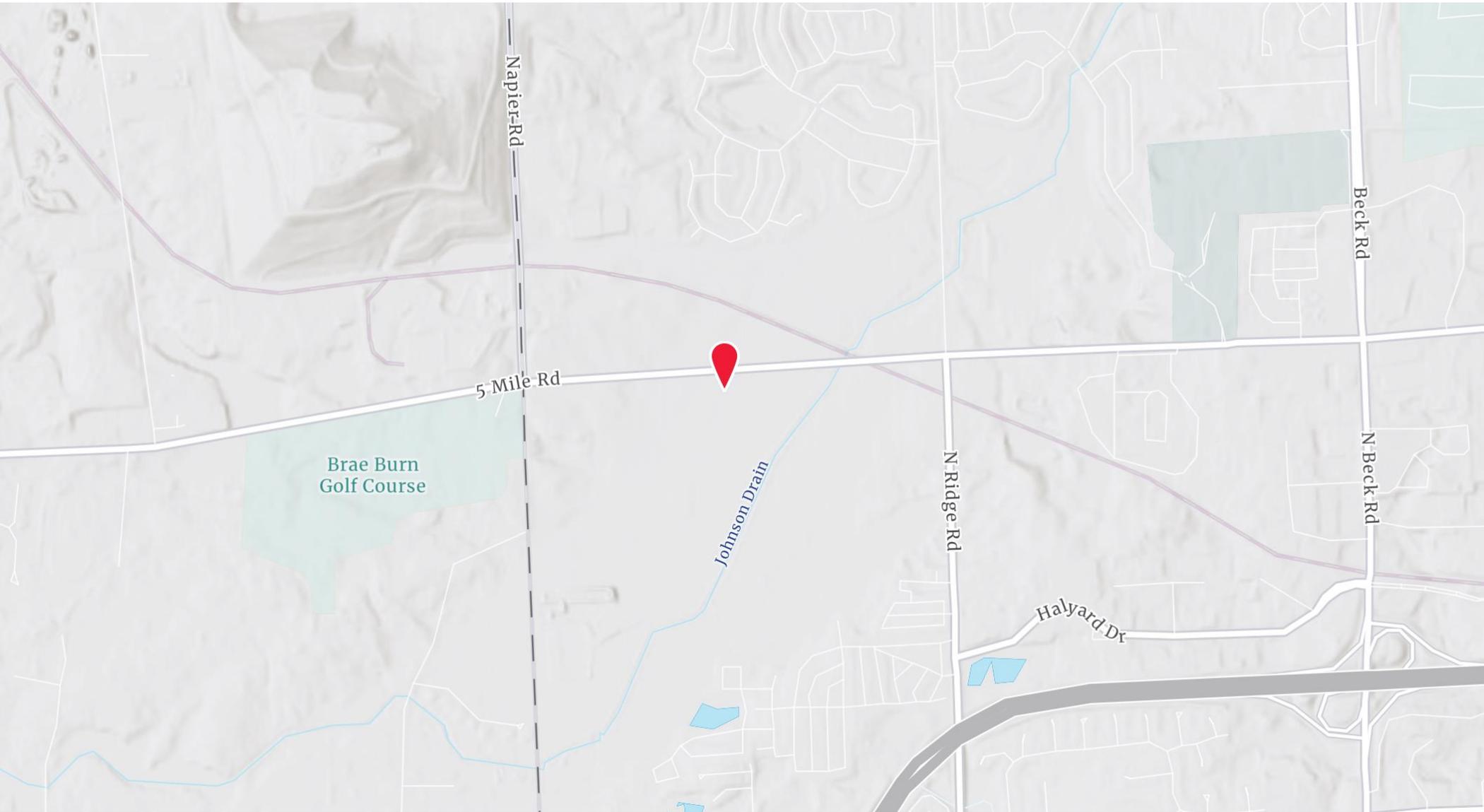
Address	Five Mile & Napier Rd
City, State, Zip	Plymouth, MI
Industrial Market	Detroit Metro
Industrial Submarket	North I-275 Corridor
Delivery	Q2 2024

Site Specifications

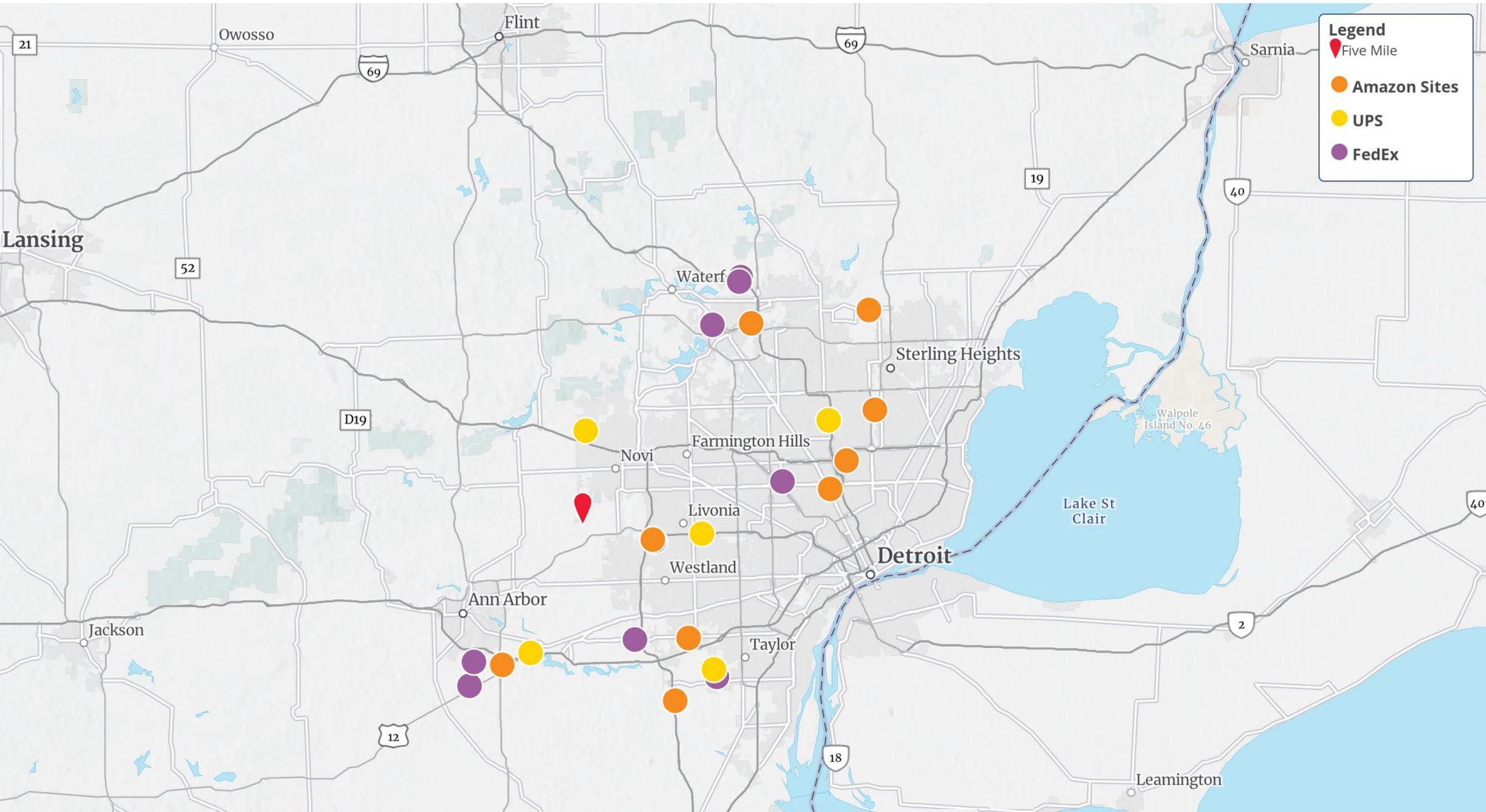
Total Building (SF)	715,000 SF
Office Area (SF)	Office to Suit
Land Area (Acres)	57 AC
Zoning	IND/ Industrial



Location Overview



Drive Time Map



Wayne County Fast Facts

<p>1,790,000 Residents Living in Wayne County</p>	<p>61 of 100 Of the Top North American Automotive Suppliers</p>	<p>1,300 Foreign Firms from 39 countries</p>
<p>23.9% Of the population has obtained a bachelor degree Or higher</p>	<p>\$300,000,000 + In Trade crossing each day at the Detroit/Windsor Border</p>	<p>\$50,753 Median Household Income</p>
<p>International Direct Flights to Japan, China & Europe (DTW)</p>	<p>1,790,000 Residents Living in Wayne County</p>	<p>1,800 Automotive Suppliers</p>

Air Commerce

ACCESSIBLE FROM DETROIT METRO AIRPORT (DTW),
WILLOW RUN AIRPORT, CANTON-PLYMOUTH-METTETAL
AIRPORT

Wayne County Largest Employers (# of employees in WC)
Ford (26,564)
Detroit Receiving Hospital (16,400)
BASF Corporation (11,000)
Michigan State Gov. (6,549)
Henry Ford Health (6,500)
General Motors (6,159)
Blue Cross Blue Shield (5,259)
DTE (3,812)



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