



FIVE MILE EXCHANGE

Construction Update:
715,000 SF For Lease or Sale
Sitework & Grading Underway

Five Mile & Napier Road
Plymouth, MI

Developed By



10 MW OF HEAVY POWER FROM NEW DTE SUBSTATION AVAILABLE IMMEDIATELY

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SPECIFICATIONS

Building Features

Built to Meet the Demands of High-Performance Distribution, Manufacturing & R&D.

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 Rate

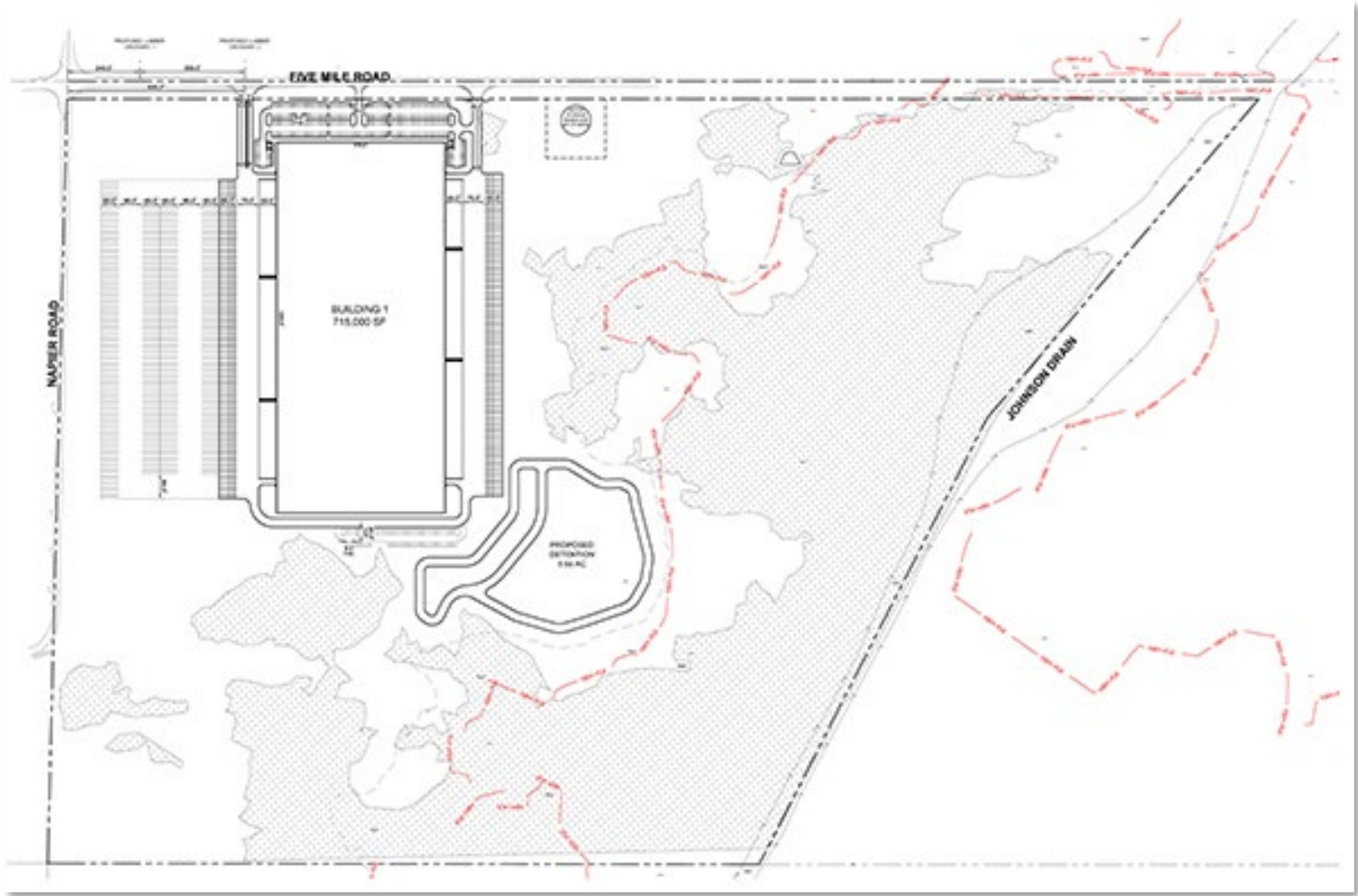
Asking Rate

Subject to Offer

Operating Expenses

\$1.95 - \$2.15/SF Est.

MASTER SITE PLAN



State-of-the-Art New Construction In Strategic Suburban In-fill Location

This state-of-the-art new construction opportunity offers an exceptional location within one of Metro Detroit's most sought-after suburban infill markets. Designed to accommodate distribution, manufacturing, and research & development operations, the project features up to 715,000 square feet of modern industrial space with 71 dock doors and immediate access to 10 MW of heavy power from a new DTE substation. The site also provides 181 trailer parking spaces, with the ability to expand by an additional 318 spaces, offering long-term flexibility for growing operations. Occupancy is available subject to offer, with the current site plan fully entitled by Plymouth Township.

Situated within a premier corporate campus environment, the property is surrounded by significant new development and neighboring many Fortune 500 companies and Tier-1 automotive suppliers. Its strategic location within the Michigan International Technology Center (MITC) Corridor places users at the center of one of the region's leading business hubs, supported by a collaborative economic development initiative between local, county, and state entities. Employees and visitors will also benefit from convenient access to nearby hotels, restaurants, retail amenities, and major transportation corridors, making this an ideal location for companies seeking a best-in-class industrial facility with outstanding connectivity and long-term growth potential.



Potential for up to 10
MW of heavy power



Zoned
Industrial



Direct Access to
I-96 and I-275

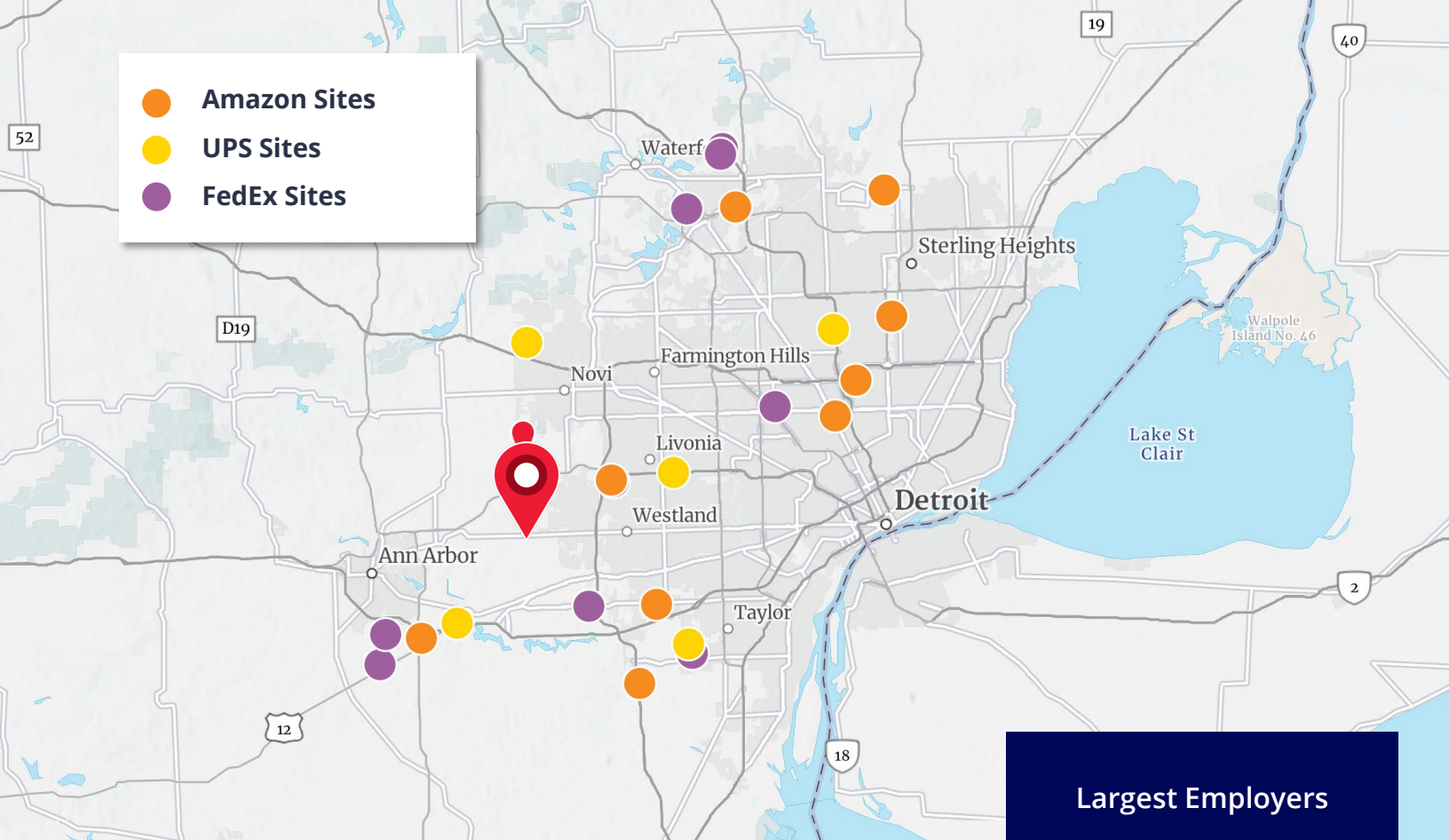


Occupancy is
Subject to Offer



Five Mile Exchange is a premier new industrial development strategically positioned at the intersection of Five Mile and Napier Roads in Plymouth, Michigan, within the highly sought-after North I-275 Corridor. Situated on 72.6 acres in the heart of the Detroit Metro industrial market, the project offers exceptional connectivity to regional highways, a skilled workforce, and a thriving business environment. The location provides immediate access to one of Southeast Michigan's most established manufacturing and logistics hubs, making it an ideal destination for distribution, advanced manufacturing, and research & development operations.

Purpose-built for today's industrial users, the 715,000-square-foot facility combines modern design with industry-leading specifications to maximize operational efficiency. Features include a 40-foot clear height, 54' x 50' column spacing with a 70-foot speed bay, ESFR fire suppression, energy-efficient LED lighting, and durable precast or tilt-up construction with a 45-mil roofing system. Flexible office space can be built to suit tenant requirements, providing companies with the opportunity to create a customized workplace within a best-in-class industrial facility designed to support long-term growth.



LOCATION OVERVIEW

Wayne County Fast Facts



1,790,000
Residents Living in
Wayne County



61 of 100
Of the Top North American
Automotive Suppliers



1,300
Foreign Firms from
39 countries



23.9%
Of the population has
obtained a bachelor
degree or higher



\$300,000,000+
In Trade crossing each
day at the Detroit/
Windsor Border



\$50,753
Median Household
Income



International
Direct Flights to Japan,
China & Europe (DTW)



1,800
Automotive
Suppliers



Air Commerce
Accessible From Detroit
Metro Airport (DTW), Willow
Run Airport, Canton-
Plymouth-Mettetal Airport

Largest Employers

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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