



## Industrial For Lease

**Property Name:** Port Huron Commerce Park - Building A  
**Location:** Dove Road  
**City, State:** Port Huron/Twp., MI  
**Cross Streets:** E. of Michigan Road  
**County:** St. Clair  
**Zoning:** Heavy Industrial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 252,000  
**Available Sq. Ft.:** 252,000

**Building Type:** Build-to-Suit  
**Available Shop Sq. Ft.:** 252,000  
**Available Office Sq. Ft.:** 0

**Mezzanine:** N/A  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 32'  
**Grade Level Door(s):** 2  
**Truckwells or Docks:** 18  
**Exterior Construction:** Precast  
**Structural System:** Steel  
**Air-Conditioning:** Yes  
**Heating:** Yes  
**Availability:** Immediately  
**Power (Amps/Volts):** 3000 Amps, 480 Volts, 3-Phase

**Multi-Tenant:** Yes  
**Rail:** Yes  
**Security:** No  
**Interior:** No  
**Lighting:** LED  
**Bay Sizes:** 50' x 50'  
**Restrooms:** Ample  
**Cranes:** No  
**Parking:** 100

**Year Built:** N/A  
**Sprinklers:** ESFR  
**Signage:** Yes  
**Exterior:** No  
**Roof:** N/A  
**Floors:** N/A  
**Floor Drains:** No  
**Acreage:** 224.000  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$8.50  
**Lease Type:** NNN  
**Lease Term:** N/A

**Mthly Rate:** N/A  
**Taxes:** N/A  
**Parcel #:** N/A  
**Imprv Allow:** N/A

**TD:** N/A  
**Deposit:** N/A  
**Assessor #:** N/A  
**Options:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

Port Huron Commerce Park is strategically situated directly at the Port Huron/Sarnia border crossing, the property offers immediate access to I-69 and I-94, placing tenants just minutes from the Bluewater Bridge and Canadian National Railway (with on-site rail spur capability). This combination of superior highway, bridge, and rail connectivity dramatically reduces transportation costs while unlocking seamless access to one of North America's largest bilateral trade corridors - more than \$110 billion in annual commerce flows across the U.S. - Canada border at the Port Huron/Sarnia gateway alone. The state-of-the-art Port Huron Commerce Park positions future tenants to capitalize on this vital international trade lane with unmatched speed, efficiency, and cost savings. Future expansion of a 147,000 sq. ft. building for a total of 399,000 sq. ft. with an additional 56 parking space and 10 docks.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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