

NOW LEASING
BUILDING 3
± 44,555 SF AVAILABLE



EASTLAND
COMMERCE CENTER



18300 VERNIER ROAD
HARPER WOODS, MICHIGAN

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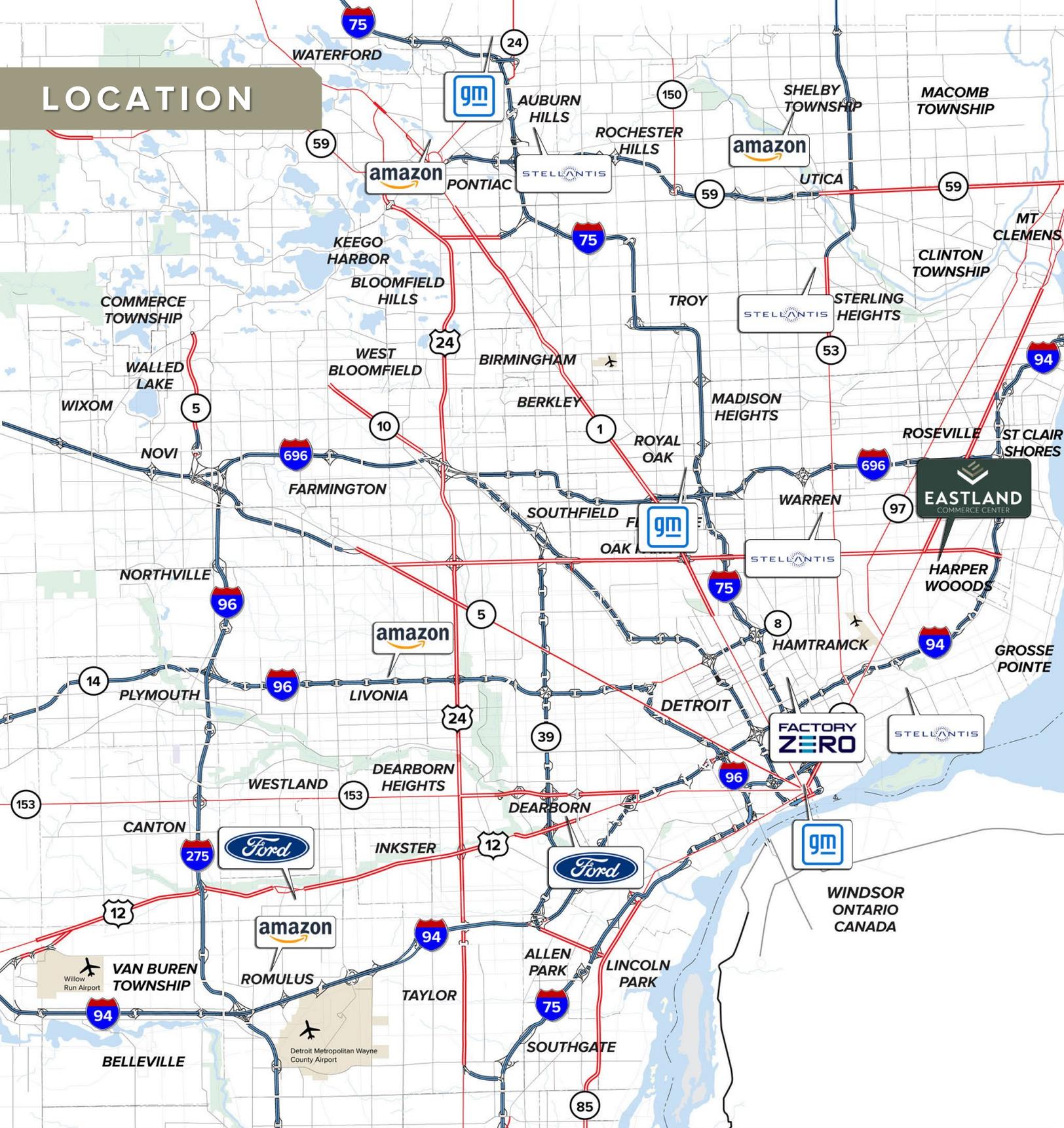
SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS



NorthPoint™
DEVELOPMENT

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

LOCATION



LOCATION ADVANTAGES



30 MILES
DISTANCE TO
DETROIT METRO
AIRPORT



14 MILES
DISTANCE TO
DOWNTOWN
DETROIT



LOCATED NEAR
MANY AUTOMOTIVE
PLANTS AND
MANUFACTURING
HEADQUARTERS

AVAILABLE FOR LEASE MASTER PLAN DEVELOPMENT



KEY SITE ADVANTAGES



**CLASS A
DISTRIBUTION
FACILITIES**



**MINUTES
TO I-94**



**ABUNDANT
HIGHLY SKILLED
LABOR POOL**

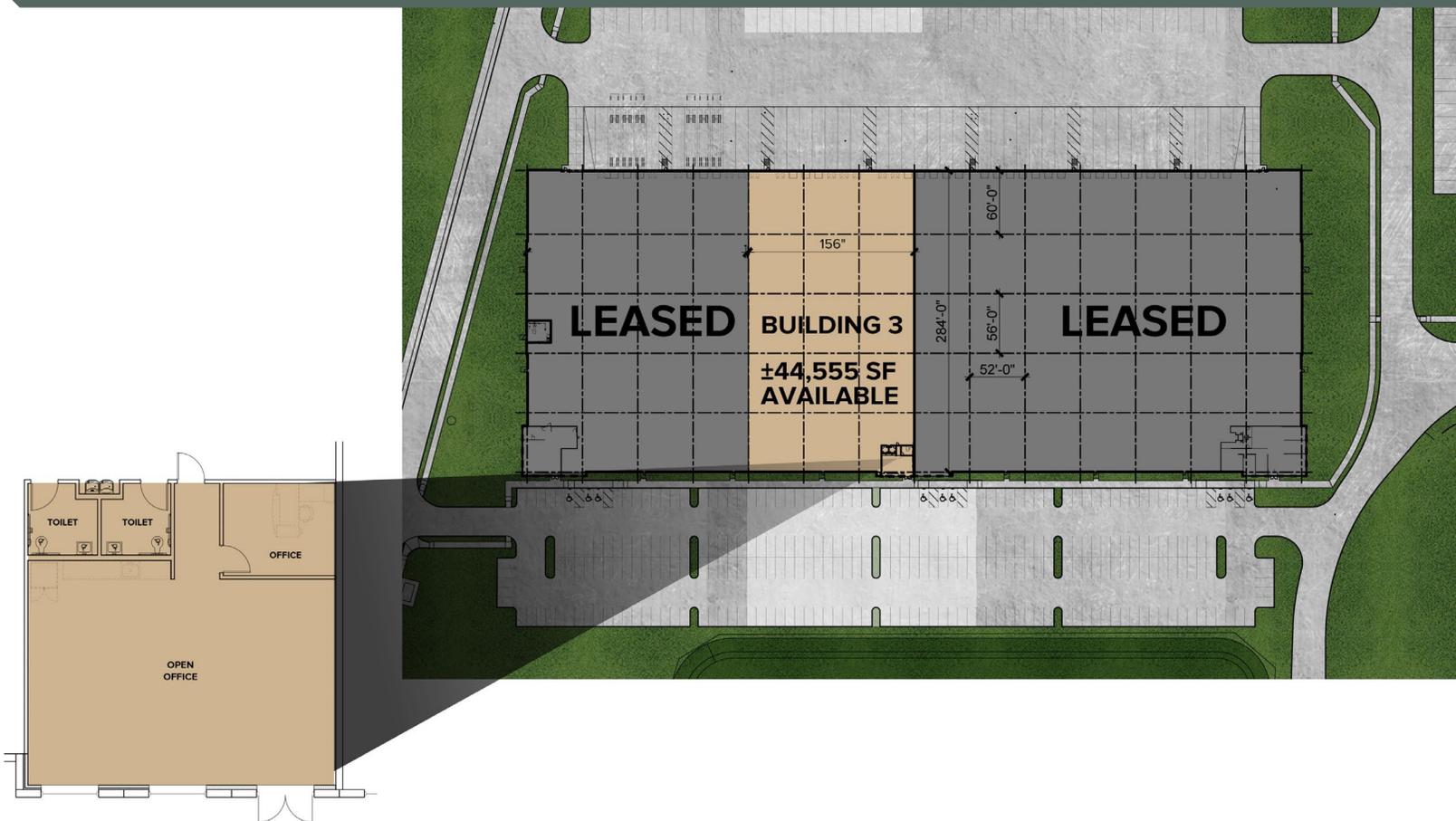
HIGHLY EXPERIENCED LANDLORD AND DEVELOPER:

Established in 2012, NorthPoint Development has grown to a family of ten companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Their approach in all business relationships is to be fair and to operate by the "Golden Rule."



BUILDING 3

AVAILABLE FOR OCCUPANCY



± 44,555 SQUARE FEET

36' CLEAR HEIGHT

± 14 TRAILER PARKING

± 4 DOCK DOORS

BUILDING SIZE	± 208,204	TRUCK COURTS	185' with staging and storage
BUILDING DIMENSIONS	728' X 284'	TRAILER PARKING	± 14 Stalls
CLEAR HEIGHT	36'	CAR PARKING	± 90 Spaces
DOCKS / FUTURE DOCKS	4 / 7	FIRE PROTECTION	ESFR
LIGHTING	LED	POWER	600 amps (with upgrade available)
SPEED / BAY SPACING	52' x 60' / 52' x 56'	CONSTRUCTION	Precast concrete

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