



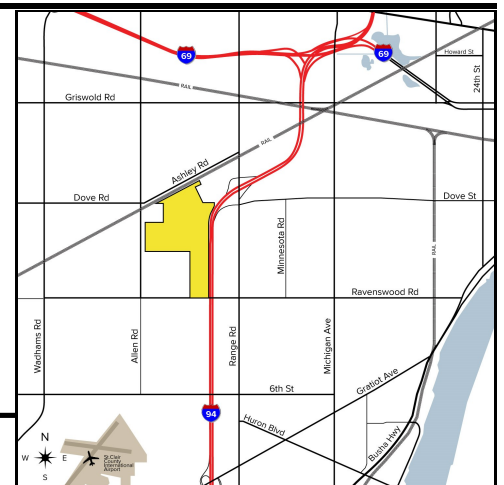
Industrial For Lease

Property Name: Bluewater Commerce Park - Building B
Location: Ravenswood Road
City, State: Kimball, MI
Cross Streets: I-94
County: St. Clair
Zoning: Commercial

BUILDING SIZE / AVAILABILITY		Building Type:	Build-to-Suit	Mezzanine:	N/A
Total Building Sq. Ft.:	430,920	Available Shop Sq. Ft.:	430,920	Office Dim:	N/A
Available Sq. Ft.:	430,920	Available Office Sq. Ft.:	0	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	N/A
Clear Height:	36'	Rail:	Yes	Sprinklers:	ESFR
Grade Level Door(s):	0	Security:	No	Signage:	Yes
Truckwells or Docks:	86	Interior:	No	Exterior:	No
Exterior Construction:	Precast	Lighting:	LED	Roof:	N/A
Structural System:	Steel	Bay Sizes:	50' x 50'	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	N/A	Floor Drains:	No
Heating:	Yes	Cranes:	No	Acreage:	295.000
Availability:	Immediately	Parking:	410	Land Dimensions:	N/A
Power (Amps/Volts):	4500 Amps, 480 Volts, 3-Phase				
PRICING INFORMATION					
Lease Rate:	TBD	Mthly Rate:	TBD	TD:	N/A
Lease Type:	N/A	Taxes:	N/A	Deposit:	N/A
Lease Term:	N/A	Parcel #:	74250243001000	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A
Tenant Responsibility:		N/A			

COMMENTS

Bluewater 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 Bluewater Commerce Park positions future tenants to capitalize on this vital international trade lane with unmatched speed, efficiency, and cost savings. 109 trailer spaces.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.