



PHASE
2

FOR LEASE

LYON BUSINESS CENTER

GRAND RIVER AVENUE | LYON TOWNSHIP, MI

NEW CONSTRUCTION

Two high-image, prominently located industrial buildings on Grand River Avenue in Lyon Township

- New high-image construction
- Prominent exposure on Grand River Avenue at South Hill
- Access to I-96 at Milford Rd exit (1.3 miles) and Wixom Road (3.5 miles)
- Zoned I-2 General Industrial District

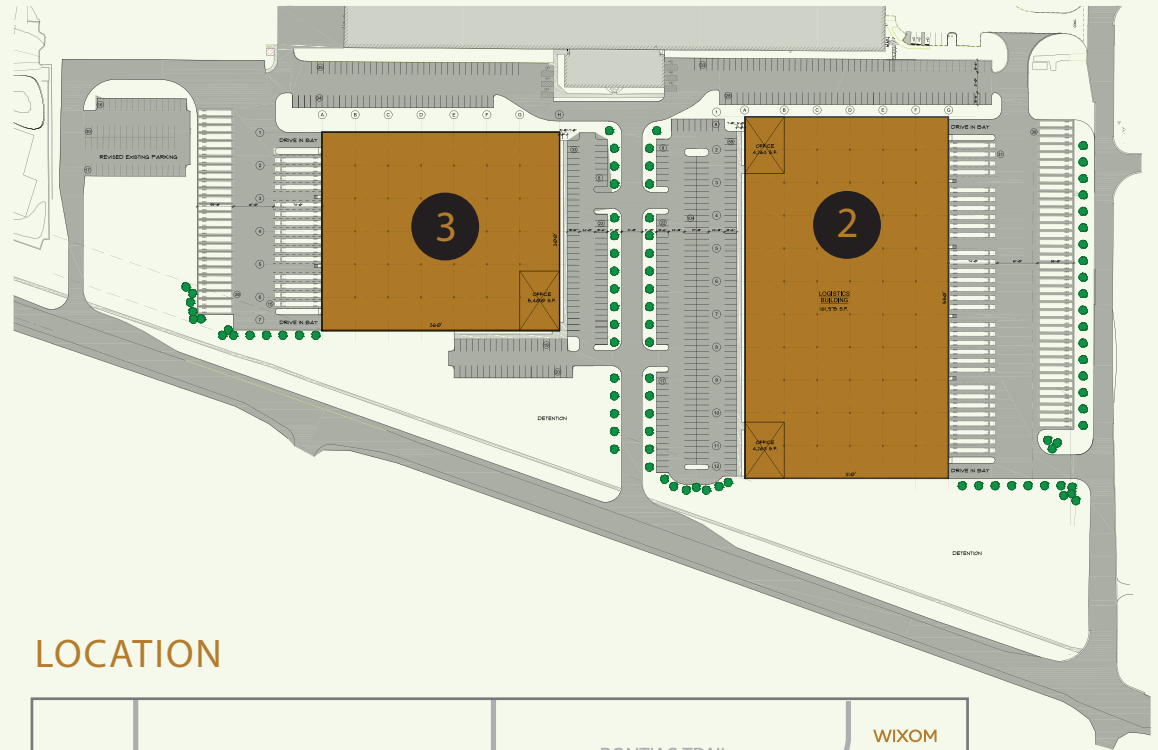
BUILDING 2

- 161,957 SF; divisible to 81,000
- 2 grade level 12' x 14' overhead doors
- (31) 10' x 10'6" truck docks / 1 dock per 5,224 SF
- Staging for 35 trailers (expandable)
- Office to suit
- 32' clearance
- ESFR fire suppression
- 280 auto parking spaces (expandable)
- 190' dedicated truck court

BUILDING 3

- 102,600 SF
- (15) 10' x 10'6" truck docks / 1 dock per 6,840 SF
- 2 grade level 12' x 14' overhead doors
- Staging for 26 trailers (expandable)
- Office to suit
- 32' clearance
- ESFR fire suppression
- 169 auto parking spaces (expandable)
- 190' dedicated truck court

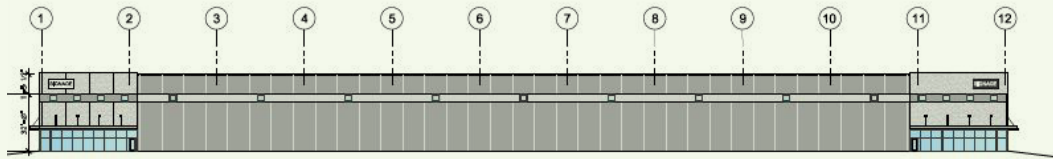
SITE PLAN



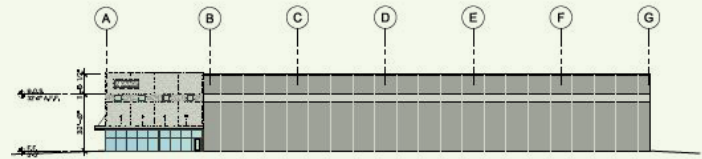
LOCATION



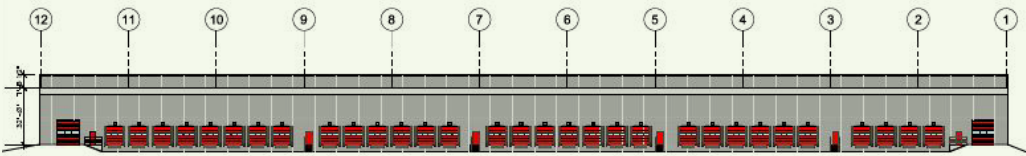
LYON BUSINESS CENTER
BUILDING 2



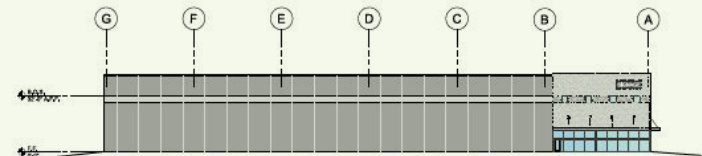
WEST ELEVATION | SCALE: 1" = 30'



SOUTH ELEVATION | SCALE: 1" = 30'



EAST ELEVATION | SCALE: 1" = 30'



NORTH ELEVATION | SCALE: 1" = 30'

FEATURES

- 161,975 SF Class-A warehouse/ distribution building
- Divisible to +/- 81,000 SF
- 32' clearance
- ESFR fire suppression
- (2) 12' x 14' overhead doors
- Up to (31) 10' x 10'6" truck docks
- Trailer staging for 35 trailers (expandable)
- 52' 4" x 50' bays with 60' speedbay

LYON BUSINESS CENTER
BUILDING 3

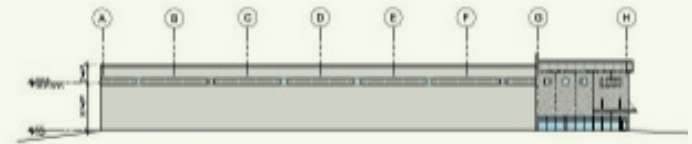


FEATURES

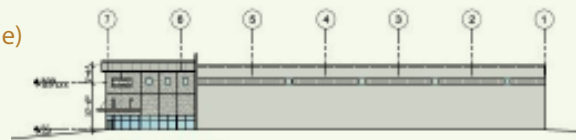
- 102,600 SF Class-A warehouse/ distribution building
- 32' clearance
- ESFR fire suppression
- (2) 12' x 14' overhead doors
- Up to (15) 10' x 10'6" truck docks
- Trailer staging for 26 trailers (expandable)
- 52' 4" x 50' bays with 60' speedbay



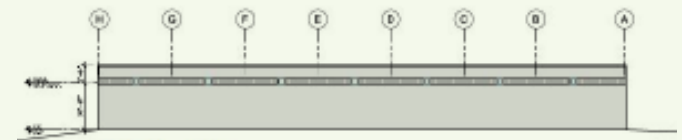
WEST ELEVATION | SCALE: 1"= 30'



SOUTH ELEVATION | SCALE: 1"= 30'



EAST ELEVATION | SCALE: 1"= 30'



NORTH ELEVATION | SCALE: 1"= 30'

FOR MORE INFORMATION, PLEASE CONTACT:

TONY AVENDT
 MANAGING DIRECTOR
 +1 248 358 6115
 tony.avendt@cushwake.com

STEVE KOZAK
 DIRECTOR
 +1 248 358 6115
 steve.kozak@cushwake.com

27777 Franklin Road, Suite 1050
 Southfield, MI 48034
 +1 248 358 6100
 cushmanwakefield.com

