

FOR LEASE

Singh Executive Park Building 7

Executive Drive, Canton, Michigan 48188

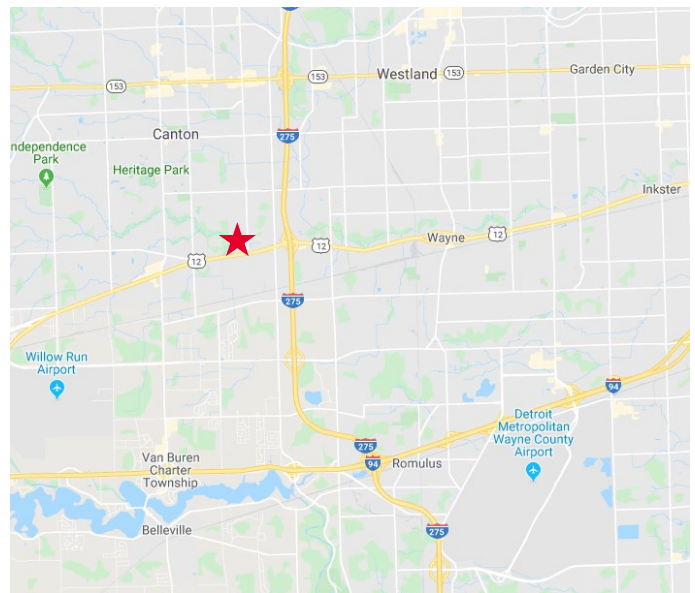
102,600 SF



High image construction with expansive glass line and two-story lobby

New construction in Canton Township's newest industrial and research park. Dramatic two story entry/lobby. Potential upgrades include two story office, 8" floors, heavy electrical, and ESFR sprinklers. Asking rate includes 10,000+/- SF of single story office.

- 102,600 SF can be expanded with two story office
- Divisible to 33,600 SF
- 7 truckwells and 2 grade level doors
- 236 parking spaces
- 32' clear height
- 50' bays
- Excellent location within 1 mile of I-275 interchange
- Frontage and signage on Michigan Avenue



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cushmanwakefield.com

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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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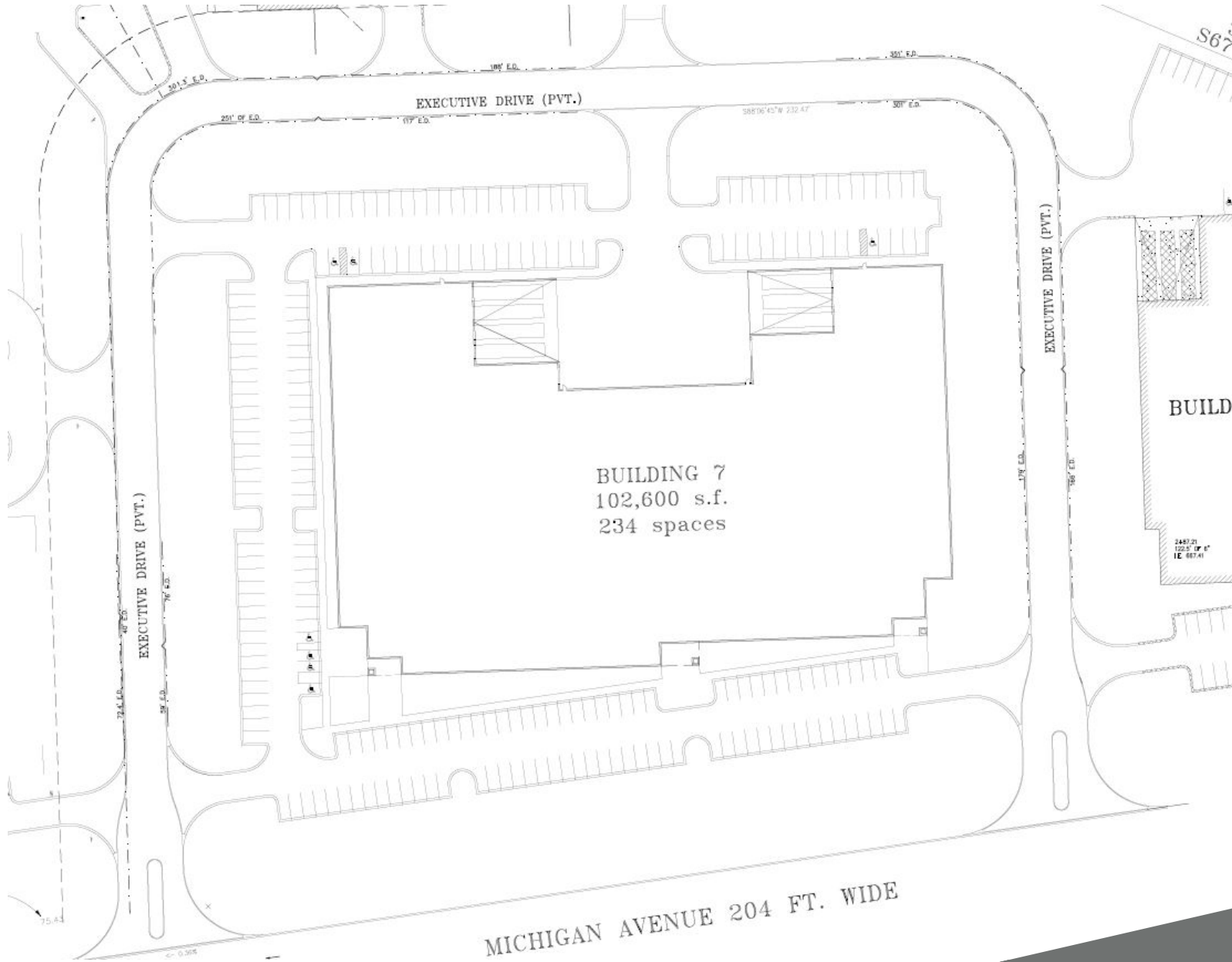
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SITE PLAN / PARKING



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GENERAL INFORMATION

Address	Executive Drive Canton, MI 48188
Total Building Area	102,600 SF
Office Area	10,000+ SF
Industrial Area	92,600 SF
Primary Use	General Industrial
Property Class	Class A
Divisible To	33,600 SF
Year Built	2021
Construction Type	Masonry
Roof	EPDM
Stories	1 – 2

SITE DETAILS

Total Land Area	NA (site condo)
Zoning	LI –R Light Industrial Research
Parcel ID	NA – Site condo
Parking (auto)	236 spaces
Parking (truck/trailer)	TBD
Outside Storage	NA
Site Fencing	NA
Major Crossroads	I-275 and Michigan Avenue

BUILDING AMENITIES

Ceiling Clearance	32'
Bay Size / Column Spacing	50'
Dock Doors	7
Dock Equipment	Pit Levelers and openers
Grade Doors	2
Industrial Area HVAC	Air rotation
Industrial Area Lighting	LED
Floor Thickness	6" - 8"
Fire Suppression	ESFR
Cranes (#/tonnage)	To suit
Electric (amps/volts/phase)	1600 / 480 / 3p
Air Lines	No
Locker Room	To suit
Breakroom	To suit
Rail Served	No
Building Expandable	No

PRICING

Rental Rate	TBD
Lease Type	NNN
Desired Term	Negotiable
Estimated Total Opex	\$2.03/SF
Taxes	\$1.59/SF
Insurance	\$0.15/SF
CAM	\$0.29/SF

LISTING AGENTS

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