



BLUE DOCK

CLASS A FLEX INDUSTRIAL SPACE AVAILABLE FOR LEASE IN MONROE

300-330 Detroit Ave, Monroe, MI 48162

LEASING OVERVIEW

Blue Dock is fully renovating 300-330 Detroit Ave in Monroe, MI. Our site, conveniently located off I-75 provides a centralized location on a major corridor. The Blue Dock team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

SUMMARY OF TERMS

Space: Ranging from 1,500 to 2,000 square feet

Rate: Starting at \$1,250 per month all in

Term: 3-5 years

Annual Rent Increase: 3% bumps

Occupancy: Immediate

PROPERTY HIGHLIGHTS

Address: 300-330 Detroit Ave, Monroe, MI

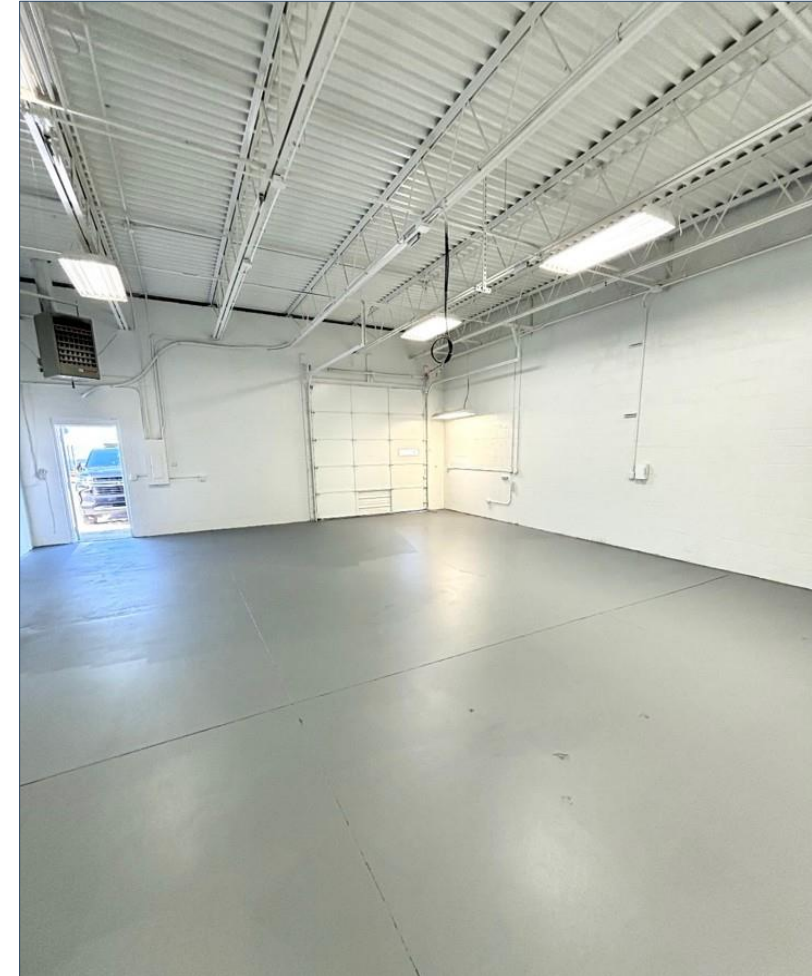
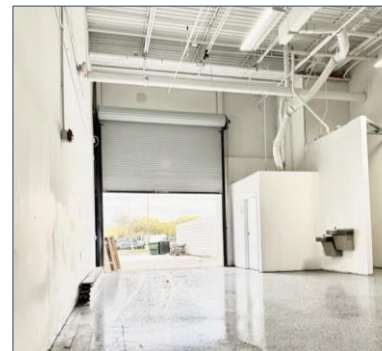
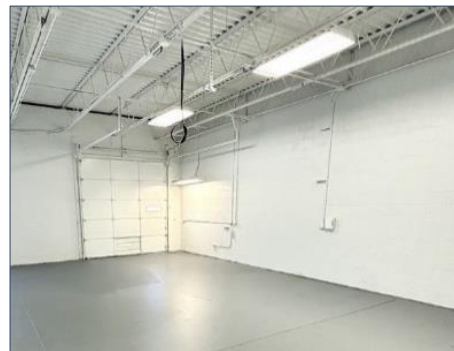
County: Monroe County

Zoning: IL-Limited Industrial

Highway: 2-minutes drive to I-75

Amenities:

- Private Entrance w/ 24/7 access.
- Private Bathrooms
- Private Offices
- Drive-in doors
- Epoxy floors
- LVP floors in office
- Heated warehouse



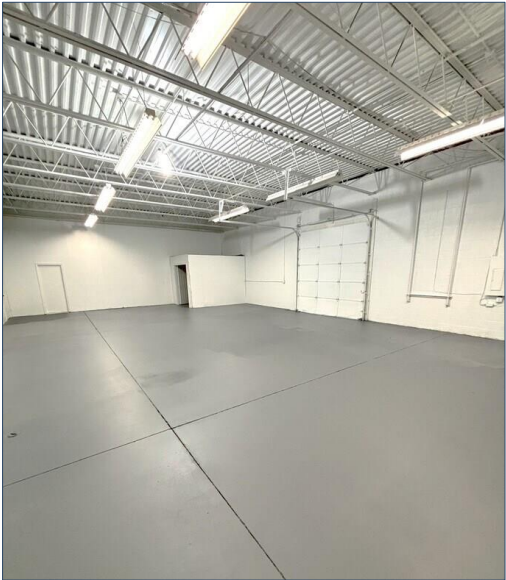
SPACE AVAILABILITY

AVAILABLE SPACES

Building	UNIT(S)	SPACE SIZE (SF)	MONTHLY ALL-IN RENT (\$)
300-330 Detroit Ave	A	1,500	\$1,250/month all-in
	I	2,000	\$1,625/month all-in

UPGRADES AVAILABLE

- Epoxy Floors
- LED Lighting
- White Paint
- Other upgrades available



SPACE AVAILABILITY

330

UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G & H	UNIT I	UNIT J & K & L
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED
1,500 sf	2,500 sf	2,000 sf	2,000 sf	2,500 sf	1,500 sf	3,000 sf	3,000 sf	6,000 sf

Drive-in Loading

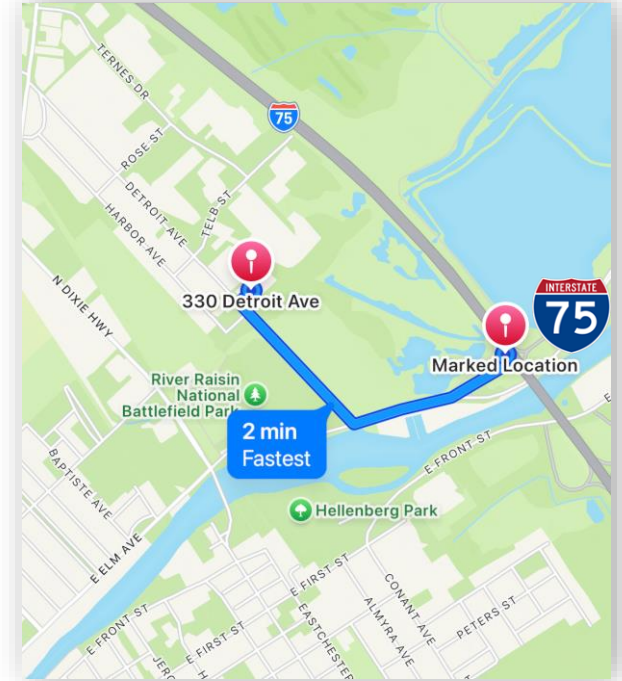
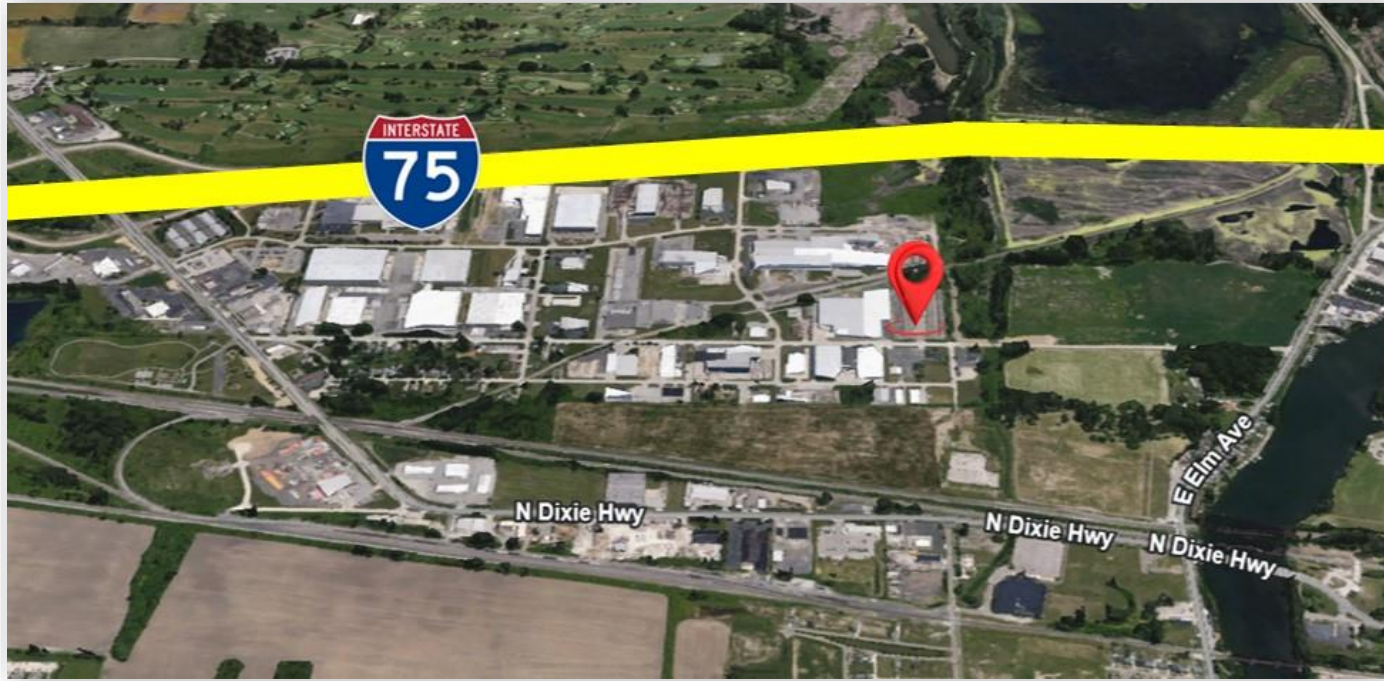
300

UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G & H	UNIT I	UNIT J	UNIT K & L
Available	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	Available	LEASED	LEASED
1,500 sf	2,000 sf	2,500 sf	2,000 sf	2,500 sf	1,500 sf	4,000 sf	2,000 sf	2,000 sf	4,000 sf

Available spaces can be combined

■ Available
■ Leased

LOCATION





CONTACT INFORMATION

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ESTABLISHED DEVELOPER

