



DETROIT · NORTH OAKLAND COUNTY, MI

ENGELWOOD NORTH

Class-A Flex Industrial Space available for lease. Two move-in ready suites from 1,725 to 2,109 SF in Northeast Indianapolis.

EXCLUSIVELY MARKETING BY BLUE DOCK

40 – 300 ENGELWOOD DR · ORION, MI

— PROPERTY OVERVIEW

Engelwood North, North Detroit.

Blue Dock presents an exceptional leasing opportunity at Engelwood North, offering Class A industrial flex properties. Each suite is equipped with loading docks and drive-in doors, offering flexible configurations to accommodate diverse operational needs. Strategically positioned just 10 minutes from Auburn Hills and direct access to I-75 via Lapeer Road, the property provides unmatched regional connectivity. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive, ideal for contractors, automotive, fitness, light manufacturing, distribution, and creative trades.

2 SUITES

AVAILABLE FOR LEASE

1,725 – 2,109

SF RANGE

±10 Minutes

TO I-75



PROPERTY HIGHLIGHTS

- ◆ **Drive-In & Dock-High Loading**
- ◆ Private Entrance per Suite
- ◆ Private Offices & Bathrooms
- ◆ High Ceiling Heights
- ◆ LED Lighting Throughout
- ◆ Epoxy Floors in Warehouse
- ◆ Ample On-Site Parking
- ◆ Combinable / Subdivisible Suites

UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ LVP Floor in the Office
- ◆ Custom Build-Outs Available
- ◆ Other Upgrades on Request



AVAILABLE FOR LEASE

BUILDING 140 Engelwood Dr

SUITE I

1,725 SF + 585 SF of Mezzanine

Move-in ready Class-A flex suite featuring a drive-in door, private offices, and private bathroom. Ideal for growing operations that need quality finishes, immediate occupancy, and quick access to I-75.

SPACE HIGHLIGHTS

- ◆ **Drive-in door.**
- ◆ Three (3) private offices
- ◆ Private bathroom.
- ◆ Private entrance.
- ◆ 585 sf Mezzanine.
- ◆ LED Lighting
- ◆ Epoxy Floors
- ◆ Immediate Occupancy

UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ LVP Floor in the Office
- ◆ Custom Build-Outs Available
- ◆ Other Upgrades on Request



AVAILABLE FOR LEASE

BUILDING 300 Engelwood Dr

SUITE B

2,109 SF + 684 SF of Mezzanine

Move-in ready Class-A flex suite featuring a drive-in door, private offices, and private bathroom. Ideal for growing operations that need quality finishes, immediate occupancy, and quick access to I-75.

SPACE HIGHLIGHTS

- ◆ **Drive-in door.**
- ◆ Two (2) private offices
- ◆ Private bathroom.
- ◆ Private entrance.
- ◆ 684 sf Mezzanine.
- ◆ LED Lighting
- ◆ Epoxy Floors
- ◆ Immediate Occupancy

UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ LVP Floor in the Office
- ◆ Custom Build-Outs Available
- ◆ Other Upgrades on Request

LET'S CONNECT

BUILD YOUR BUSINESS **AT** ENGELWOOD.

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Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.



EXCLUSIVE LEASING CONTACT

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