



# MARYSVILLE INDUSTRIAL COMPLEX



***302 Carleton St,  
Marysville, MI  
48040***

Tarik Dinha  
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Southfield, MI 48075  
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(248) 343-3582

OFFERED AT :  
**\$ 5.95 SF/YR**

LEASABLE AREA :  
**3,400 – 119,000 SF**

## **STRATEGICALLY LOCATED INDUSTRIAL SPACE IN MARYSVIL**

*Position your business at one of the most critical trade hubs in the country. Marysville is within minutes of the #6 busiest commercial border crossing in the United States, with direct access to the Blue Water Bridge International Crossing, just minutes from I-94 and I-69.*

*This owner-operated facility offers below-market rental rates, flexible lease terms, and optional cartage services—providing unmatched value and operational efficiency.*

*Multi-million dollar capital improvement plan in progress, delivering modernized, ready-to-use industrial space.*

### **PROPERTY FEATURES**

- Flexible Lease Terms
- Semi parking/outdoor heavy equipment storage available per vehicle
- On-site ownership, with dedicated property manager and engineer
- Below Market Rates
- Mixed use manufacturing, warehousing, and production
- Turn-Key Bays

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PROPERTY PHOTOS

**302 CARLETON ST, MARYSVILLE, MI 48040**



FOR MORE INFORMATION, CALL TARIK DINHA AT (248) 343-3582  
MARYSVILLE INDUSTRIAL COMPLEX ▪ MARYSVILLE, MI

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## SITE PLAN

302 CARLETON ST, MARYSVILLE, MI 48040

### Industrial Property Details:

#### Details:

**Total SF:** 119,916 SF  
**Available SF:** 119,916 SF  
**Office SF:** ~1,000 SF  
**Zoning:** M-1 (Light Industrial)  
**Acres:** 9.46  
**Frontage:** 787'  
**X-Way Distance:** <1 Mile to M-29, 3.5 Miles to I-94  
**Year Built:** 1950  
**Rail Siding:** No  
**Occupancy:** 30 Days

#### Economic:

**Rent/SF:** \$5 - \$5.95 NNN  
**Term:** Negotiable

### Interior:

#### Building 1

**Ceiling Height:** 24' 9" - 27'6"  
**Crane(s):** Up to 5-Ton  
**Dock Door(s):** Two (2) External. One (1) Internal  
**Grade Door(s):** Four (4) 14'x14'

#### Building 2

**Ceiling Height:** 23'  
**Crane(s):** Up to 5-Ton  
**Truckwell(s):** Possible  
**Grade Door(s):** Four (4) 14'x14'

#### Building 3

**Ceiling Height:** 13' 8" - 16' 6"  
**Crane(s):** Up to 5-Ton  
**Truckwell(s):** Possible  
**Grade Door(s):** Four (4) 14'x14'

#### Building 4

**Ceiling Height:** 16'  
**Grade Door(s):** One (1) 14'x14'

#### Building 5

**Ceiling Height:** 16'  
**Grade Door(s):** One (1) 14'x14'

#### Building 6

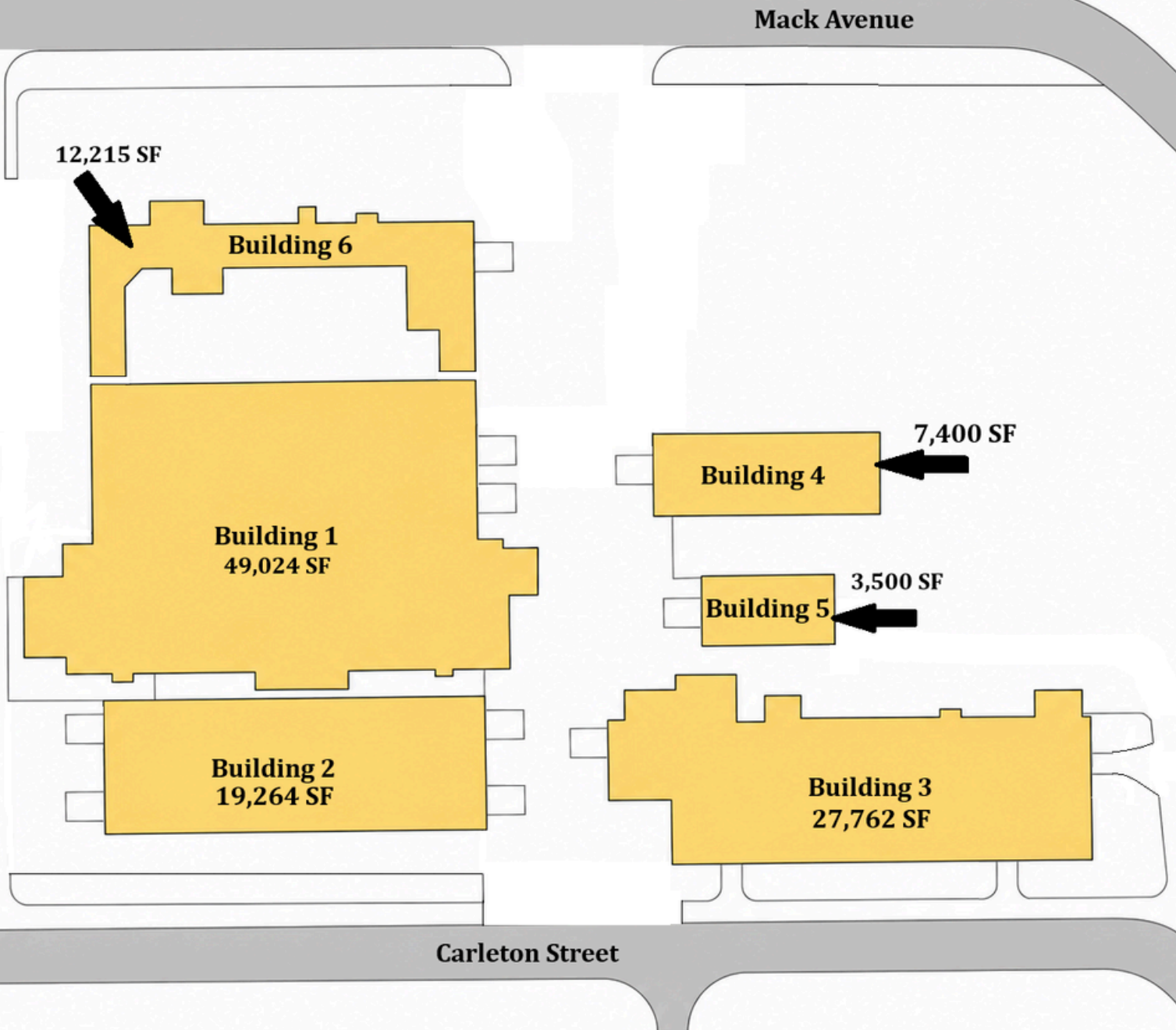
**Ceiling Height:** 24' 9" - 27'6"  
**Grade Door(s):** Two (2) 14'x14'

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