

New Warehouse 4Q2026 Delivery

549,916 SF



**Pinnacle
Industrial
Center**

17340 WAHRMAN RD | HURON TOWNSHIP, MI 48164

NEWMARK



PROFESSIONALLY MARKETED BY:

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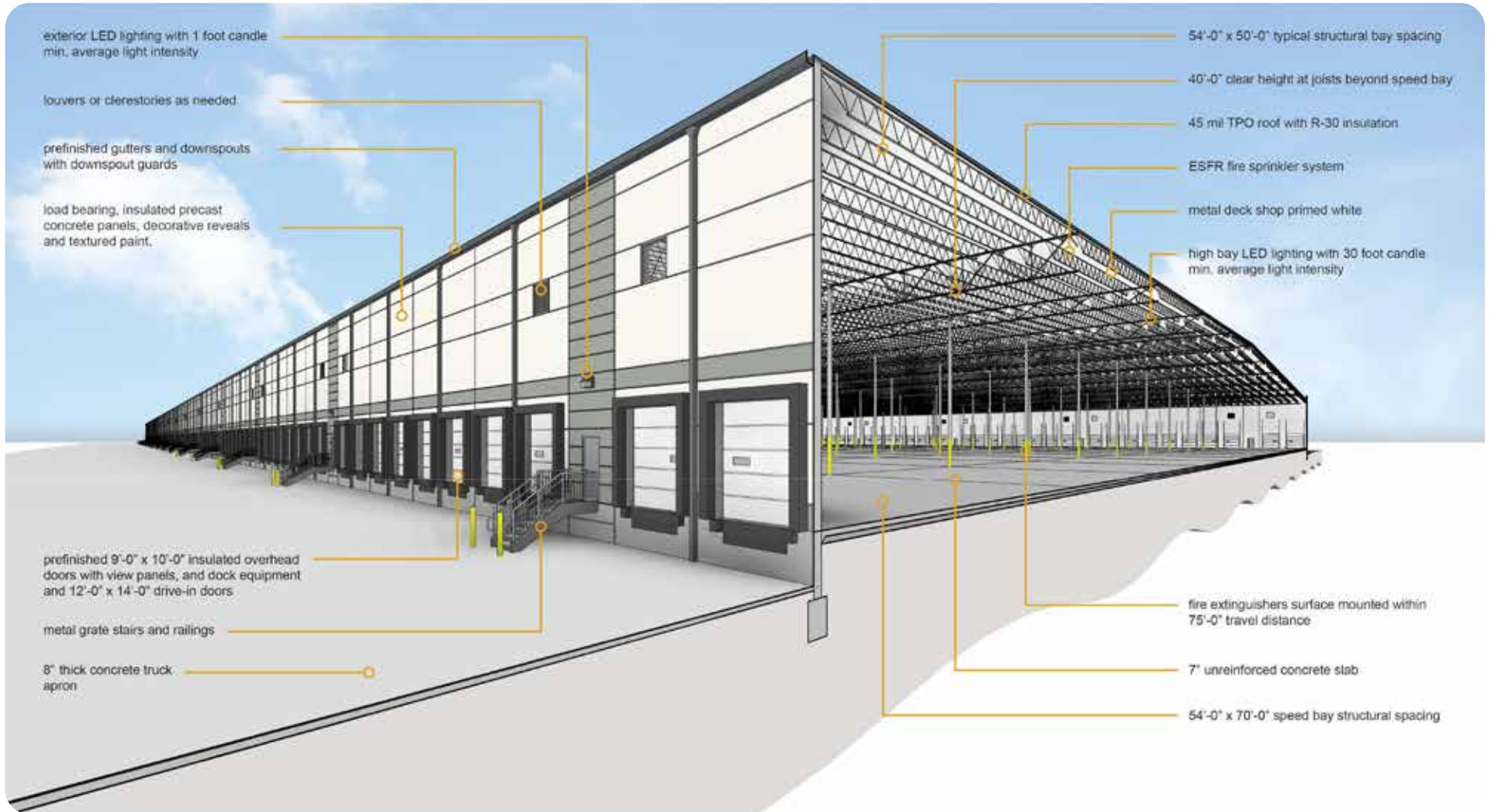
Pinnacle Industrial Center

BUILDING SQUARE FOOTAGE	549,916 SF	DOCK DOORS	55 Built 92 Future 147 Total
NOMINAL BUILDING DIMENSIONS	440' X 1,242'	DRIVE-IN DOORS	4
CLEAR HEIGHT	40' Clear	ROOFING	45 Mil White TPO with R-30 Insulation
COLUMN SPACING	54'-0" x 50'-0" 54'-0" x 70'-0" Speed Bay	HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
AUTO PARKING	283 Total Spaces	FIRE PROTECTION	ESFR
TRAILER PARKING	162 Total Spaces	ELECTRICAL SERVICE	4000 Amps 480/277V
EXTERIOR WALLS	Insulated Precast Concrete Wall Panels With Textured Painted Finish Decorative Reveals and Textured Paint	LIGHTING	LED, 30 F.C.
STRUCTURAL STEEL	12 x 12 Columns / Steel Bar Joists / White Roof Deck	VAPOR BARRIER	15 Mil Vapor Barrier Under the Entire Slab
SLAB CONSTRUCTION	7" Reinforced 4,000 PSI	OFFICE	Build to Suit

SITE PLAN



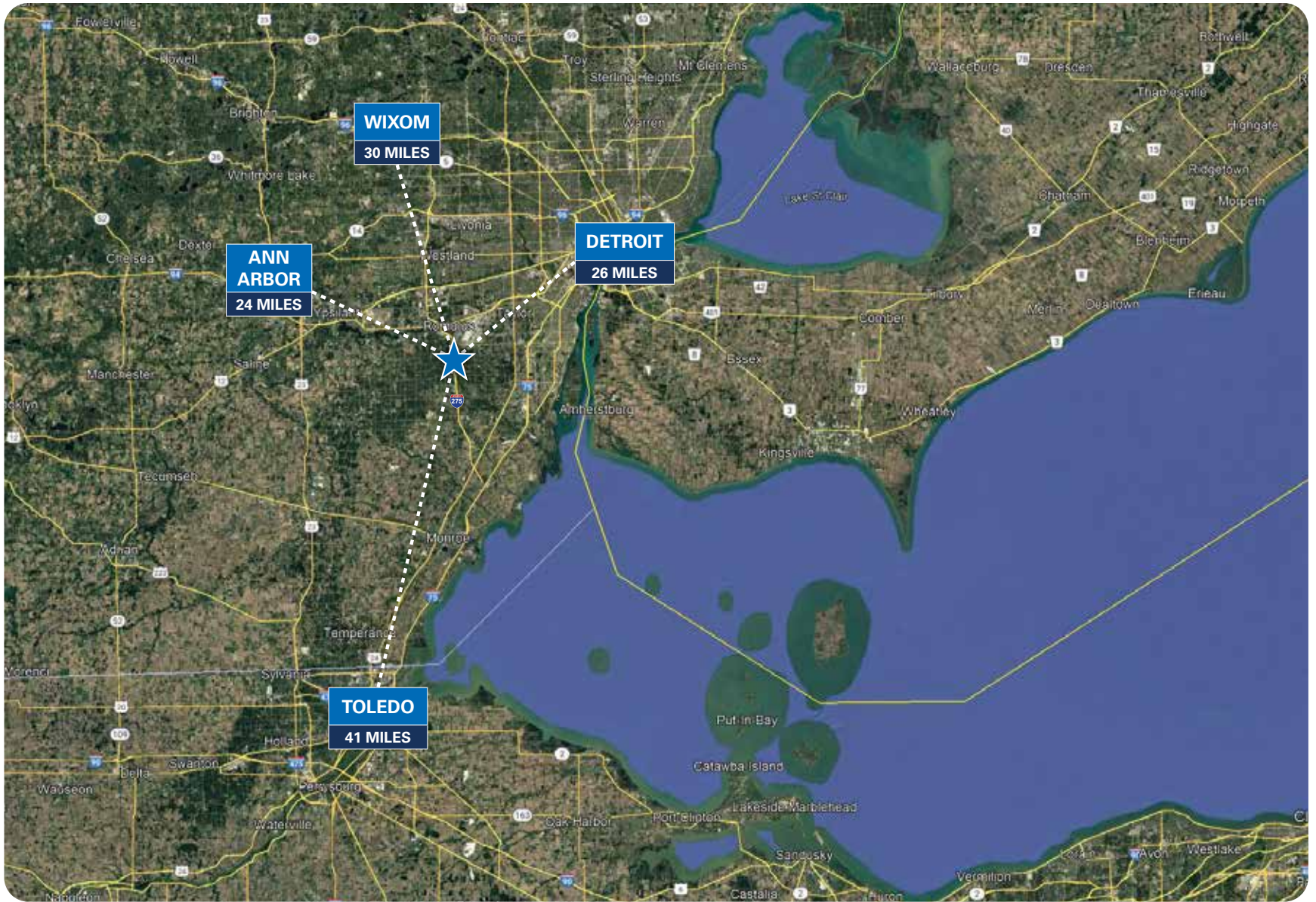
SECTION EXHIBIT



AERIAL VIEW



CENTRAL LOCATION



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