

# HARRISON TOWNSHIP - LIGHT INDUSTRIAL/PROCESSING SPACE

25325 - 25371 HENRY B JOY BOULEVARD | HARRISON TOWNSHIP, MI 48045



## FOR LEASE

**C3 CRE, LLC**

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com  
One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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## PROPERTY HIGHLIGHTS

- Light industrial warehouse available for lease for both traditional industrial users and cannabis users.
- The units available are contiguous for a seamless floor plan or demisable according to a Tenant's business necessities. The spaces are ready to be customized, and will be delivered in white box condition.
- The site is Municipal Approved for a cannabis Processing Facility and the units available could be used for other cannabis use-types.
- Ownership is willing to accommodate the two-story space with the installation of a cargo lift/freight elevator to allow workflow to be efficient.
- Perfectly positioned at the heart of Metro Detroit, this location offers immediate access to I-94 freeway.
- Surrounded by local and national tenants, and nearby a dense residential area, offering excellent brand exposure and visibility.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,814	66,940	221,894
Total Population	4,298	159,966	541,679
Average HH Income	\$40,038	\$102,419	\$100,384

## TOTAL BUILDING SIZE

85,146 SF

## LEASE SPACE SIZE

Minimum: 10,000 SF

Maximum: 40,000 SF

(1st Floor: 18,844 SF | 2nd Floor: 16,264 SF)

## LEASE PRICE

\$7.50 PSF + \$2.20 (NNN)

## AREA TENANTS



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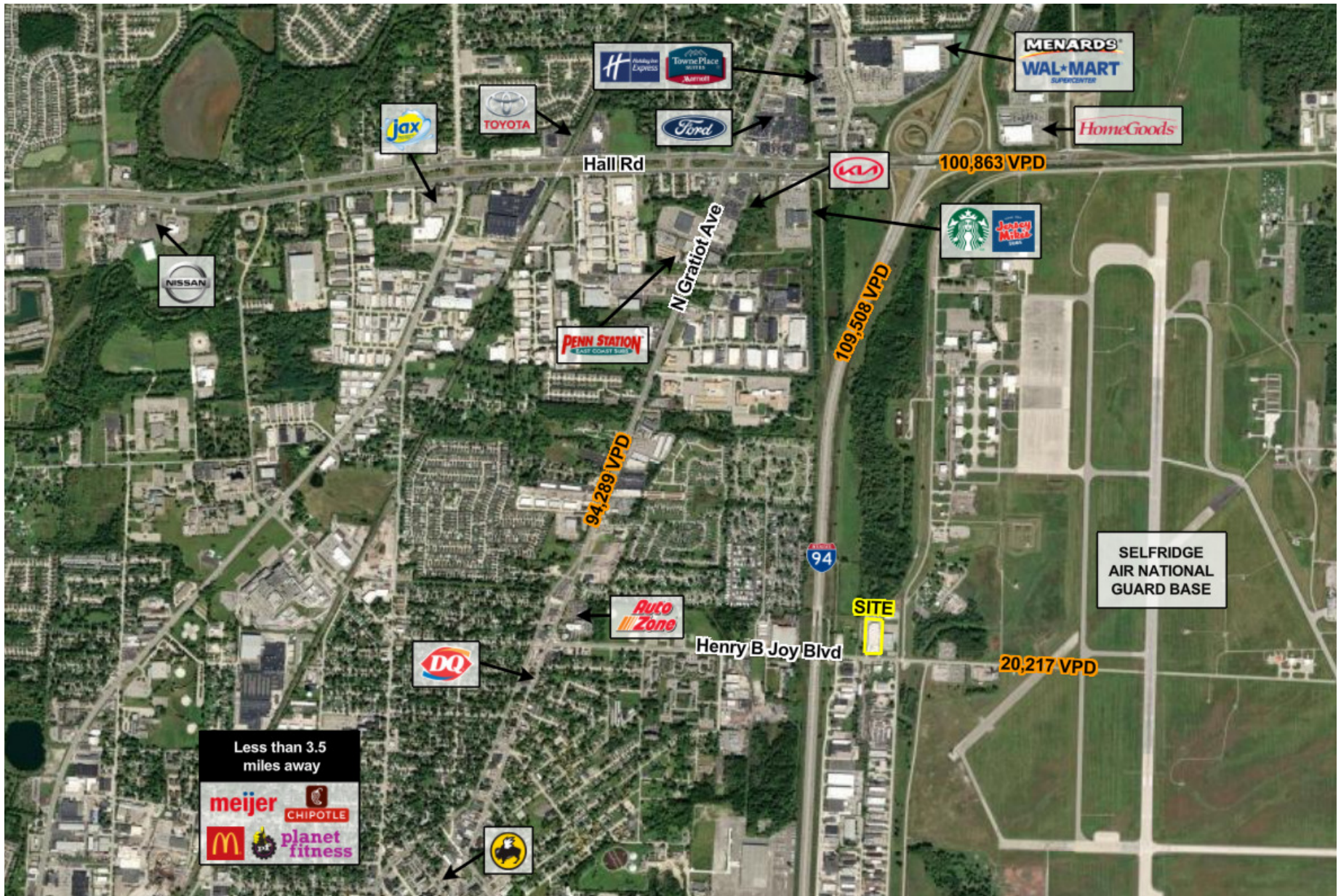
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## CORBIN YALDOO

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### SERVICES

Buyer and Seller Representation  
Land Brokerage

Cannabis Acquisitions and Dispositions  
Portfolio and Surplus Property Sales

Investment Sales  
Site Selection and Location Strategy

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## General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, sublease, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

## Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

## Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

## Real Estate Agency Relationships:

*Owner's Agent* - An owners agent under a listing agreement with the owner, acts solely on behalf of the owner. A owner can authorize a owner's agent to work with subagents, tenant's agents, subtenant's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the owner. Owner's agents and subagents will disclose to the owner known information about the tenant/subtenant which may be used to the benefit of the owner. Individual services may be waived by the owner through execution of a limited service agreement.

*Tenant's/Subtenant's Agent* - A tenant's/subtenant's agent under a tenant's/subtenant's agency agreement with the tenant/subtenant, acts solely on behalf of the tenant/subtenant. Tenant's/subtenant's agents and subagents will disclose to the tenant/subtenant known information about the seller/owner which may be used to benefit the tenant/subtenant. Individual services may be waived by the tenant/subtenant through execution of a limited service agreement.

*Real Estate Licensee* - A real estate licensee can be the agent of both the owner and the tenant/subtenant in a transaction, but only with the knowledge and informed consent, in writing, of both the owner and the tenant/subtenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the owner or the tenant/subtenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the owner, and the tenant/subtenant.

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