

INDUSTRIAL PROPERTY // FOR LEASE

77,500 SF MODERN DISTRIBUTION SPACE BUILT FOR HIGH-VOLUME LOGISTICS

27501 HILDEBRANDT ST
ROMULUS, MI 48174



- 77,500 SF State-of-the Art Warehouse/Distribution Space
- 9,264 SF Office Suite
- Fifteen (15) Loading Docks (10' x 10')
- In-floor Levelers and Shelters
- 30' Ceiling Height, 50' x 50' Column Spacing

- One (1) Grade-level Door (14'x16')
- 2,000 Amps, 270/480 Volts, 3-Phase Power
- MT zoning supporting heavy industrial uses and truck traffic
- 20 Trailer Parking Spaces Available
- Strategically located near Detroit Metropolitan Airport and major rail corridors



P.A. COMMERCIAL
Corporate & Investment Real Estate

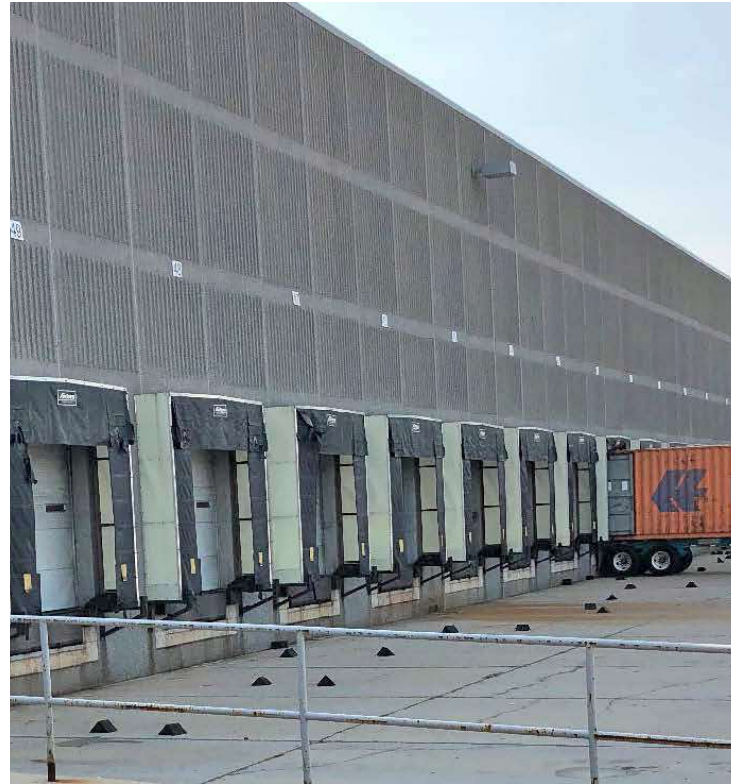
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

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EXECUTIVE SUMMARY



Lease Rate	\$7.50 SF/YR (NNN)
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OFFERING SUMMARY

CAM Expenses:	\$2.41 P/SF
Building Size:	260,000 SF
Available SF:	77,500 SF
Lot Size:	20.5 Acres
Year Built:	2008
Zoning:	M-T
Market:	Detroit
Submarket:	Airport District
Traffic Count:	11,476

PROPERTY OVERVIEW

This 77,500 SF state-of-the-art industrial space is designed to accommodate modern distribution, manufacturing, and heavy logistics users. The building features high-quality construction, efficient warehouse layout, and extensive loading capabilities, making it one of the most competitive industrial opportunities in the Romulus market. The property's MT zoning supports heavy industrial uses and significant truck traffic, making it ideal for high-volume operations requiring strong infrastructure and connectivity. With 30-foot clear ceiling heights, 50' x 50' column spacing, ESFR sprinklers, and substantial power capacity, the warehouse is optimized for efficient storage, racking systems, and modern logistics operations. Extensive dock-high loading, trailer parking, and ample vehicle parking further enhance the functionality of the property.

The offering includes a 9,264 SF office suite thoughtfully designed to support administrative and operational teams, featuring two conference rooms, ten private offices, approximately thirty workstations, a kitchen, and an air-conditioned IT/server room.

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LOCATION INFORMATION



LOCATION DESCRIPTION

Airport Industrial Center offers a premier warehouse and distribution opportunity in the highly sought-after Airport District submarket of Romulus, Michigan. Strategically located near Detroit Metropolitan Airport and major rail corridors, the property provides exceptional access for regional and national logistics operations. Positioned in one of Southeast Michigan's most active industrial corridors, Airport Industrial Center provides tenants with the infrastructure, accessibility, and modern features necessary to support today's distribution and supply chain demands.

Close Proximity to Detroit Metro Airport, I-94, I-275, I-75, M-24 and M-39

LOCATION DETAILS

Market	Detroit
Sub Market	Airport District
County	Wayne
Cross Streets	Inkster Rd



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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	260,000 SF
Space Available:	77,500 SF
Shop SF:	68,236 SF
Office SF:	9,264 SF
Occupancy:	November 15
Zoning:	M-T
Lot Size:	20.5 Acres
Parking Spaces:	258
Fenced Yard:	Yes. Fully Fenced
Trailer Parking:	Yes, Sufficient Parking for 20 Trailers
Year Built / Renovated:	2008
Construction Type:	Precast Concrete
Clear Height:	30'
Overhead Doors:	One (1) 14' x 16'
Truckwells/Docks:	Fifteen (15) 10' x 10'
Cranes:	N/A
Column Spacing:	50' x 50'
Power:	2,000 Amps, 270/480 Volts, 3-Phase
Buss Duct:	N/A
Air Conditioning:	Office
Heat Type:	GFLA
Lighting:	Metal Halide
Sprinklers:	ESFR
Floor Drains:	N/A
Taxes:	N/A



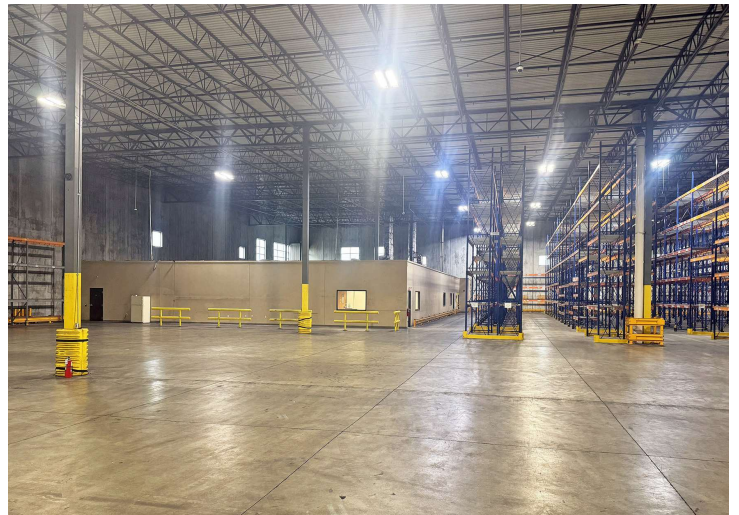
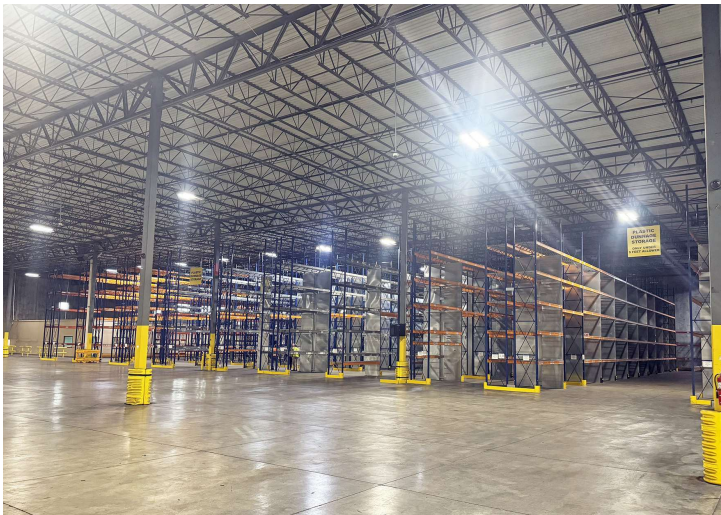
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WAREHOUSE PHOTOS



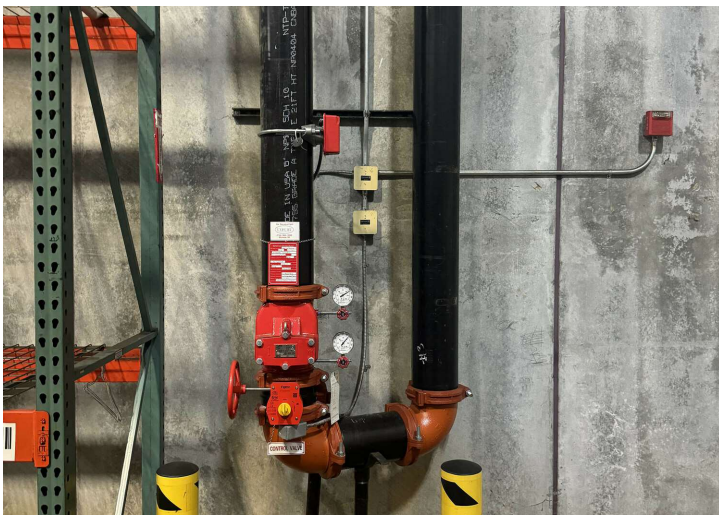
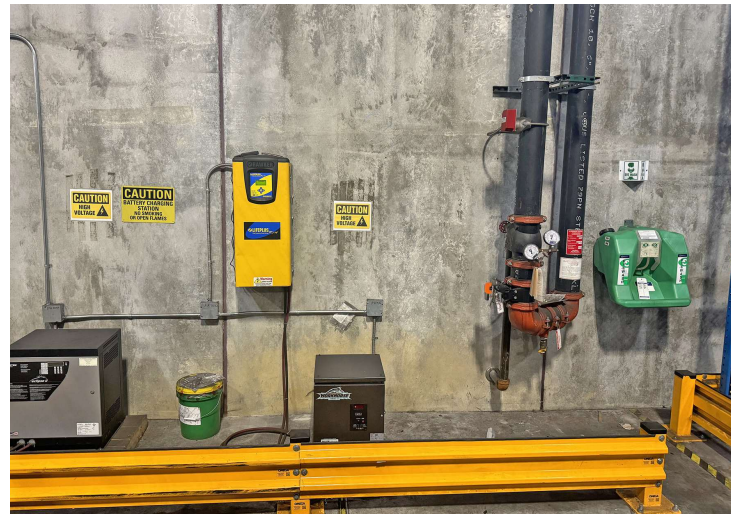
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WAREHOUSE PHOTOS



Hydraulically Calculated System

This system as shown on **Expert Fire Protection**

company print no **FP-2** dated **01/01/2025**

for **DB Schenker - System # 2**

at **27501 Hildebrandt Suite #100** contract no

is designed to discharge at a rate of **60 psi** gpm

(L/min) per sq ft (m2) of floor area over a maximum area of **(12) Most Remote ESFR** sq ft (m2) when supplied

with water at the rate of **2458.57** gpm (L/min)

at **153.68** psi (bars) at the base of the riser

Hose stream allowance of **100 min, 150 out** gpm (L/min)

is included in the above.

Occupancy classification **S-1 Moderate Hazard**

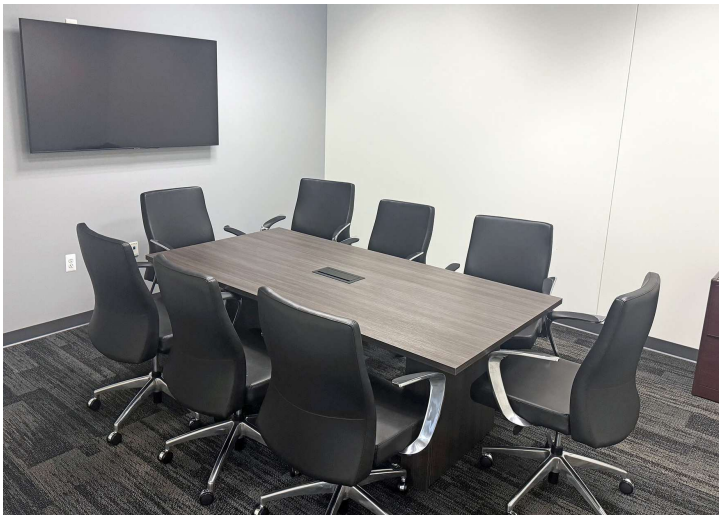
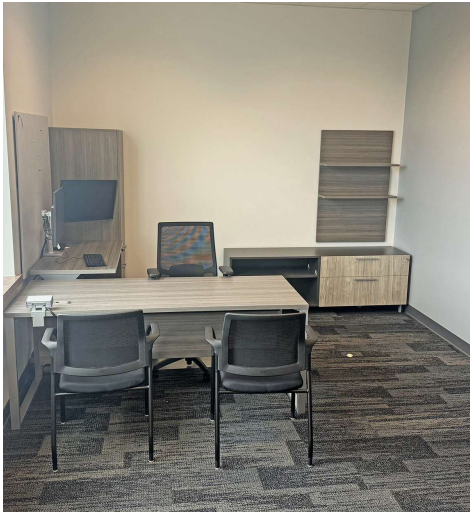
Commodity classification **Class I-IV and Group A Plastics**

Maximum storage height **35'-0" AFF**

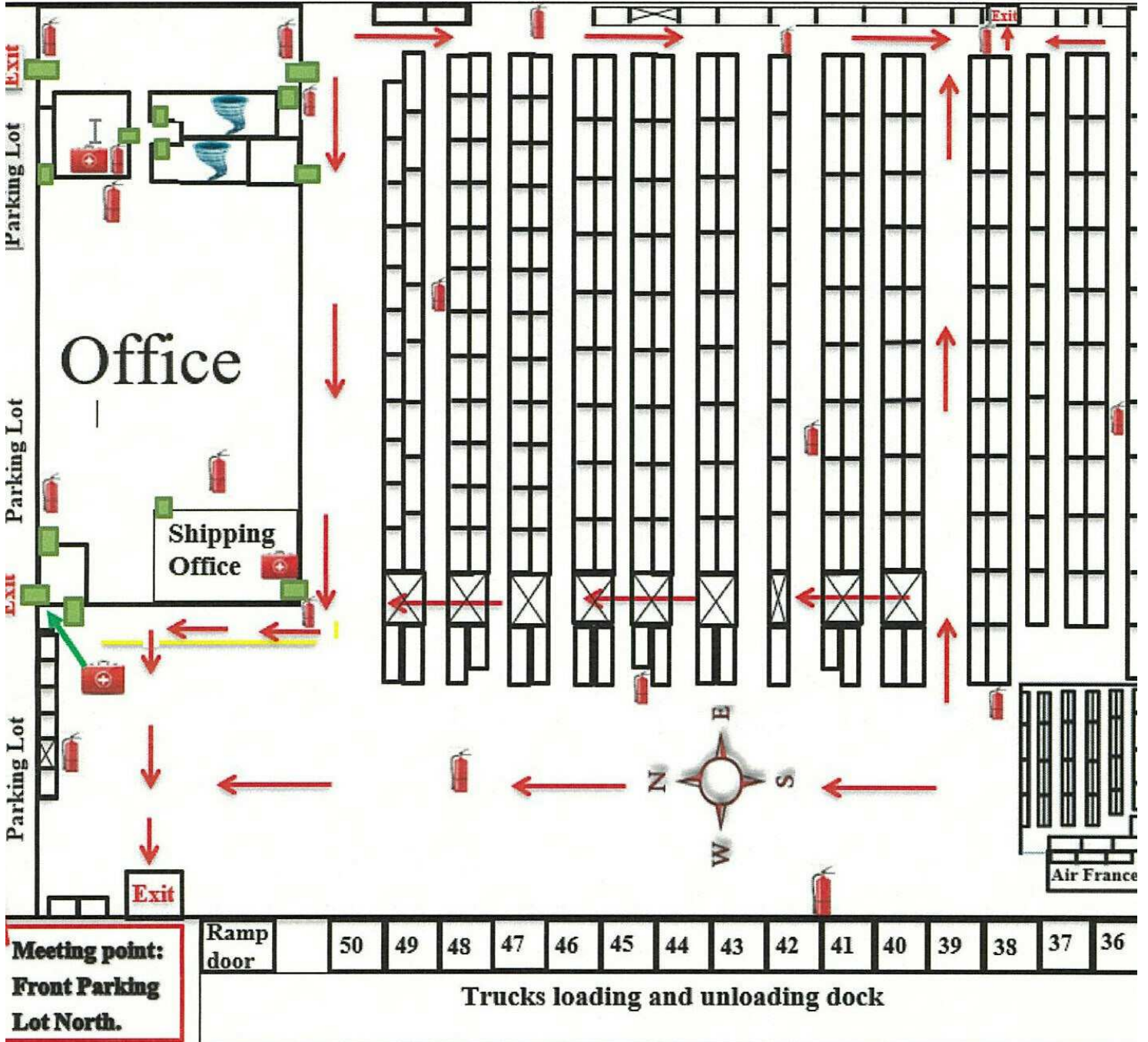
Installed by **Expert Fire Protection**

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OFFICE PHOTOS

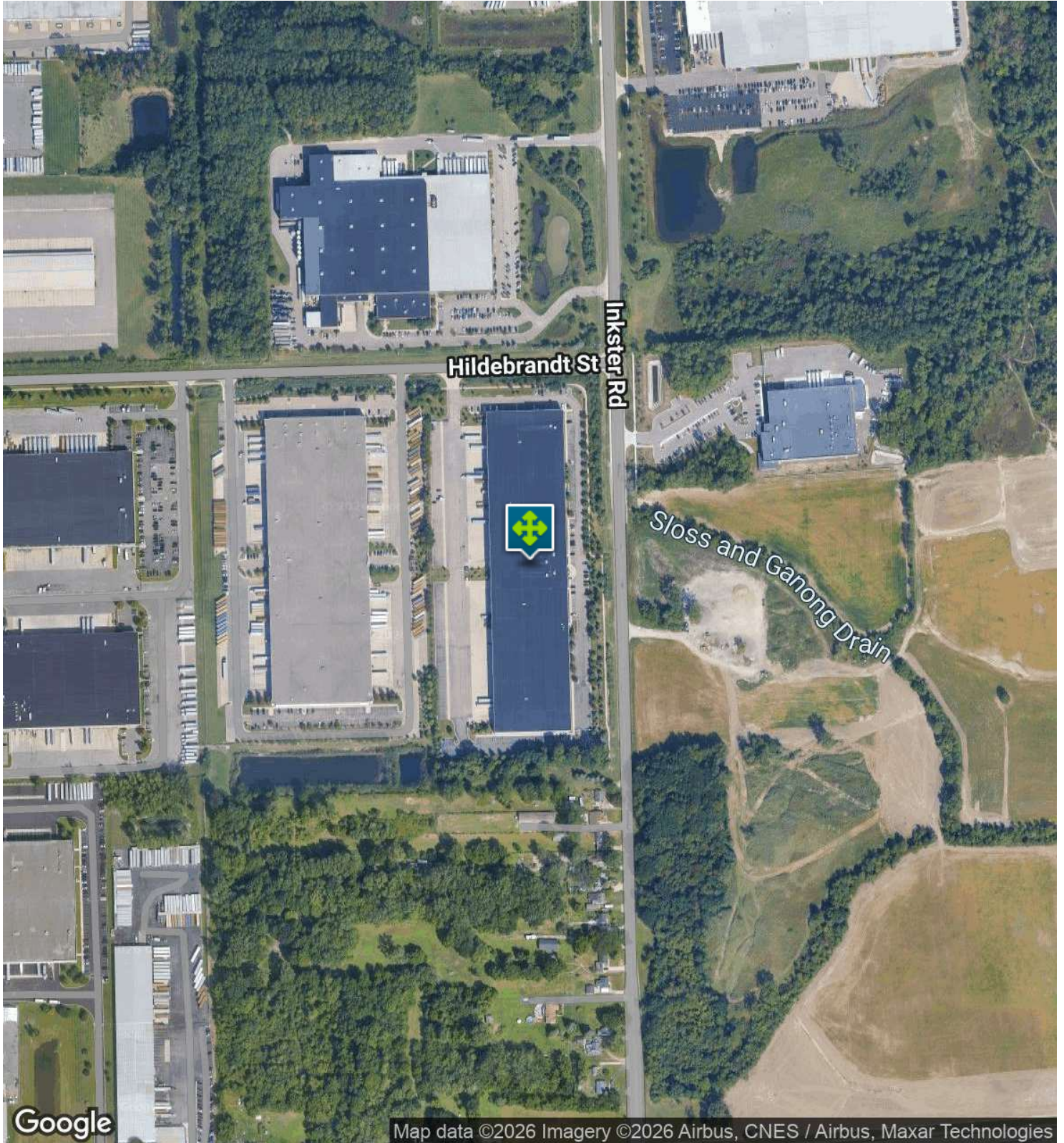


FLOOR PLANS



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AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



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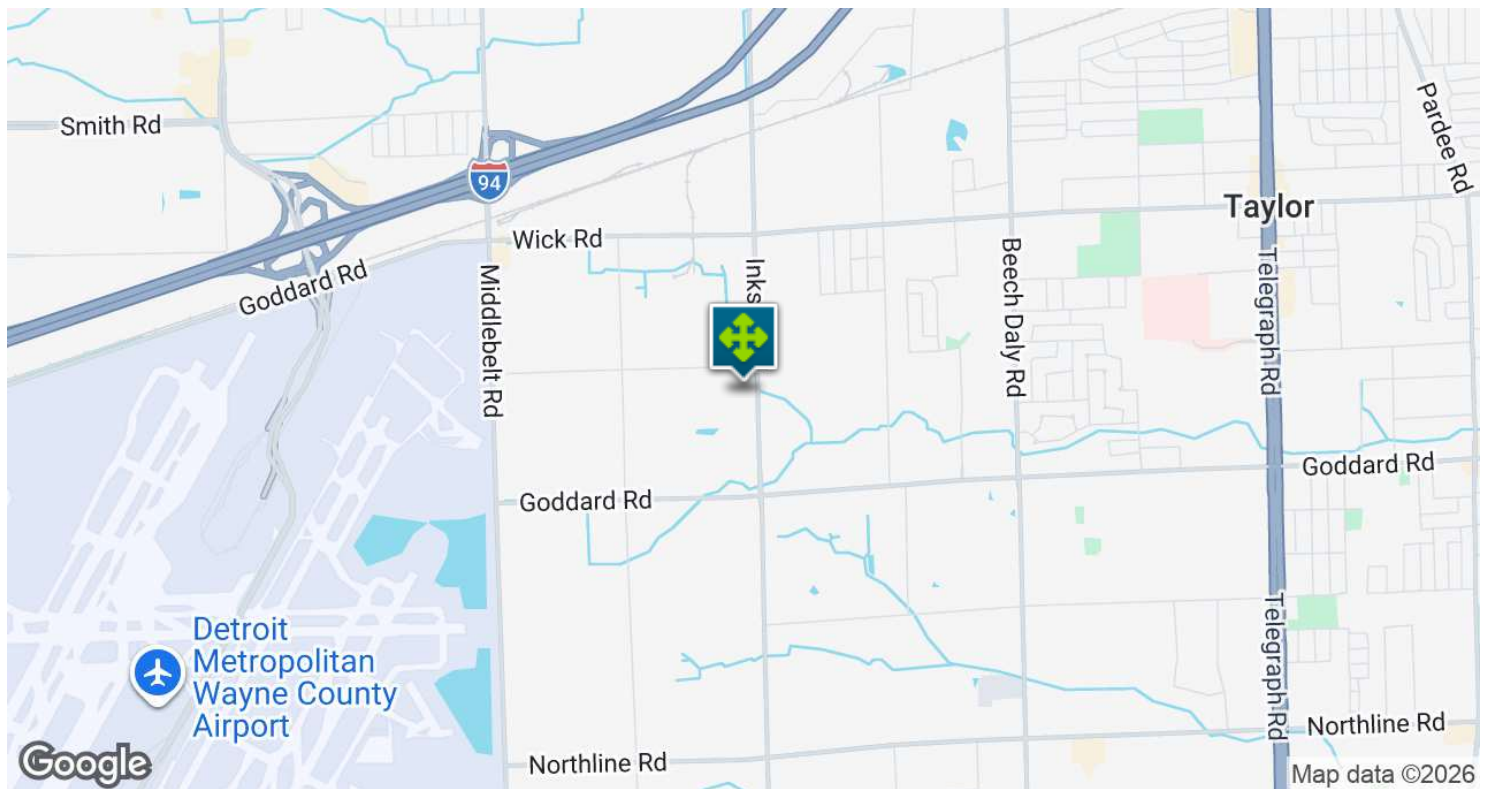
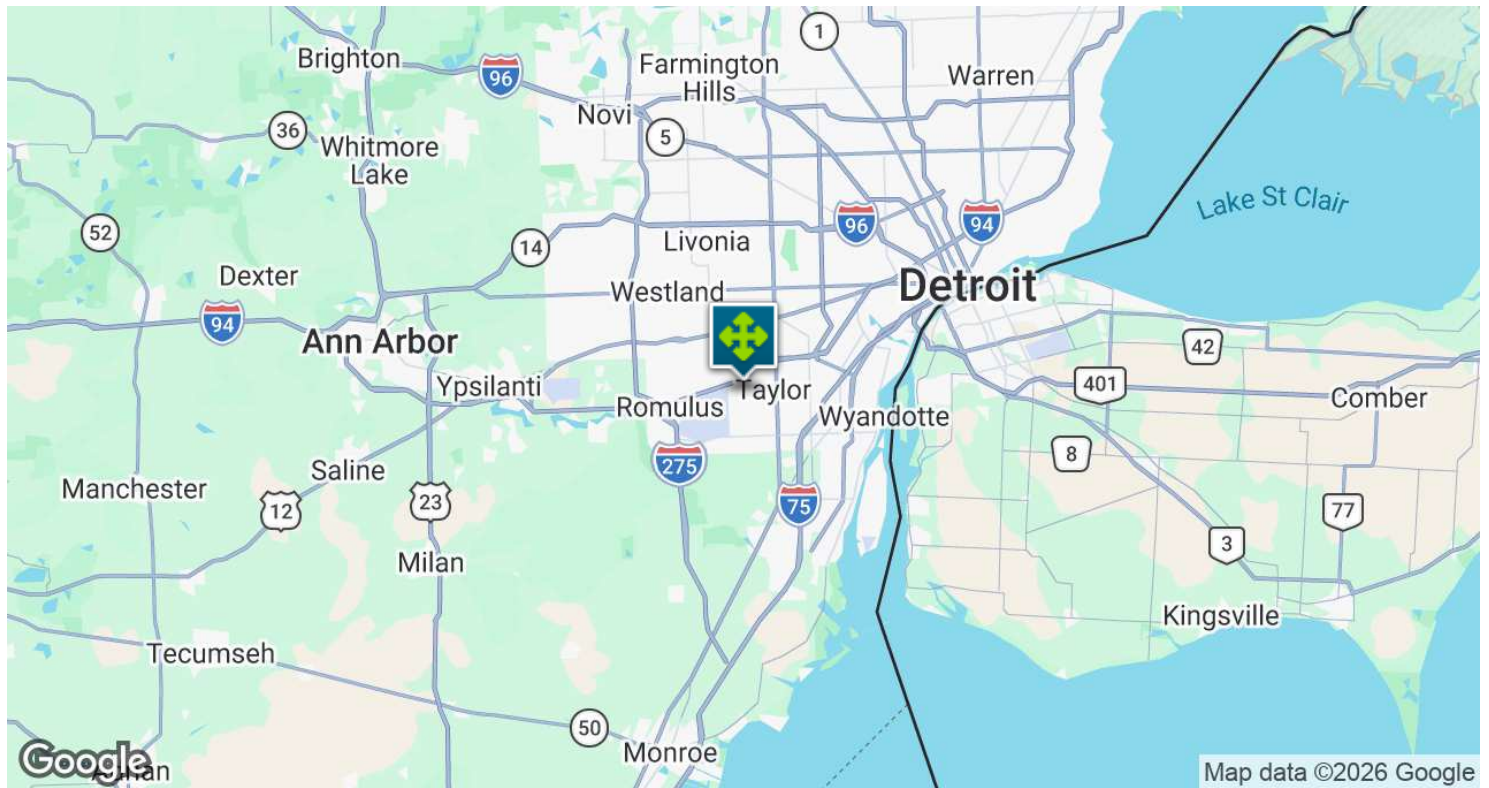
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LOCATION MAP

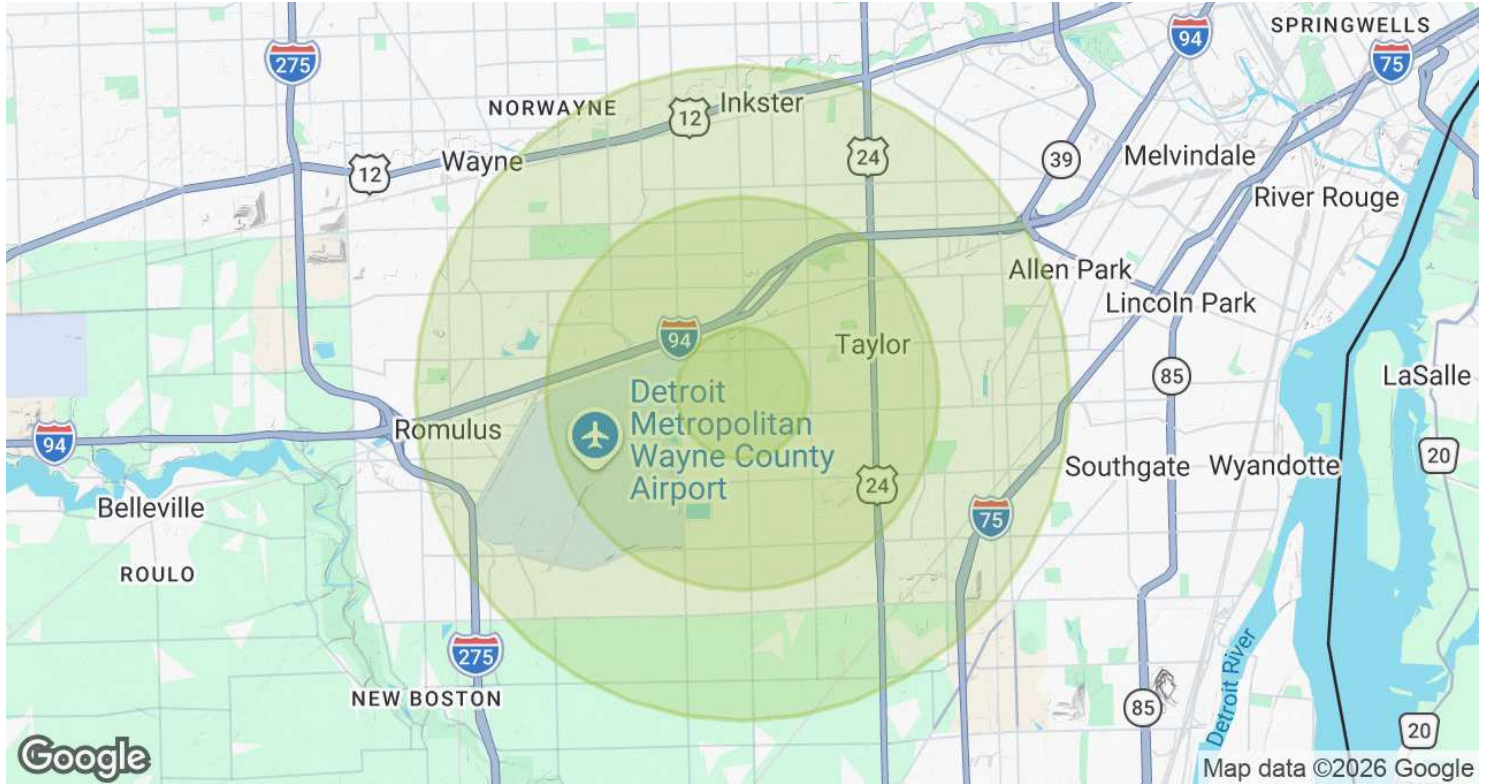


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,577	47,223	162,558
Average Age	36.9	38.1	38.7
Average Age (Male)	34.0	35.1	36.4
Average Age (Female)	37.3	40.4	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,376	18,438	63,933
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$81,929	\$74,262	\$76,706
Average House Value	\$178,876	\$147,642	\$151,716

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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