



# **BLUE DOCK**

**CLASS A FLEX INDUSTRIAL SPACE AVAILABLE FOR LEASE IN MONROE**

300-330 Detroit Ave, Monroe, MI 48162

## LEASING OVERVIEW

Blue Dock is fully renovating 300-330 Detroit Ave in Monroe, MI. Our site, conveniently located off I-75 provides a centralized location on a major corridor. The Blue Dock team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

### SUMMARY OF TERMS

**Space:** Ranging from 1,500 to 2,000 square feet

**Rate:** Starting at \$1,250 per month all in

**Term:** 3-5 years

**Annual Rent Increase:** 3% bumps

**Occupancy:** Immediate

### PROPERTY HIGHLIGHTS

**Address:** 300-330 Detroit Ave, Monroe, MI

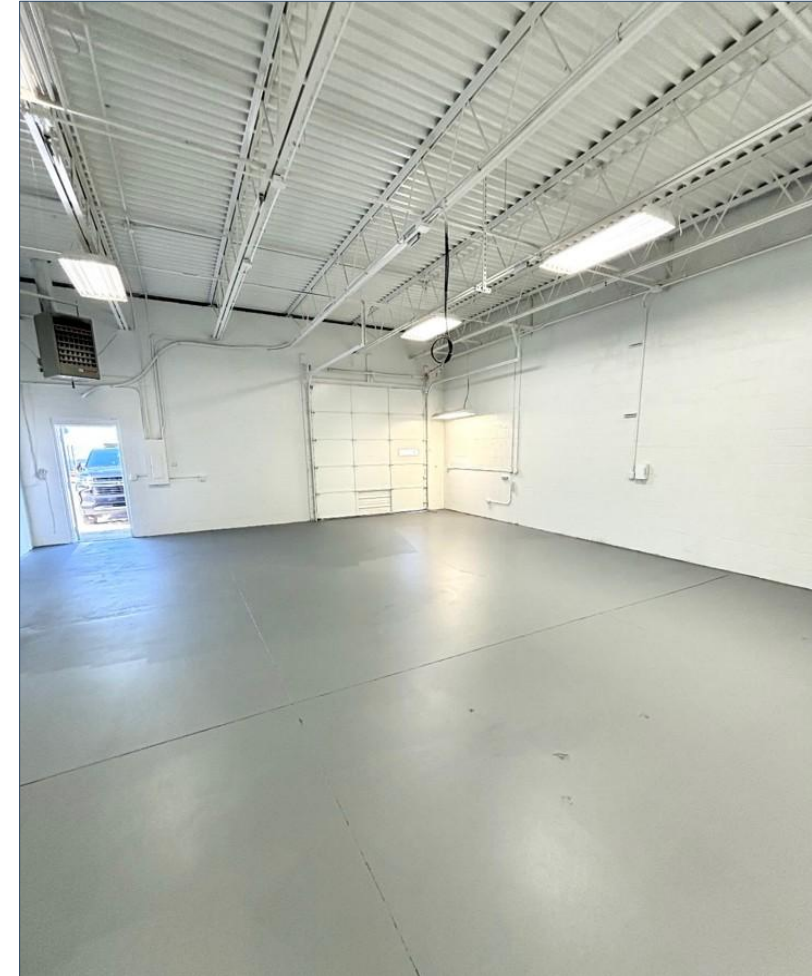
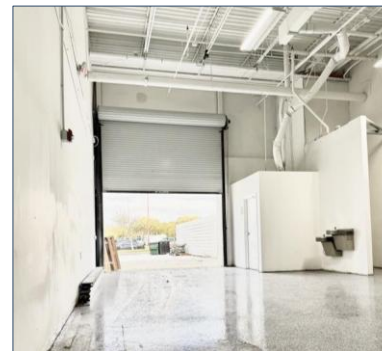
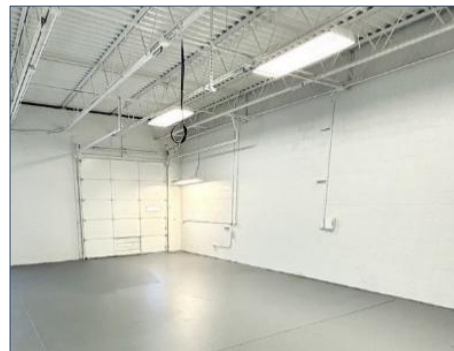
**County:** Monroe County

**Zoning:** IL-Limited Industrial

**Highway:** 2-minutes drive to I-75

### Amenities:

- Private Entrance w/ 24/7 access.
- Private Bathrooms
- Private Offices
- Drive-in doors
- Epoxy floors
- LVP floors in office
- Heated warehouse



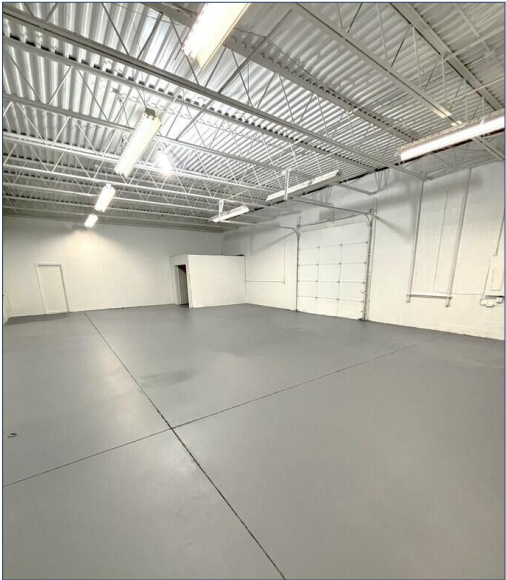
# SPACE AVAILABILITY

## AVAILABLE SPACES

Building	UNIT(S)	SPACE SIZE (SF)	RATE (NNN)
300-330 Detroit Ave	K & L	4,000	\$ 7.50
	I	2,000	\$ 8.00

## UPGRADES AVAILABLE

- Epoxy Floors
- LED Lighting
- White Paint
- Other upgrades available



# SPACE AVAILABILITY

**330**

<b>UNIT A</b>	<b>UNIT B</b>	<b>UNIT C</b>	<b>UNIT D</b>	<b>UNIT E</b>	<b>UNIT F</b>	<b>UNIT G &amp; H</b>	<b>UNIT I</b>	<b>UNIT J &amp; K &amp; L</b>
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED
1,500 sf	2,500 sf	2,000 sf	2,000 sf	2,500 sf	1,500 sf	3,000 sf	3,000 sf	6,000 sf

# Drive-in Loading

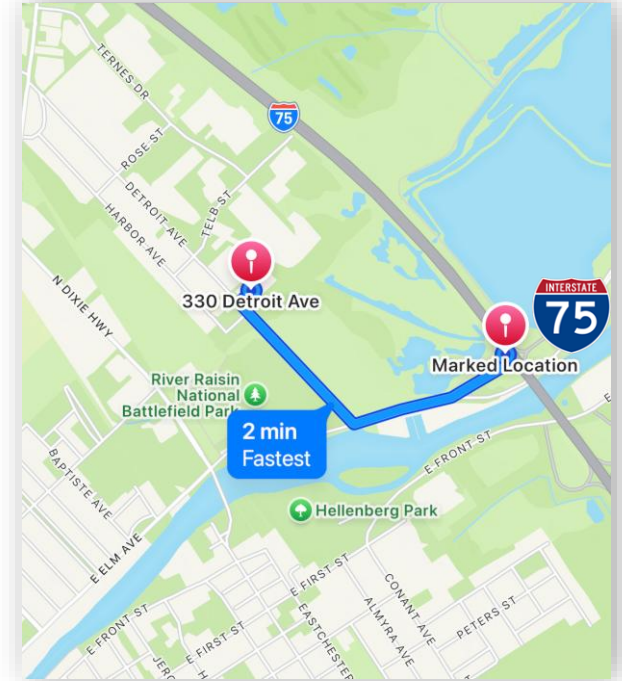
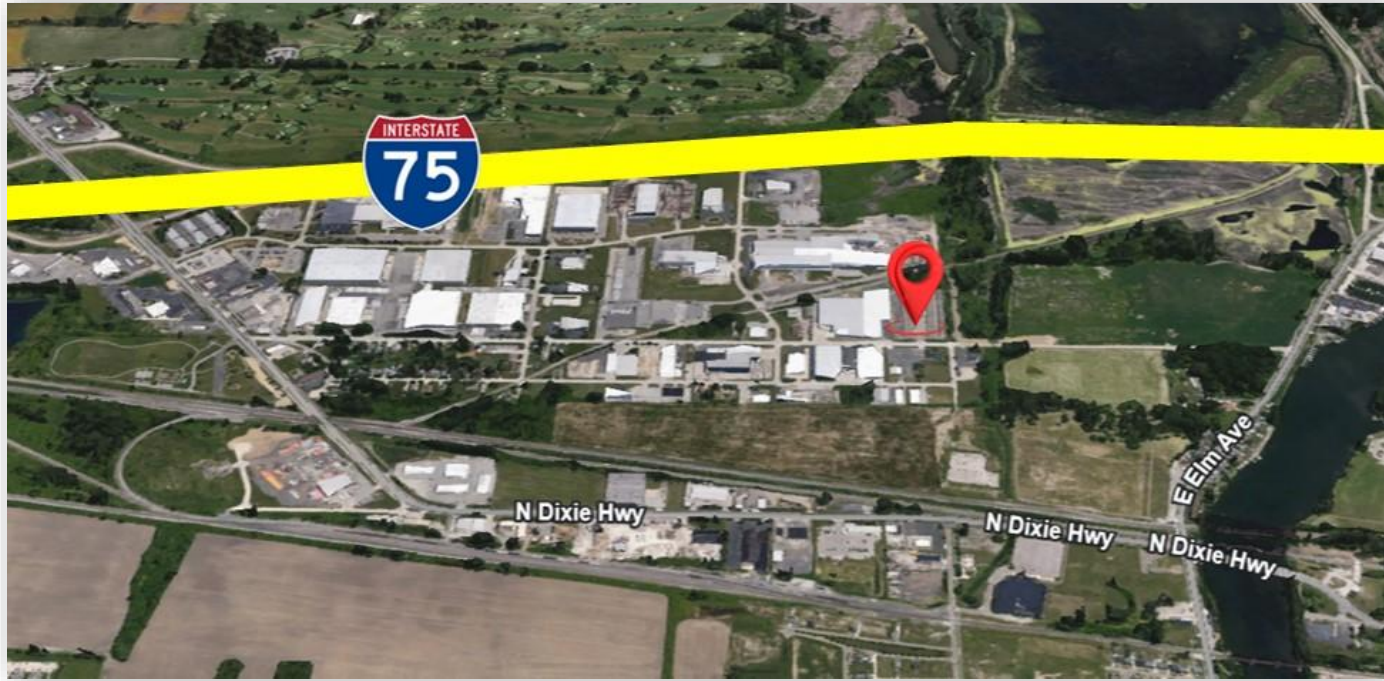
**300**

<b>UNIT A</b>	<b>UNIT B</b>	<b>UNIT C</b>	<b>UNIT D</b>	<b>UNIT E</b>	<b>UNIT F</b>	<b>UNIT G &amp; H</b>	<b>UNIT I</b>	<b>UNIT J</b>	<b>UNIT K &amp; L</b>
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	Available	LEASED	Available
1,500 sf	2,000 sf	2,500 sf	2,000 sf	2,500 sf	1,500 sf	4,000 sf	2,000 sf	2,000 sf	4,000 sf

**Available spaces can be combined**

■ Available  
■ Leased

# LOCATION





## CONTACT INFORMATION

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ESTABLISHED DEVELOPER

