



# NEW CONSTRUCTION

249,675 SQUARE FOOT (DIVISIBLE)

28,000 PALLET POSITIONS – 9,000 PER CHAMBER

## WICK ROAD TAYLOR, MICHIGAN



For more information, contact:

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# WICK ROAD



## CONVERTIBLE TEMPERATURE-CONTROLLED SPACE TO NEGATIVE 10 FAHRENHEIT

<b>ACREAGE</b>	16.80 Acres
<b>BUILDING SIZE</b>	249,675 SF <ul style="list-style-type: none"> <li>• Divisible to ± 65,000 SF</li> <li>• 204,000 SF - Convertible freezer space (-18°F)</li> <li>• 34,320 SF – Cold dock</li> <li>• 6,425 SF – Battery charging / dry storage</li> <li>• 4,875 SF – Office / employee support</li> </ul>
<b>PALLET POSITIONS BASED ON RACKING</b>	28,000 total pp's <ul style="list-style-type: none"> <li>• 4,664 pp's/level</li> <li>• Single deep racking</li> <li>• 6 levels/7' openings</li> </ul>
<b>CLEAR HEIGHT</b>	48'
<b>COLUMN SPACING</b>	56.66' x 50' Speedbay 65'
<b>LOADING DOCK</b>	36 Exterior Docks 1 Drive-in
<b>POWER</b>	3000 amps, 480 volts, 3-phase
<b>LIGHTING</b>	LED
<b>SPRINKLER</b>	ESFR
<b>PARKING</b>	134 Cars 44 Trailers
<b>ZONING</b>	Light Industrial
<b>LEASE RATE</b>	\$25.00/sq. ft. NNN Inquire with Broker for individual pallet pricing

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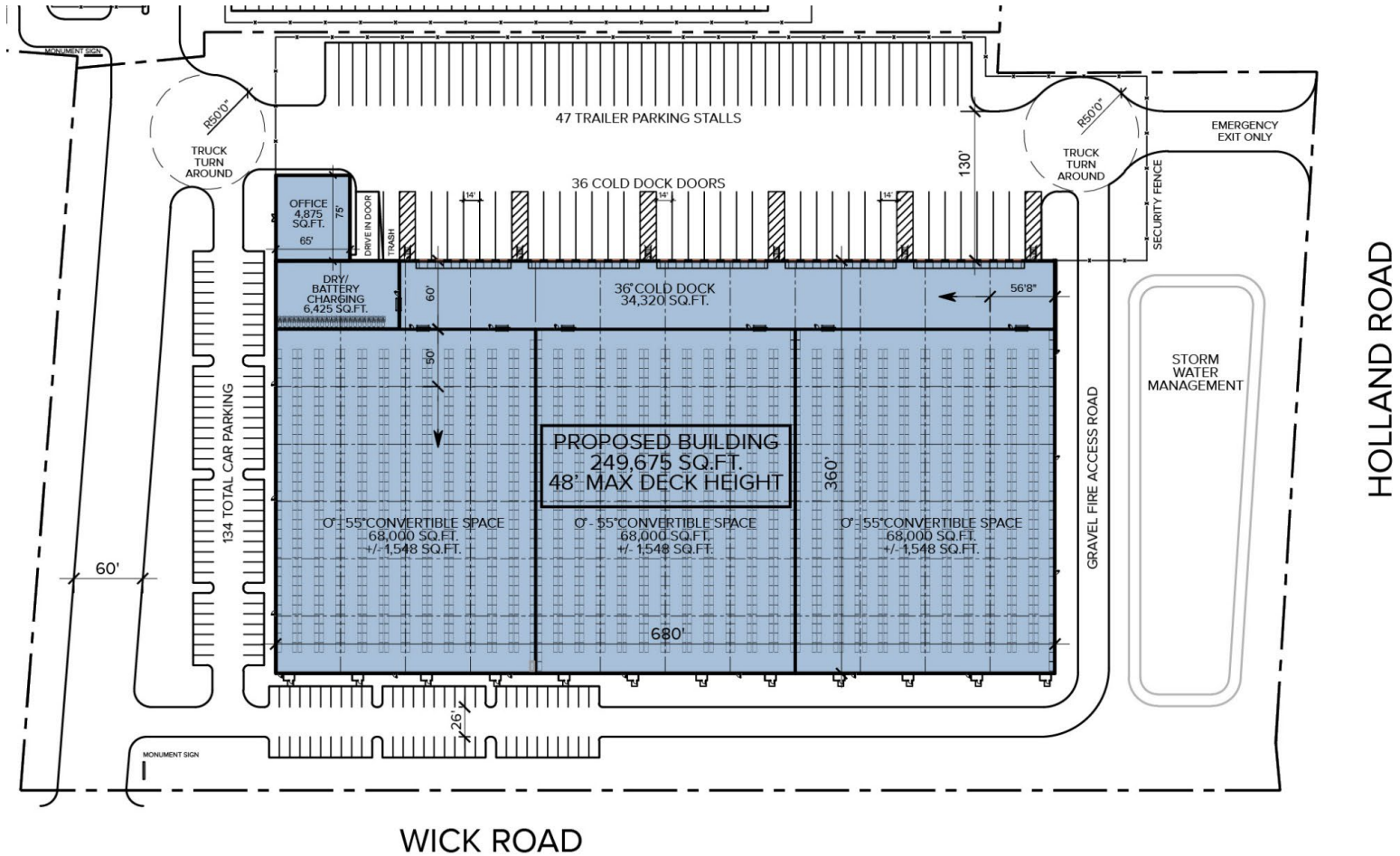
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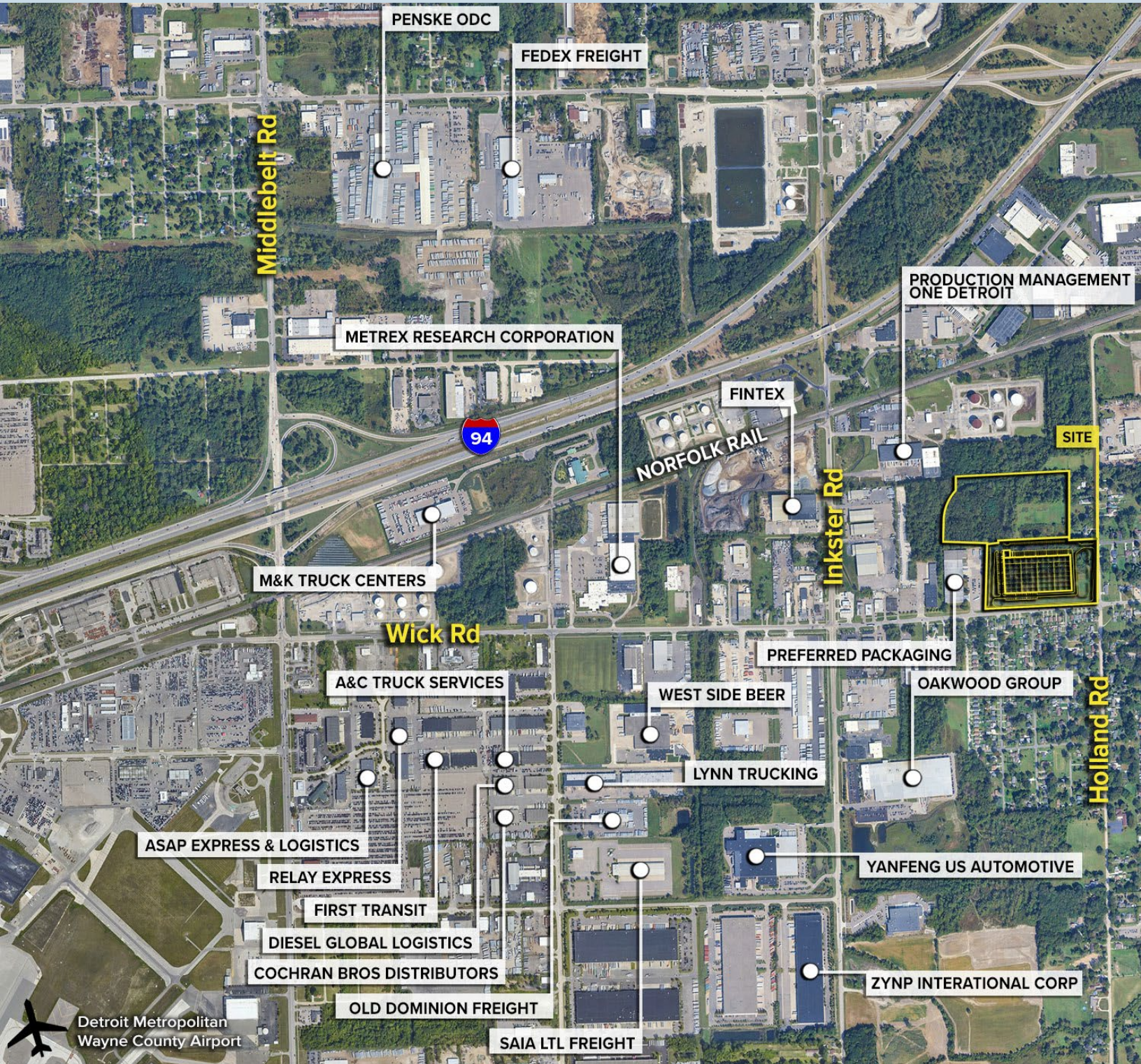
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# LOCATION ADVANTAGES



## WAYNE COUNTY POPULATION – 1.8 MILLION RESIDENTS



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# TRANSPORTATION ADVANTAGES



**DETROIT METRO AIRPORT (1.8 MILES)  
WILLOW RUN AIRPORT (9.5 MILES)**



**23 MILES FROM  
AMBASSADOR BRIDGE &  
18 MILES FROM GORDIE  
HOWE BRIDGE**



**DIRECT ACCESS  
TO I-75, I-275, & I-94**

## AMBASSADOR BRIDGE

<b>CARS PER DAY</b>	14,000	<b>PRICE PER CAR</b>	\$9.00	<b>PRICE PER EXTRA AXLE</b>	\$18.00
<b>TRUCKS PER YEAR</b>	2.3 Million	<b>COST PER TRUCK</b>	\$70 - \$100	<b>WAIT TIME (MINUTES)</b>	60 - 90

## DETROIT – WINDSOR TUNNEL

<b>CARS PER DAY</b>	12,000	<b>PRICE PER CAR</b>	\$9.00	<b>PRICE PER EXTRA AXLE</b>	\$4 - \$8
<b>TRUCKS PER YEAR</b>	80,000	<b>COST PER TRUCK</b>	\$10 - \$40	<b>WAIT TIME (MINUTES)</b>	5 - 20

## GORDIE HOWE BRIDGE - SET TO OPEN IN SPRING 2026

<b>CARS PER DAY</b>	~10,000	<b>PRICE PER CAR</b>	\$5.75	<b>PRICE PER EXTRA AXLE</b>	\$4.35
<b>TRUCKS PER YEAR</b>	~2.5 Million	<b>COST PER TRUCK</b>	\$8.75/axle	<b>WAIT TIME (MINUTES)</b>	TBD

## NORFOLK SOUTHERN RAILWAY

Norfolk Southern (NS) maintains a strong presence in the Detroit region through its Livernois Intermodal Terminal (2725 Livernois Ave) and Delray Terminal (8501 Fort St), which serve as key hubs for handling trailers and containers. These facilities provide direct access to major highways including I-75, I-94, and I-96, supporting efficient regional and national distribution.

Both terminals are part of the larger Livernois–Junction Yard, which is shared with CSX and plays

a critical role in intermodal and automotive freight operations. In addition, Norfolk Southern utilizes rail corridors such as the Detroit Line for north–south traffic, connecting to major yards including Oakwood Yard in Melvindale and North Yard.

Overall, Norfolk Southern’s Detroit operations are centered on intermodal logistics and automotive freight, leveraging shared rail infrastructure and strategic connectivity to support critical supply chains throughout the region.

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# AIRPORT ACCESS



## DETROIT METRO AIRPORT

Romulus is home to Detroit Metro Airport (DTW), the largest airport in Michigan and a top-20 U.S. airport for passenger traffic. DTW serves tens of millions of passengers annually and functions as a major regional transportation and cargo hub. Its robust air cargo infrastructure supports freight forwarding, as well as international and domestic air shipments, making it a critical gateway for global logistics operations.

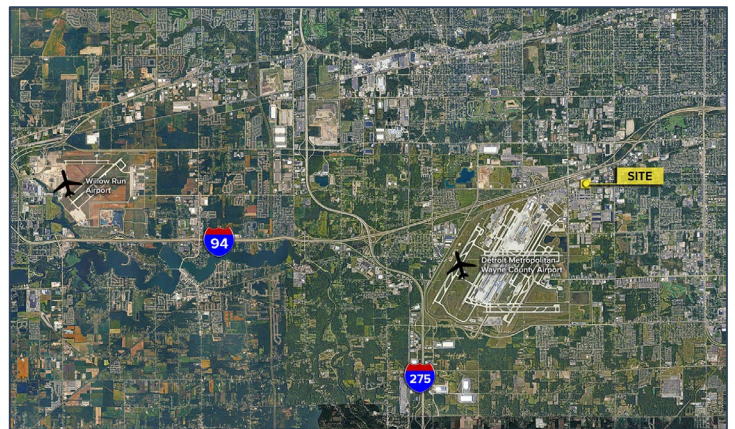
Freight forwarding and logistics providers located near DTW offer comprehensive shipping solutions across air, sea, and ground transportation, supported by warehousing, customs brokerage, and specialized services such as automotive logistics, fulfillment, and e-commerce support. Key providers in the market include ICAT Logistics, Crane Worldwide, BTX Global Logistics, AIT Worldwide Logistics, and PGL. Together, these firms deliver end-to-end supply chain management, handling everything from complex international documentation to last-mile delivery and specialized cargo requirements.

Proximity to the airport enables the rapid movement of perishable and time-sensitive goods, significantly reducing transit times and preserving product freshness. Air cargo is particularly beneficial for high-value shipments such as seafood, pharmaceuticals, and floral products. Cold storage facilities located near major transportation hubs further enhance supply chain efficiency by minimizing travel distance and handling time for temperature-sensitive goods, reducing spoilage risk and maintaining product integrity. Many of these facilities also offer cross-dock capabilities, allowing products to be received, sorted, and redistributed quickly without long-term storage, accelerating overall supply chain turnaround.

## WILLOW RUN AIRPORT

Willow Run Airport, located just southeast of Ypsilanti in southeastern Michigan, is a major regional cargo and general aviation airport that historically played a vital role in the nation's industrial and aviation history and today remains a key logistics asset for the region. It handles over 200 million pounds of air freight annually, making it one of the busiest airports in the U.S. for landed cargo by exclusively freight aircraft, and serves a range of cargo from automotive parts to high-value electronics and emergency supplies — all with excellent infrastructure including multiple runways, 24/7 FAA tower operations, and U.S. Customs on site.

Being within a short drive of Willow Run gives businesses direct access to fast air cargo capabilities, facilitating just-in-time delivery of goods and reduced transit times for both incoming and outgoing freight. Proximity to a high-volume cargo airport enhances supply chain efficiency — particularly for manufacturing, distribution, and logistics operations — and complements nearby major transportation networks like I-94, I-275, and DTW International Airport, reinforcing the site's appeal for nationally and internationally connected operations.



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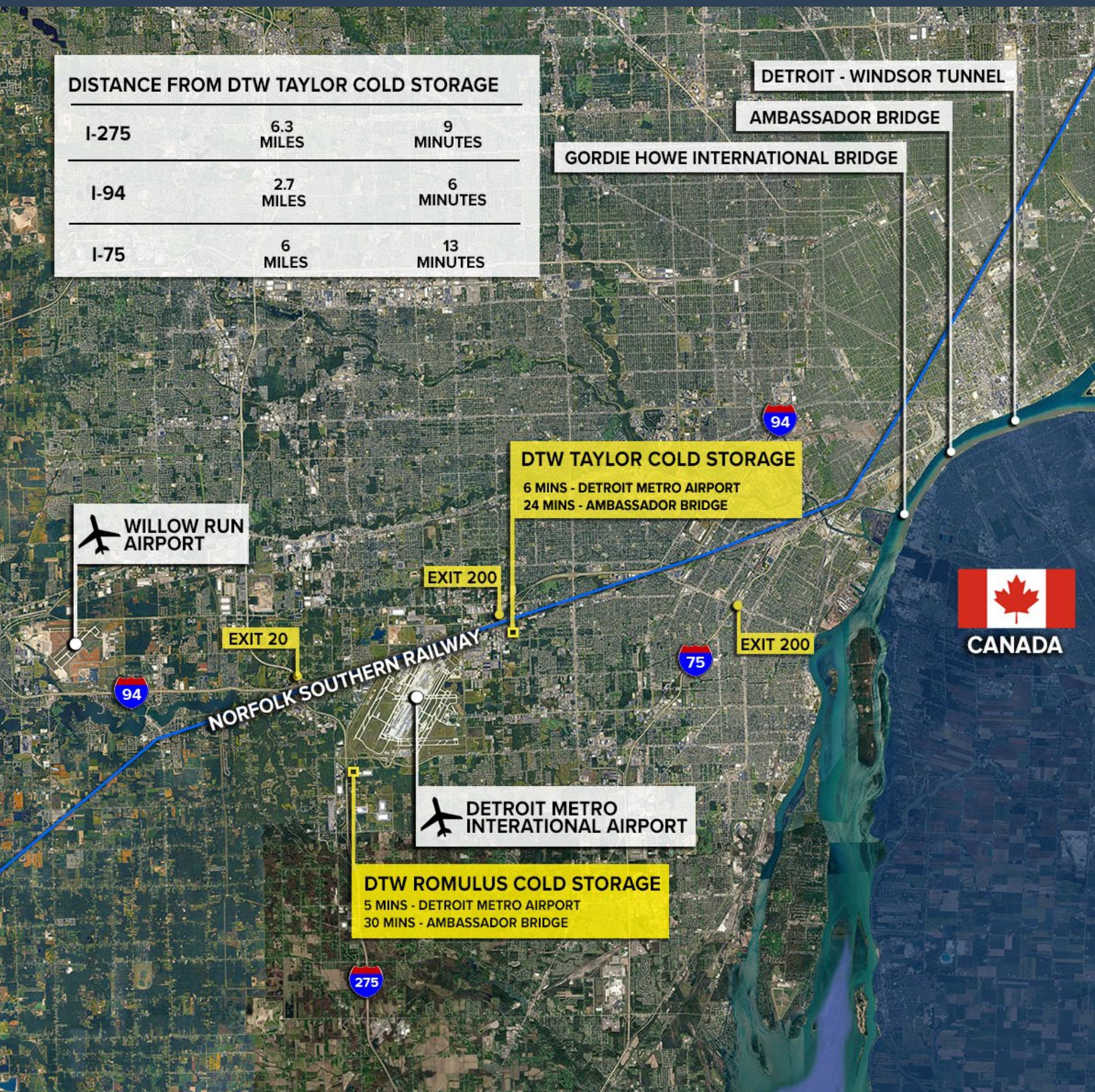
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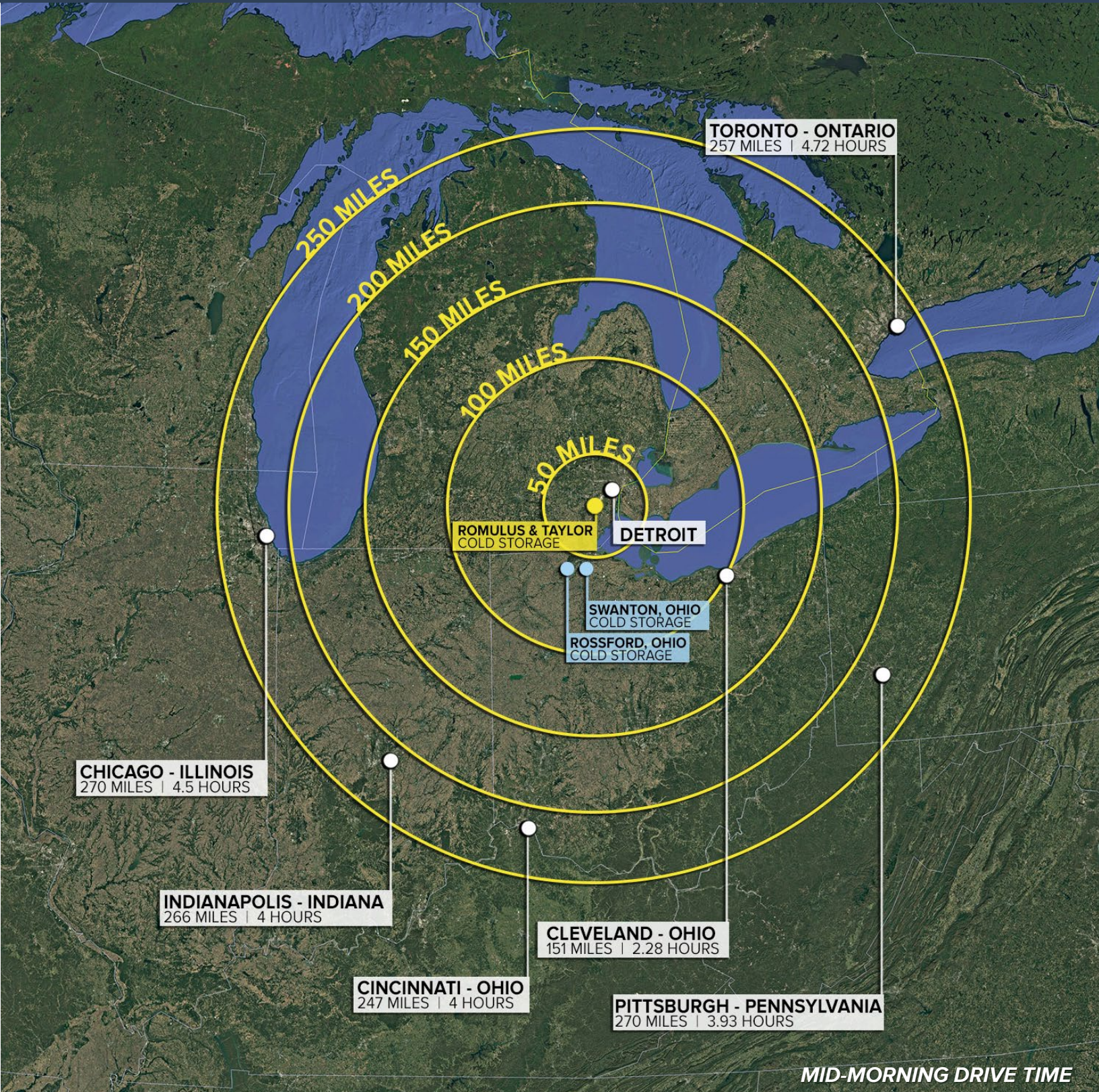
DISTANCE FROM DTW TAYLOR COLD STORAGE		
I-275	6.3 MILES	9 MINUTES
I-94	2.7 MILES	6 MINUTES
I-75	6 MILES	13 MINUTES



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*MID-MORNING DRIVE TIME*

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