

UP TO 195,354

SQUARE FEET

**PHASE 2: SITE PLAN APPROVED FOR INDUSTRIAL DEVELOPMENT
NEAR BECK ROAD & M-14 // PLYMOUTH**

HALYARD RIDGE BUSINESS PARK

NOW PRE-LEASING - 195,354 SQUARE FEET

[**VIEW DRONE VIDEO
OF PROPERTY**](#)



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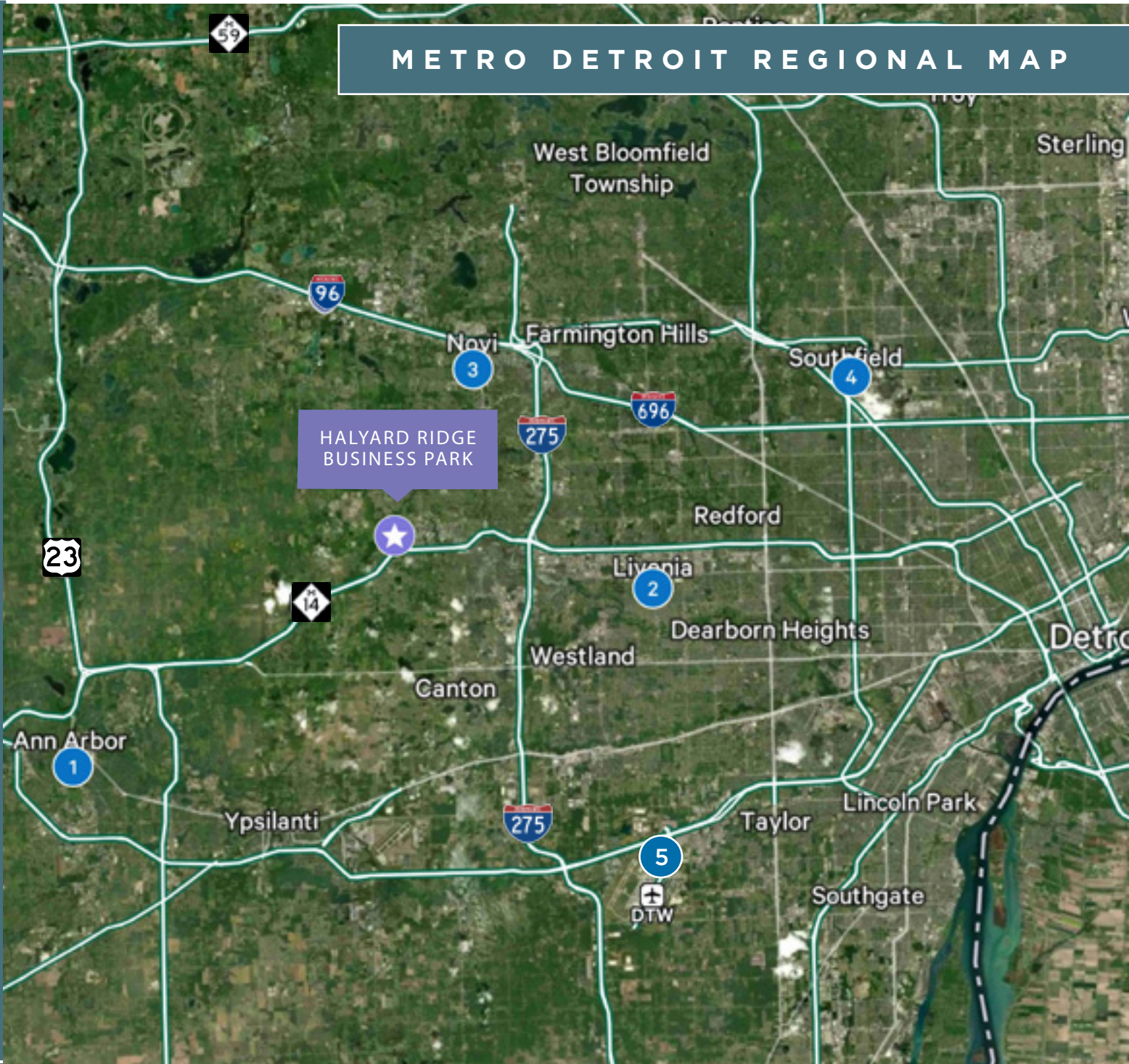
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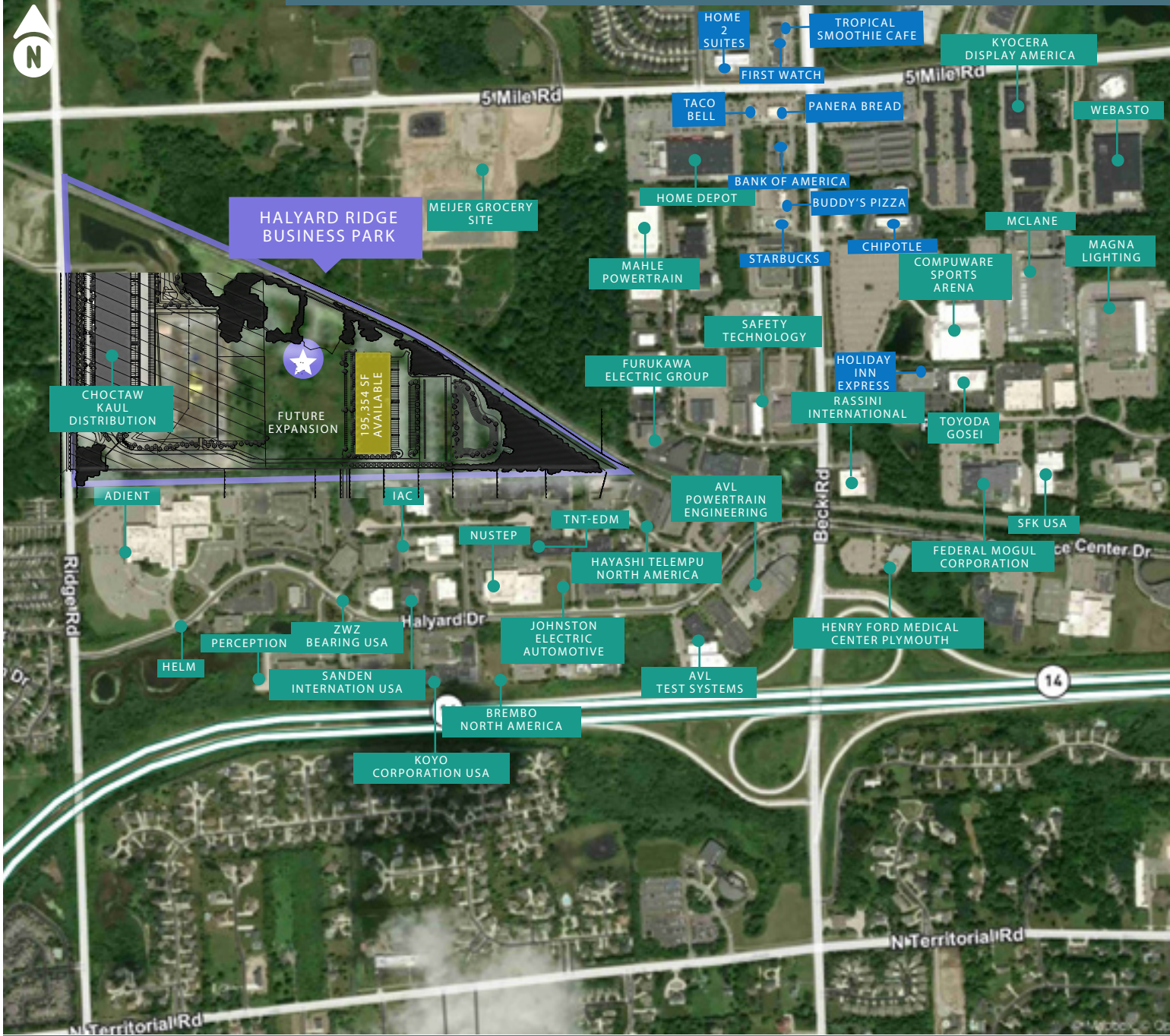
METRO DETROIT REGIONAL MAP



APPROXIMATE DRIVE TIMES

- 1 ANN ARBOR / UNIVERSITY OF MICHIGAN - 20 MINUTES
- 2 LIVONIA - 10 MINUTES
- 3 NOVI - 15 MINUTES
- 4 SOUTHFIELD - 25 MINUTES
- 5 DTW AIRPORT - 30 MINUTES

CORPORATE NEIGHBORS AND RETAILERS



KEY SITE ADVANTAGES



55 ACRE
BUSINESS PARK
(ROOM FOR GROWTH)



PROXIMITY TO
AIRPORTS, SUBURBS,
& MAJOR
EXPRESSWAYS



BUILD TO SUIT
OPPORTUNITY,
POSSIBLE TAX
ABATEMENTS



3 ACCESS
ROUTES TO
BUSINESS PARK



CLASS A
DEVELOPMENT
& STYLE



HIGHLY SKILLED
LABOR POOL

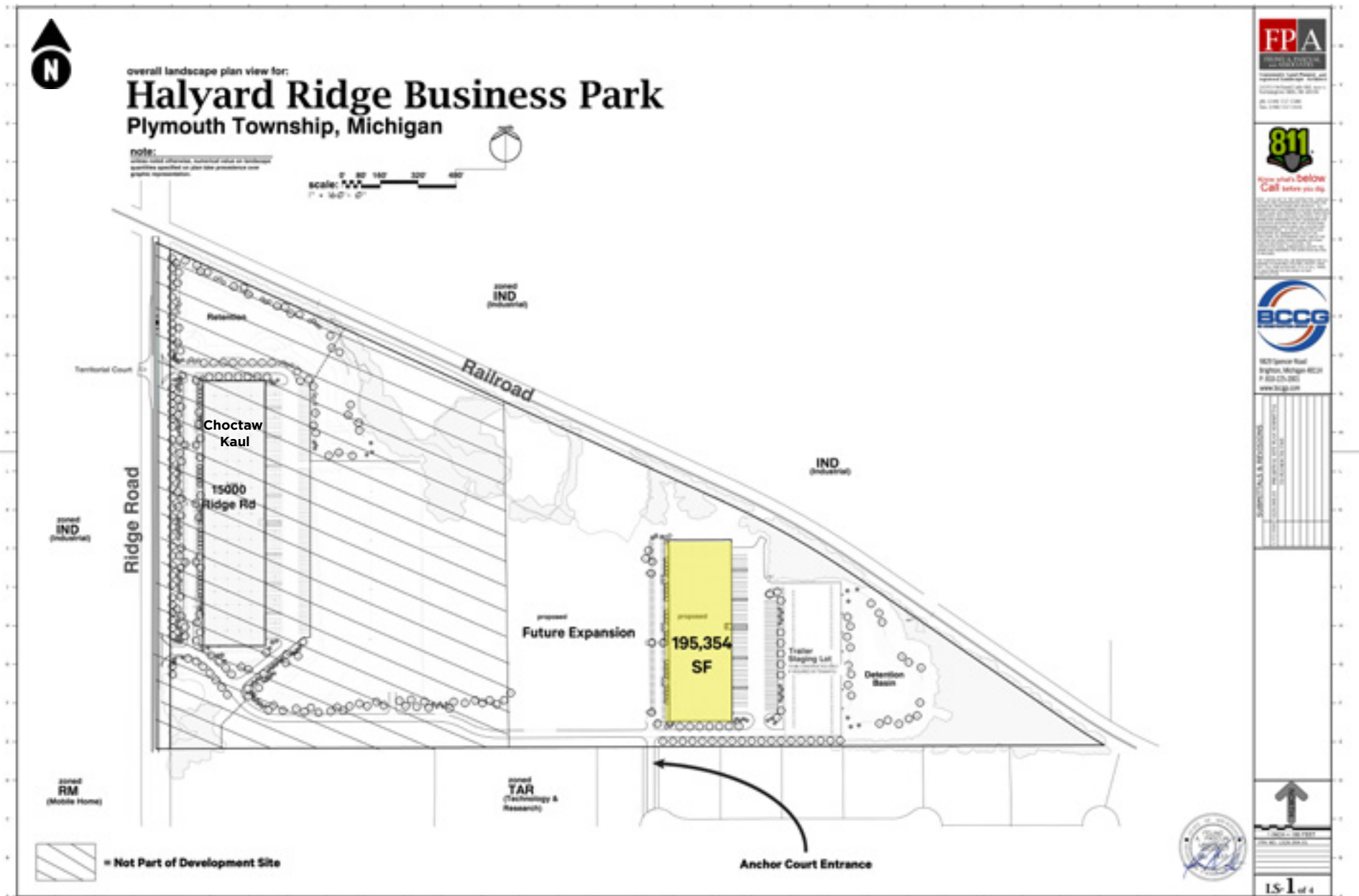


PLYMOUTH - LIVE
WORK AND PLAY



AWARD WINNING K-12
SCHOOL DISTRICTS
(PLYMOUTH/CANTON/
NORTHVILLE)

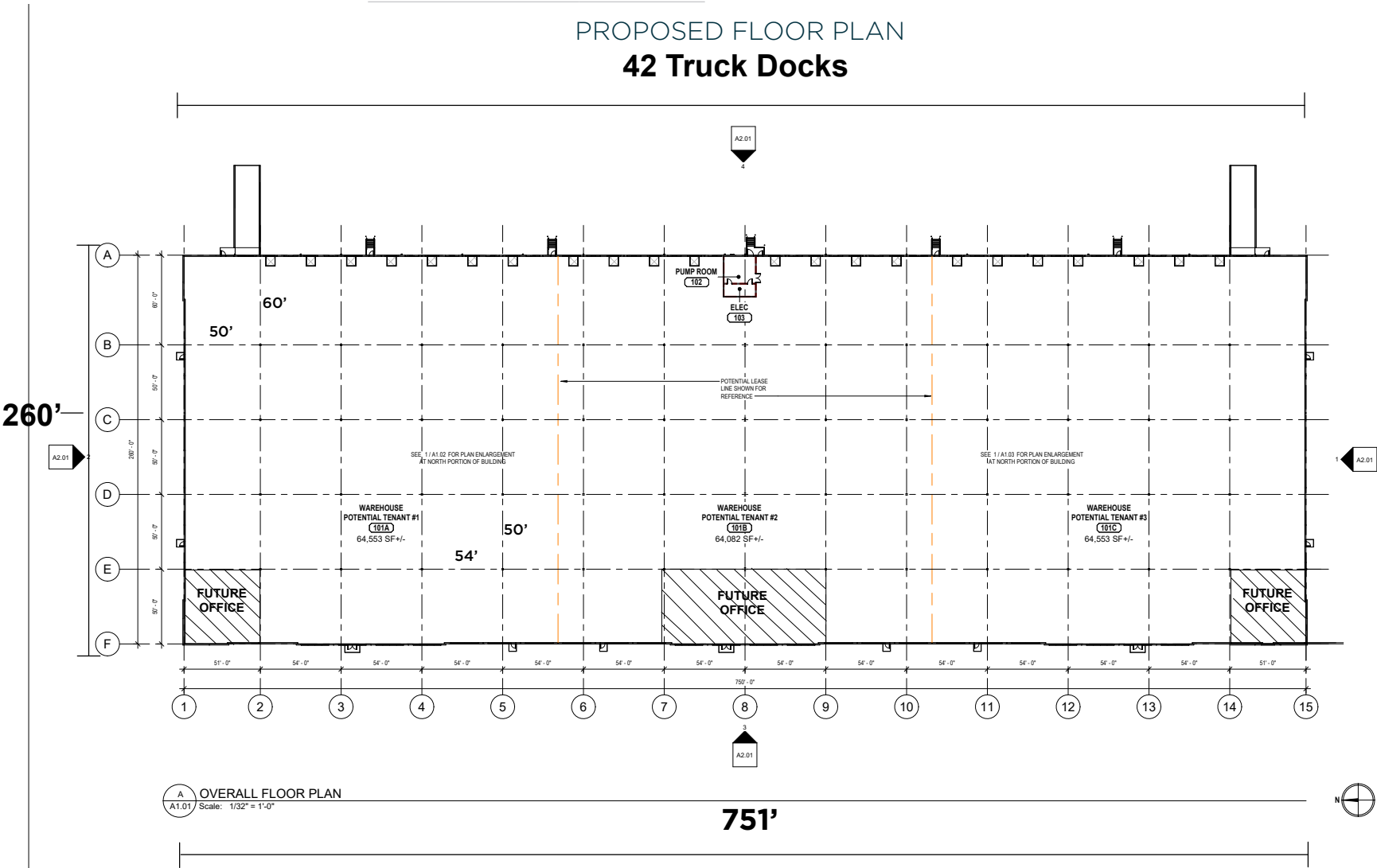
SITE PLAN

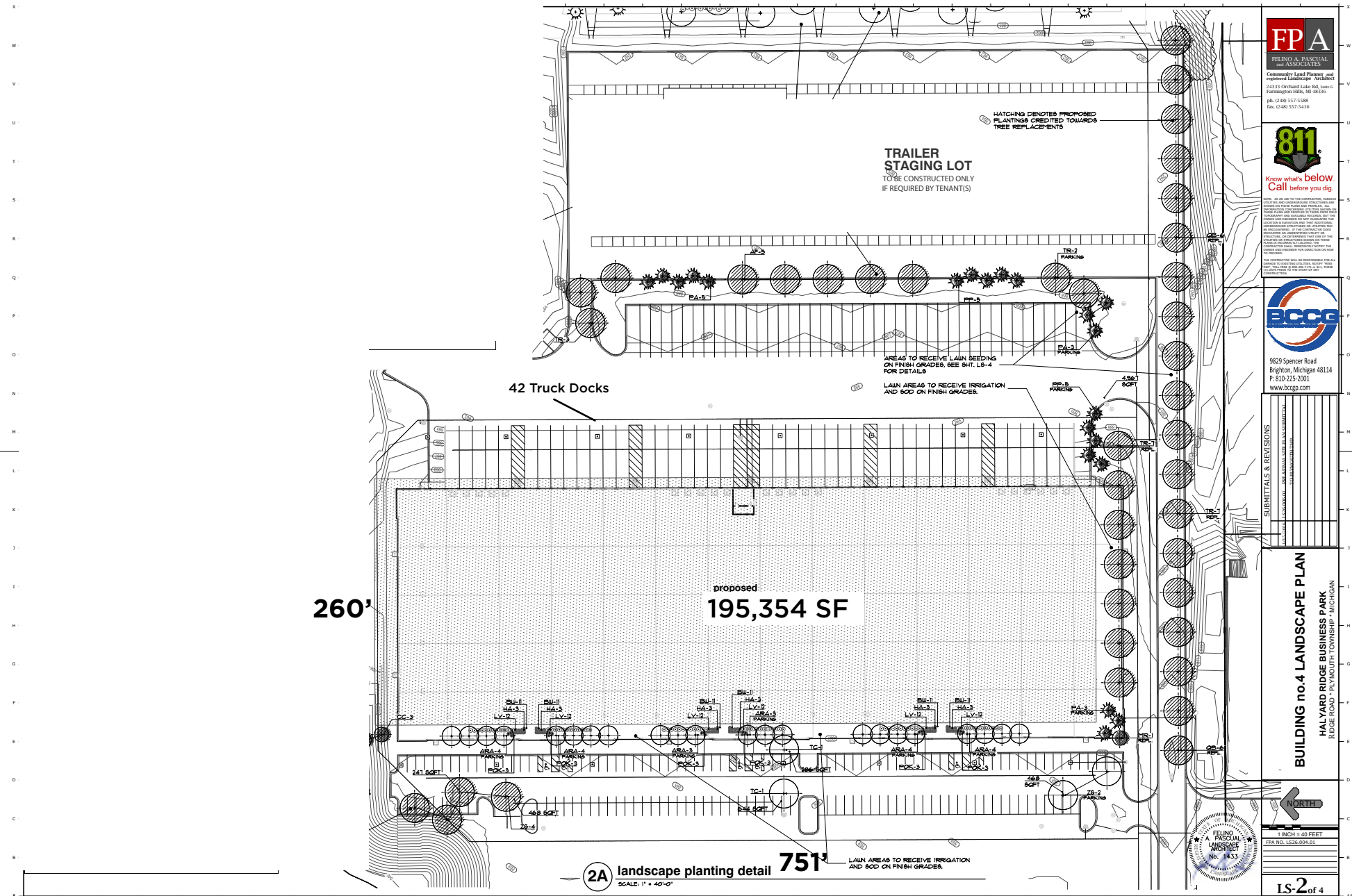


BUILDING FEATURES & FLOOR PLAN

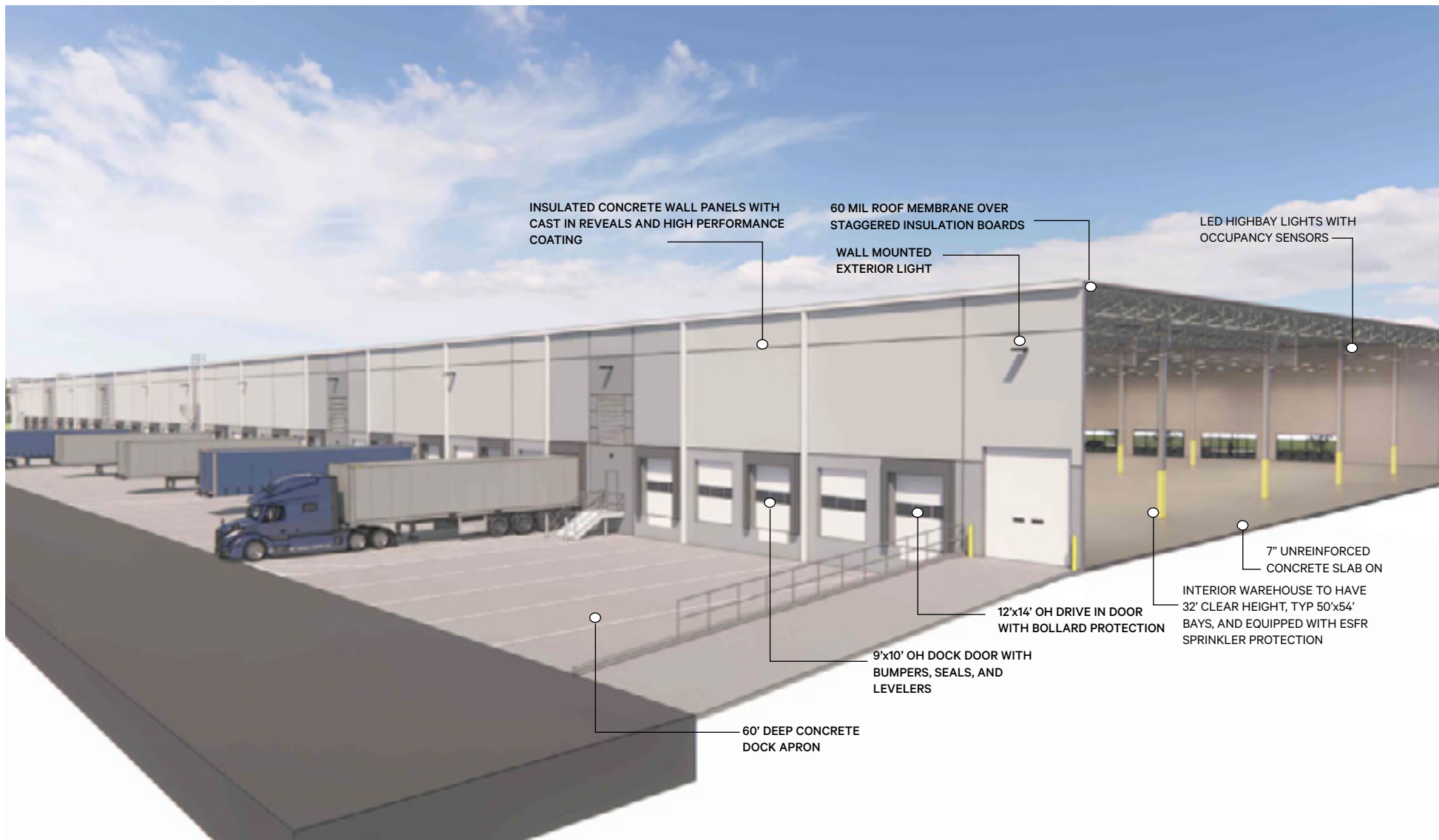
Lease Rate	TBD	Building Dimensions	751' x 260'	Drive-in Doors	(12' x 14') 2	Lighting	LED
Building Size	195,354 SF	Column Spacing	54' w x 50' d	Car Parking	Up to 130 cars	Construction	Concrete Tilt Up Panels
Available SF	64,082 SF to 195,354 SF	Speed Bay	50' x 60' SB	Trailer Parking	42 stalls	Surplus Trailer Parking	Possible
Delivery	2027	Clear Height	32'	Sprinkler	ESFR		
		Docks	(9' x 10') 42				

PROPOSED FLOOR PLAN
42 Truck Docks





BUILDING CROSS SECTION



BUILDING ELEVATION RENDERING

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