



# LYON

## BUSINESS CENTER

**New Construction Available For Lease**

GRAND RIVER AVENUE, LYON TOWNSHIP, MI

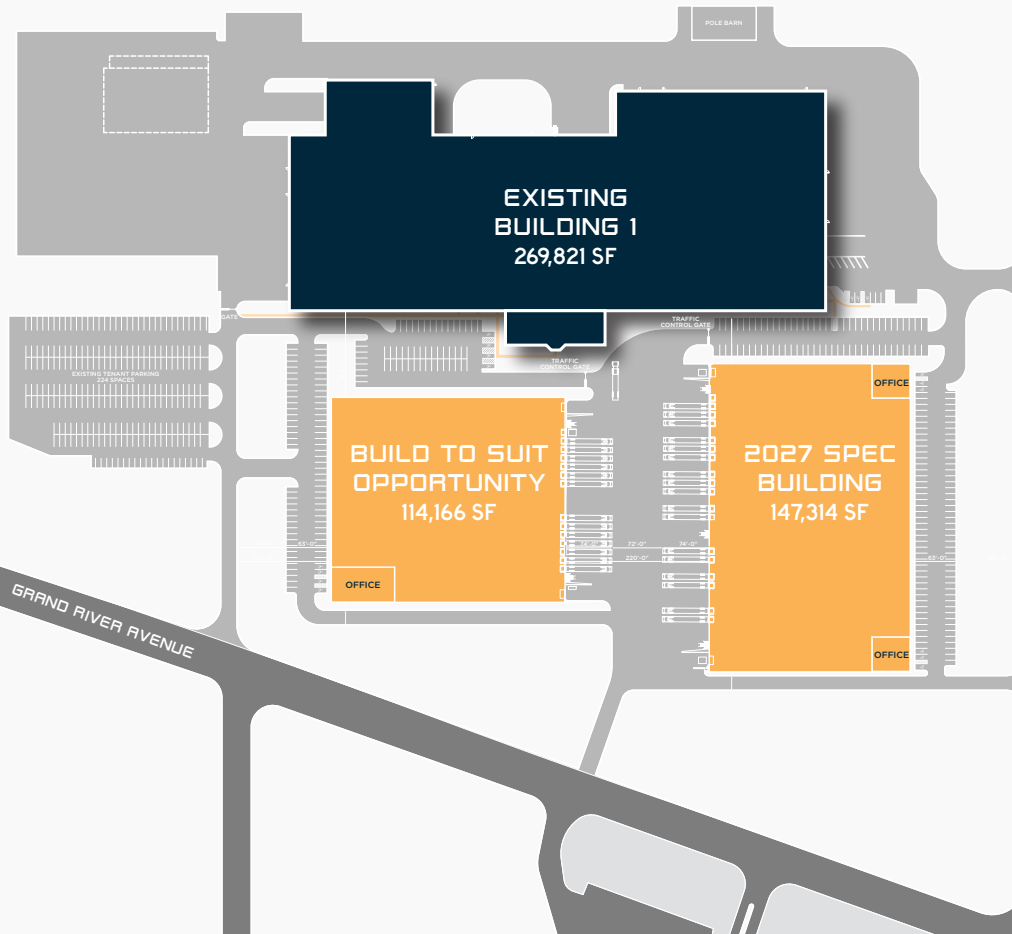


**CUSHMAN &  
WAKEFIELD**

# A NEW STANDARD

## For Industrial in Lyon Township

Lyon Business Center (LBC) is a Class A, 45+ acres industrial park in the heart of southwest Oakland County. Located at a signalized intersection and providing nearly 1700' of frontage on Grand River Ave, LBC offers excellent visibility and access in one of Metro Detroit's fastest growing and most desirable industrial submarkets. Currently home to a 269k multi-tenant industrial building, the park offers a mix of existing space, pending speculative development (2027 delivery) and build-to-suit opportunities.



# BUILDING 2 2027 SPEC BLOG

**Space Available:** 147,314 SF (divisible to 81,000 SF)

**Office SF:** 2,616 SF to 5,233 SF

**Bay Size:** 52'4" x 50', speed bay 60'

**Clear Height:** 36'

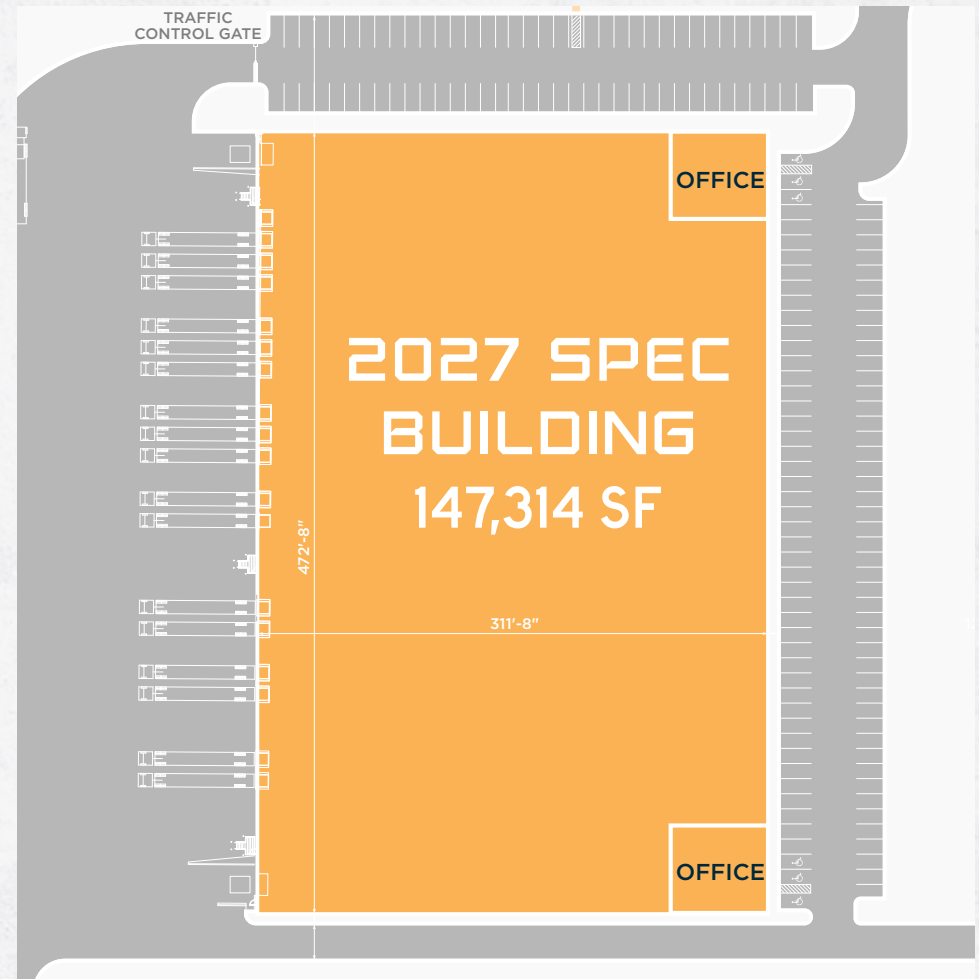
**Fire Suppression:** ESFR

**Dock Doors:** 18, expandable to 31

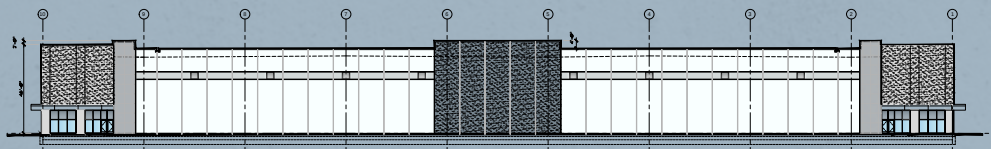
**Grade-level Overhead Doors:** (2) 12' x 14'

**Truck Court:** 220'

**Auto Parking Spaces:** 134 (expandable)



## ELEVATIONS



East



Shows all possible dock positions

West

# BUILD TO SUIT OPPORTUNITY 114,166 SF

315'-8"

361'-8"

OFFICE

## BUILDING 3 BTS OPPORTUNITY

**Space Available:** 114,166 SF

**Office SF:** 5,233 SF

**Bay Size:** 52'4" x 50', speed bay 60'

**Clear Height:** 36'

**Fire Suppression:** ESFR

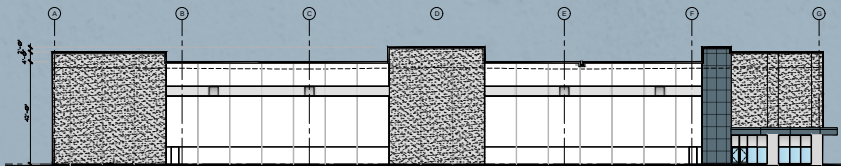
**Dock Doors:** 14, expandable to 17

**Grade-level Overhead Doors:** (2) 12' x 14'

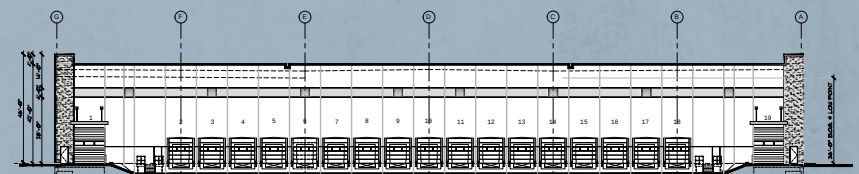
**Truck Court:** 220'

**Auto Parking Spaces:** 78 (expandable)

## ELEVATIONS



West



Shows all possible dock positions

East

# MODERN DESIGN

## FUNCTIONAL EFFICIENCY



# LOCAL AMENITIES

With Regional Connectivity



Restaurants



Shopping



Recreation



Hotels



# LOCATION OVERVIEW

## Detroit Region & Michigan Highlights

- #1** in the U.S. for concentration of engineers
- #1** state for energy-sector job growth
- #1** Best Business Climate among large metro areas
- #1** Emerging Startup Ecosystem
- #1** in automotive and EV manufacturing
- TOP 10** nationally for STEM degree completions
- #2** Best Business Climate among large metro areas (Detroit region)

### AIRPORT

-  Detroit Metro Airport (DTW)
-  Willow Run Airport

### ASSEMBLY PLANTS

#### STELLANTIS

- |                                                                                                                        |          |
|------------------------------------------------------------------------------------------------------------------------|----------|
|  Detroit Assembly Complex - Jefferson | 39 MILES |
|  Detroit Assembly Complex - Mack      | 38 MILES |
|  Warren Truck Assembly Plant         | 31 MILES |
|  Sterling Heights Assembly          | 46 MILES |
|  Toledo Assembly Complex            | 71 MILES |

#### FORD

- |                                                                                                              |          |
|--------------------------------------------------------------------------------------------------------------|----------|
|  Flat Rock Assembly Plant | 45 MILES |
|  Dearborn Truck Plant     | 41 MILES |
|  Michigan Assembly Plant  | 25 MILES |

#### GM

- |                                                                                                                           |          |
|---------------------------------------------------------------------------------------------------------------------------|----------|
|  Factory Zero                          | 34 MILES |
|  Orion Assembly                        | 38 MILES |
|  Flint Assembly                        | 43 MILES |
|  Lansing Grand River Assembly/Stamping | 56 MILES |
|  Lansing Delta Assembly/Stamping       | 63 MILES |

### Auto HQs

- |                                                                                                |          |
|------------------------------------------------------------------------------------------------|----------|
|  Stellantis | 32 MILES |
|  GM         | 34 MILES |
|  Ford       | 31 MILES |

### DISTANCE

- |          |
|----------|
| 32 MILES |
| 29 MILES |



# PLYON

BUSINESS CENTER

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