

# ROMULUS

TRADE CENTER

## NOW LEASING:

**BUILDING 1: 54,432 SF AVAILABLE IMMEDIATELY**

**BUILDING 4: ±312,474 SF DELIVERY Q3 2026**

**BUILDING 6: ±282,909 SF DELIVERY Q4 2026**



**6 BUILDINGS | +/- 1,993,491 SF**

MASTER PLANNED INDUSTRIAL PARK | VINING ROAD AND I-94 | ROMULUS, MI

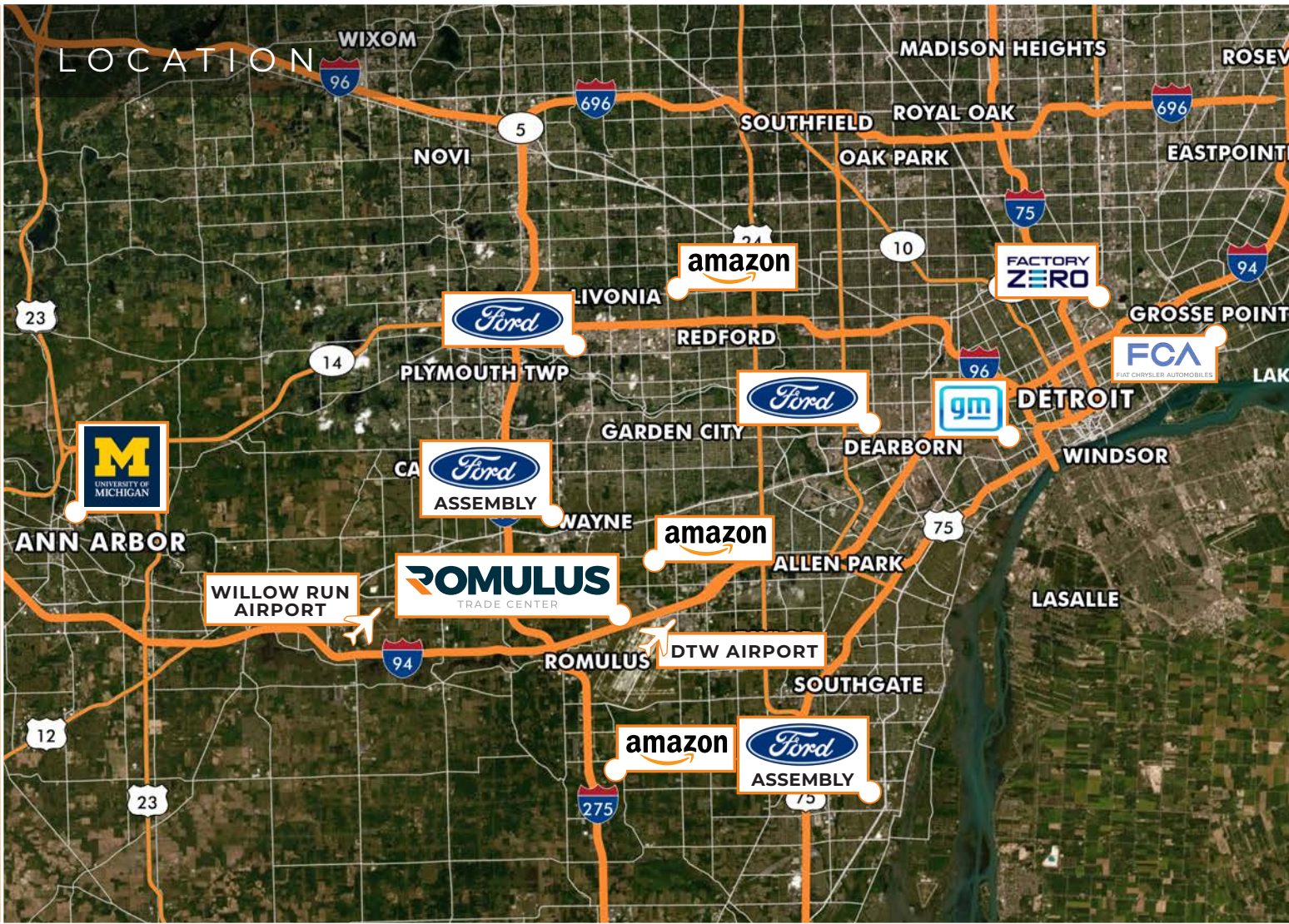
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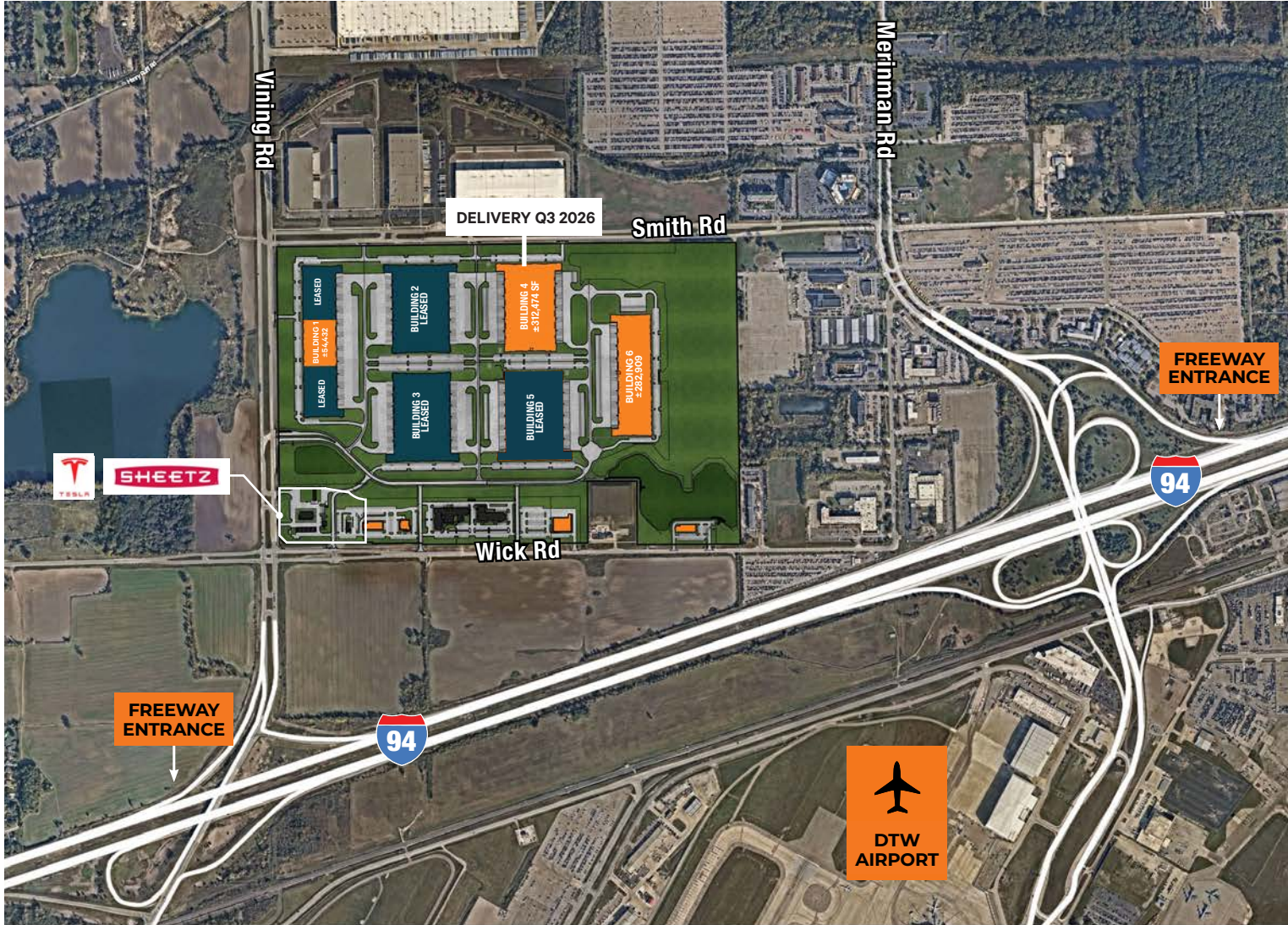


 2 MINUTES TO I-94  
8 MINUTES TO I-275  
20 MINUTES TO I-75

 2.7 MILES TO DTW  
9.1 MILES TO WILLOW RUN

 20 MINUTES TO WINDSOR CANADA  
23 MINUTES TO DOWNTOWN DETROIT  
33 MINUTES TO OHIO

 ACCESS TO MULTIPLE AUTO  
RELATED PLANTS AND HQ'S  
PRIME LOCATION FOR AIR CARGO  
AND E-COMMERCE TENANTS



## KEY SITE ADVANTAGES



211 ACRE PARK



PROXIMITY TO AIRPORTS AND MAJOR EXPRESSWAYS



GREENFIELD DEVELOPMENT INCLUDING SPEC BUILDINGS AND AMPLE OPPORTUNITY FOR BUILT TO SUIT SITES



CLASS A DISTRIBUTION FACILITIES WITH GENEROUS TI PACKAGES



SIGNIFICANT POWER/WATER/SANITARY

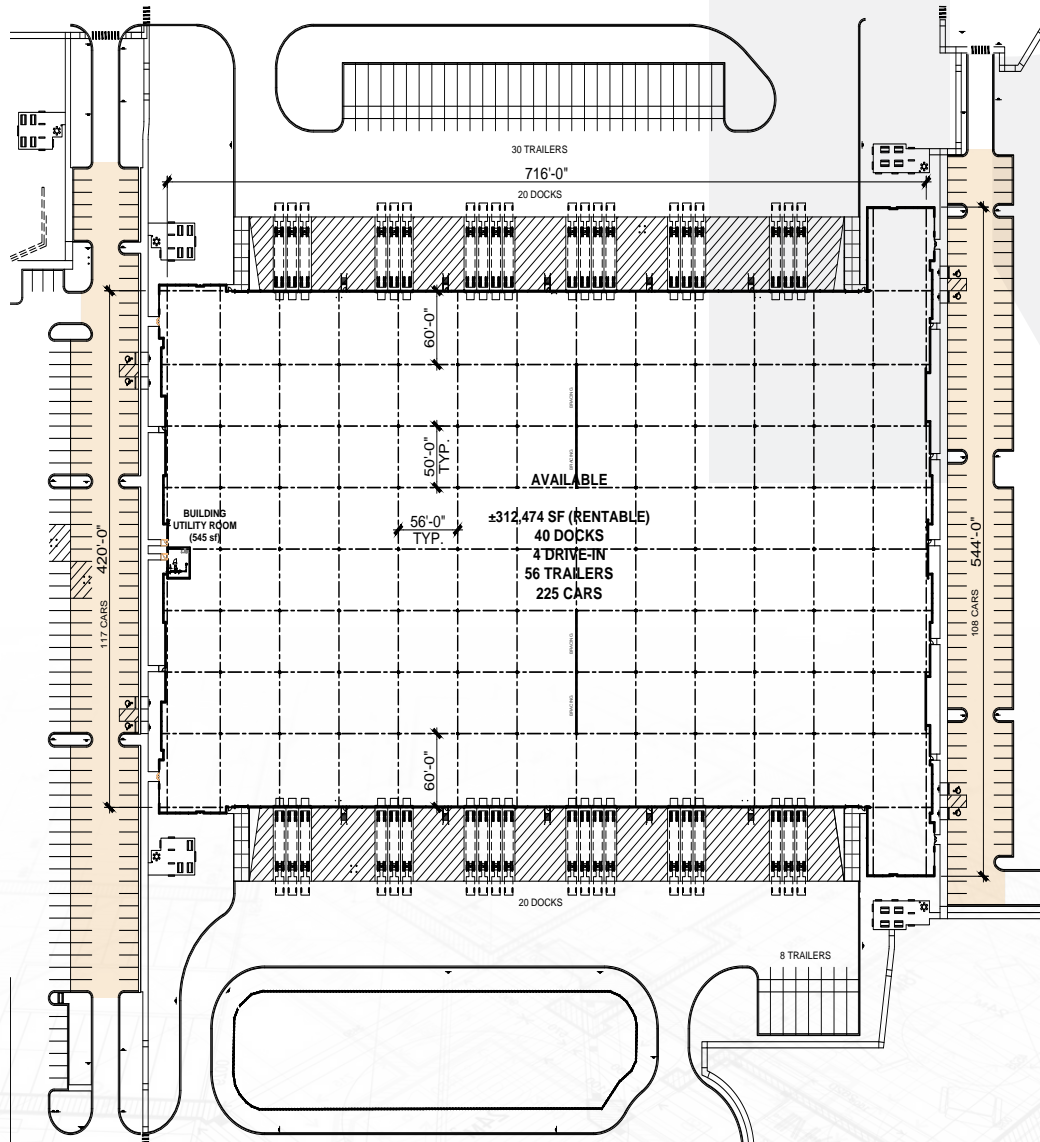


ABUNDANT HIGHLY SKILLED LABOR POOL

SITE PHOTOS



# BUILDING 4



<b>Delivery</b>	Q3 2026	<b>Clear Height</b>	36'
<b>Building Size</b>	±312,474 SF	<b>Docks</b>	40
<b>Available SF</b>	±312,474 SF	<b>Drive-in Doors</b>	4
<b>Office SF</b>	To Suit	<b>Car Parking</b>	225 cars
<b>Building Dimensions</b>	420' x 716'	<b>Trailer Parking</b>	56 stalls
<b>Column Spacing</b>	56' w x 50' d	<b>Sprinkler</b>	ESFR   K-22.4 Head
<b>Speed Bay</b>	56' w x 60' d	<b>Lighting</b>	LED

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