

FOR LEASE

NEW CONSTRUCTION // BECK ROAD & M-14

# HALYARD RIDGE BUSINESS PARK

103 ACRES IN PLYMOUTH, MI

**NOW LEASING BUILDING 1**

**286,347 SF DELIVERY Q1 2023**

**750,000 SF AVAILABLE FOR FUTURE DEVELOPMENT**

Buildings are located in the Michigan International Technology Center Corridor (MITC), a collaborative EDC initiative of local, county and state entities



**1.02M SF AVAILABLE**

**MASTER PLANNED BUSINESS PARK | BECK ROAD AND M-14 | PLYMOUTH, MI**

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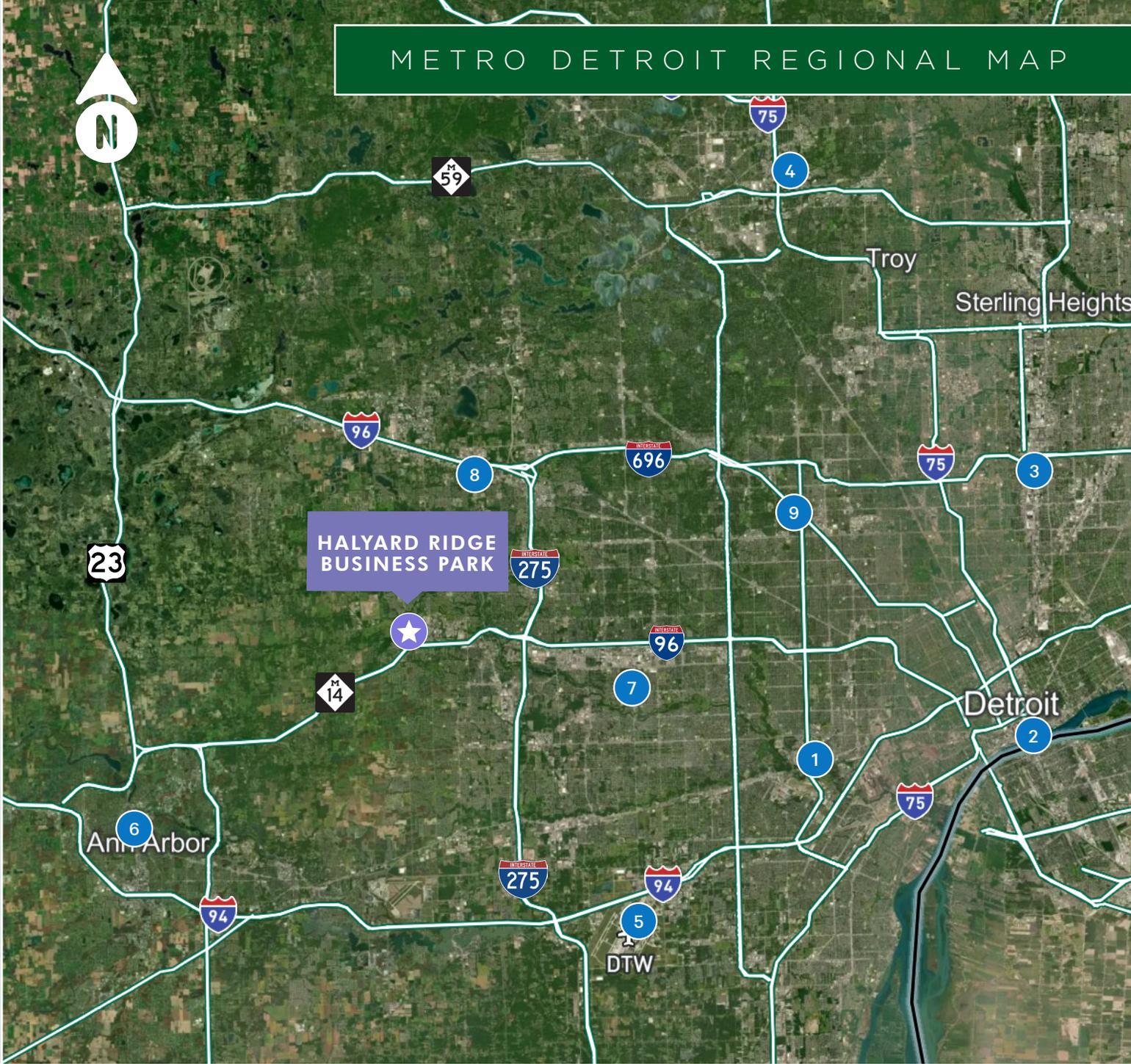
**CBRE**

**BCP**

brookwood  
capital  
partners

# METRO DETROIT REGIONAL MAP

HALYARD RIDGE BUSSINESS PARK



## APPROXIMATE DRIVE TIMES

- 1 DEARBORN / FORD HQ - 25 MINUTES
- 2 DETROIT / GM HQ - 30 MINUTES
- 3 WARREN / GM TECH CENTER - 40 MINUTES
- 4 AUBURN HILLS / FCAT - 45 MINUTES
- 5 DETROIT METRO AIRPORT - 25 MINUTES
- 6 ANN ARBOR / UNIVERSITY OF MICHIGAN - 30 MINUTES
- 7 LIVONIA - 10 MINUTES
- 8 NOVI - 15 MINUTES
- 9 SOUTHFIELD - 25 MINUTES

# CORPORATE NEIGHBORS



HALYARD RIDGE BUSSINESS PARK



## KEY SITE ADVANTAGES



103 ACRE  
BUSINESS PARK  
(ROOM FOR GROWTH)



PROXIMITY TO  
AIRPORTS, SUBURBS,  
& MAJOR  
EXPRESSWAYS



BUILD TO SUIT  
OPPORTUNITY,  
POSSIBLE TAX  
ABATEMENTS



3 ACCESS  
ROUTES TO  
BUSSINESS PARK



CLASS A  
DEVELOPMENT  
& STYLE



HIGHLY SKILLED  
LABOR POOL



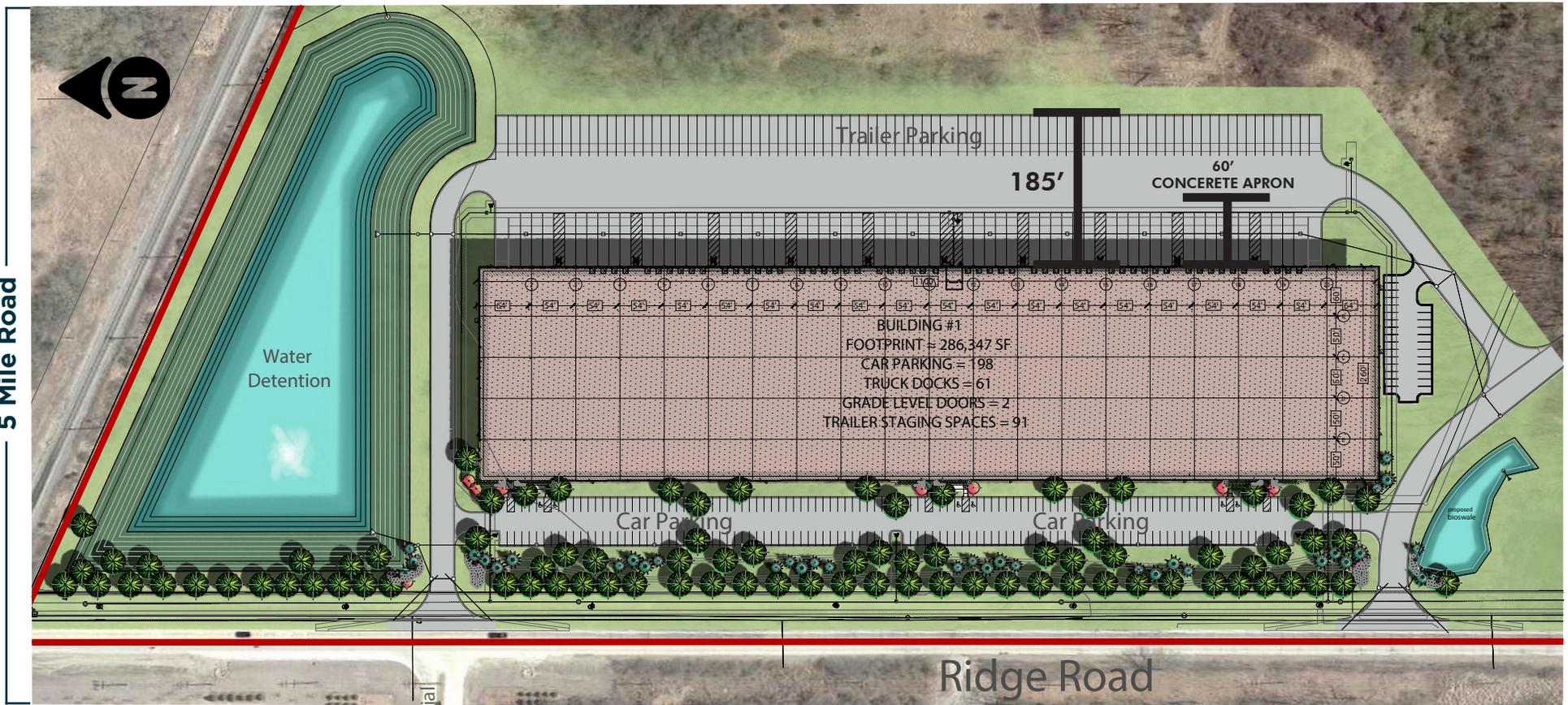
PLYMOUTH - LIVE  
WORK AND PLAY



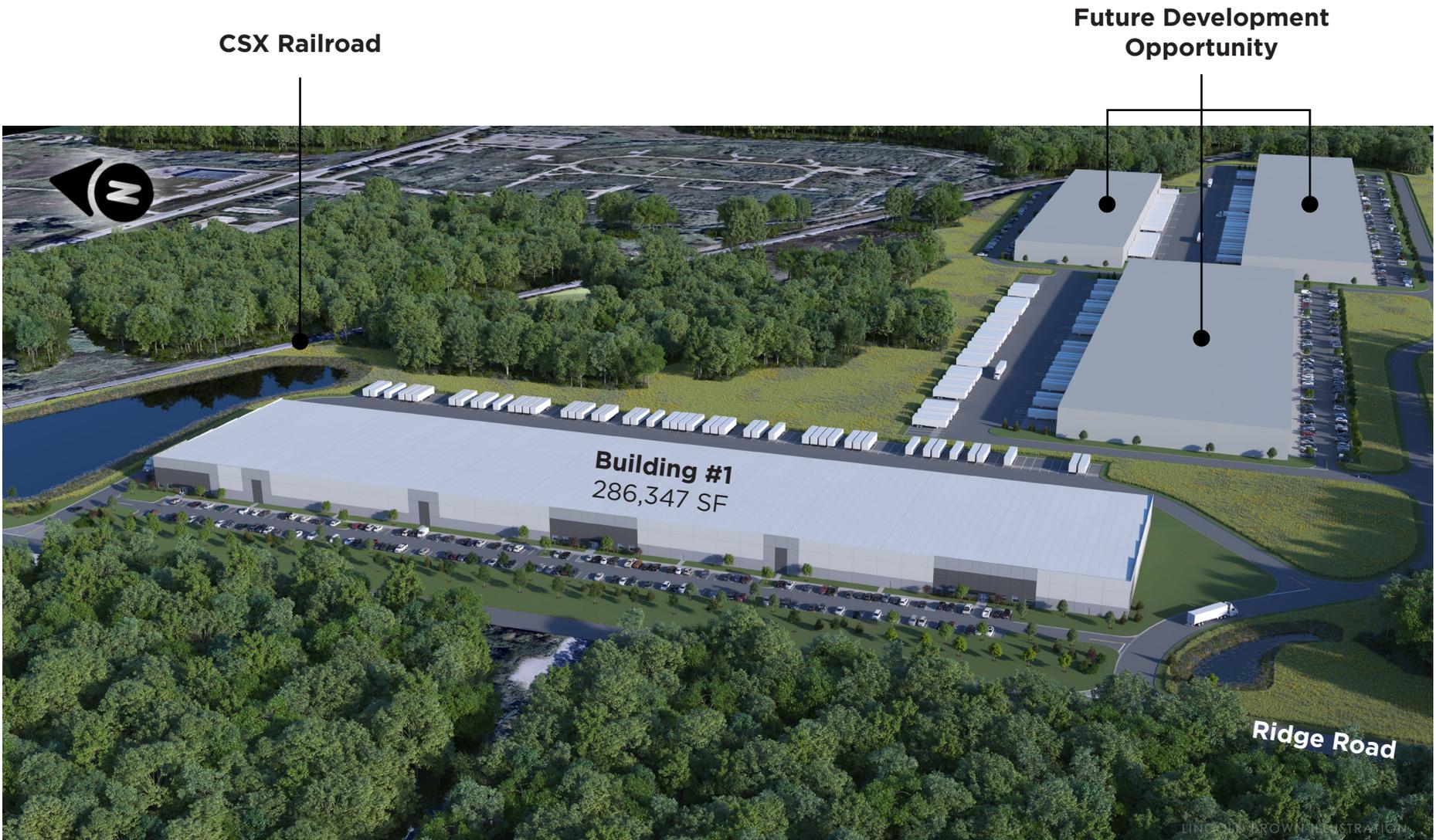
AWARD WINNING  
K-12 SCHOOL  
DISTRICTS

# BUILDING 1 FEATURES

|                            |                    |                       |               |                        |           |                       |            |
|----------------------------|--------------------|-----------------------|---------------|------------------------|-----------|-----------------------|------------|
| <b>Building Size</b>       | 286,347 SF         | <b>Column Spacing</b> | 50' w x 54' d | <b>Drive-in Doors</b>  | 2         | <b>Lighting</b>       | LED        |
| <b>Available SF</b>        | 39,000 -286,347 SF | <b>Speed Bay</b>      | 60' SB        | <b>Car Parking</b>     | 198 cars  | <b>Construction</b>   | Concrete   |
| <b>Delivery</b>            | Q1 2023            | <b>Clear Height</b>   | 32'           | <b>Trailer Parking</b> | 91 stalls | <b>Net Lease Rate</b> | \$7.25 psf |
| <b>Building Dimensions</b> | 1100' x 260'       | <b>Docks</b>          | 61            | <b>Sprinkler</b>       | ESFR      |                       |            |



# SITE PLAN



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PLYMOUTH, MI

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**CBRE**

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brookwood capital partners

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