

UP TO 66,000 SF OF CLASS A R&D/FLEX SPACE
AVAILABLE FALL 2021

5 RIDGE

C O R P O R A T E C E N T E R

5 MILE & RIDGE ROAD | PLYMOUTH TOWNSHIP

R



PLYMOUTH TOWNSHIP is a vibrant community featuring high quality of life, great neighborhoods and amenities, careful development, and stable growth. Located 20 minutes from Ann Arbor and 30 minutes from Detroit, bordered by major highways, Plymouth Township provides ready access to key attractions and transportation hubs. Public safety is safeguarded by full-time police, fire, and dispatch services. The Plymouth-Canton Community Schools are consistently rated among the best in Michigan. Other attributes include:

- Growing community with neighborhoods to fit every lifestyle
- Single-family, condominiums, and rentals available in immediate area
- Green spaces and public parks throughout the community and neighboring communities
- Accredited public and private K-12 schools in addition to a short 20 minute drive to University of Michigan Campus
- Significant manufacturing and engineering talent base
- Various religious houses of worship and faith-based organizations
- Close proximity to downtown which includes a library, museum, recreational areas, restaurants, and shops
- 25 Minute drive to Detroit Metro Airport

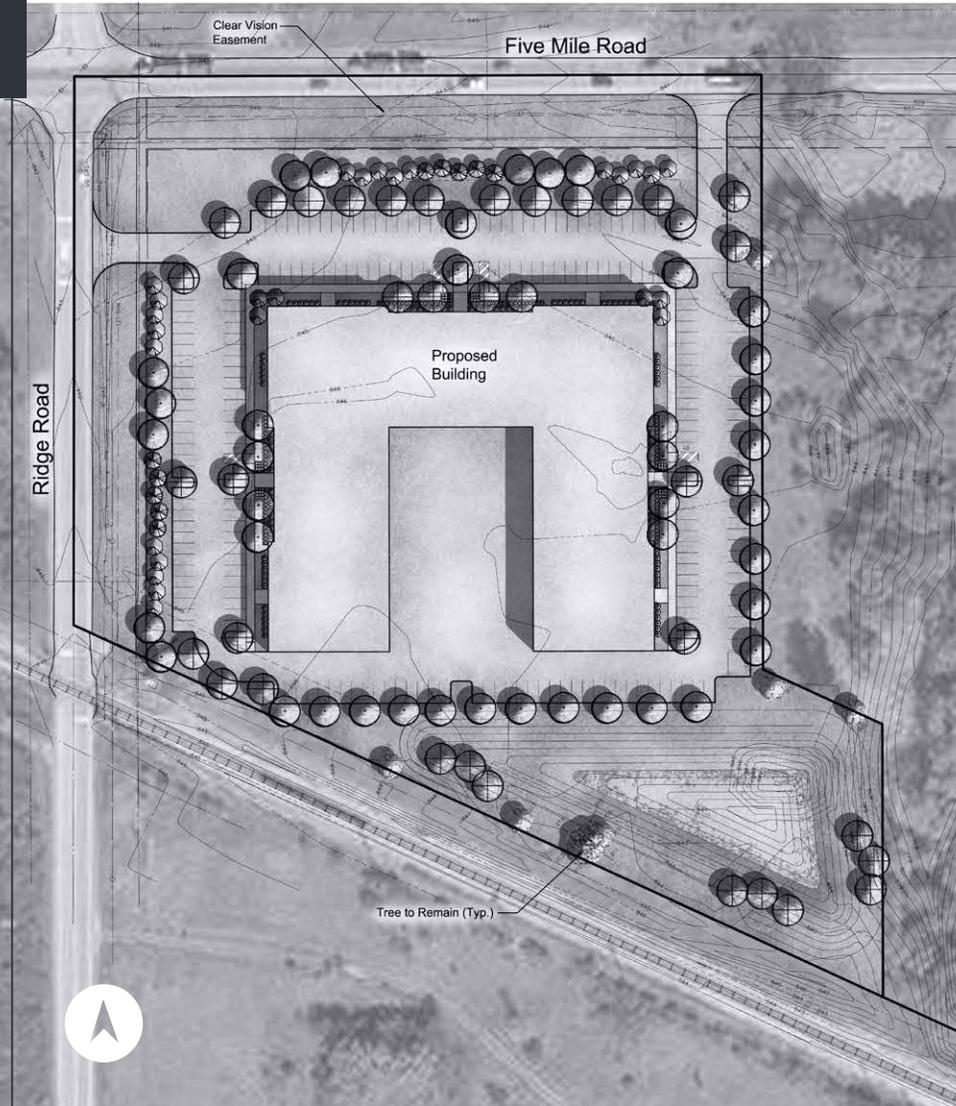
Ridge 5 Corporate Center sits within the **Michigan International Technology Center** (MITC), a real estate development initiative strategically located in an area with a high concentration of the world's foremost automotive research and development firms. One of Michigan's most desirable communities, Northville and Plymouth Townships in Western Wayne County, have a proven track record in attracting high profile companies to their communities and prestigious high tech developments. MITC extends that opportunity into new redevelopment and new development areas with support by all local services of government.

Source: plymouthtp.org, mitc-usa.org & listing team

AREA OVERVIEW



PROPERTY OVERVIEW



- Suites from 2,500 SF up to 66,000 SF of Class A R&D/Flex built out to tenants specifications
- 10' ceiling height office spec's for a spacious work atmosphere with the ability to utilize an exposed ceiling finish for a modern creative loft environment
- 17'-19' clear height with 10' x 12' grade level doors
- U-shaped building construction to provide each tenant with significant glass line for substantial natural light into suites
- Monument and facade signage available on 5 Mile & Ridge Road
- 228 parking spaces (3.45/1000) with convenient access to suite entrance
- 24/7/365 access with individual suite entrances and HVAC rooftop units
- Zoned **IND** allowing for a variety of uses including office, research, testing and light manufacturing
- Close proximity to M-14 providing connectivity to I-94, I-275, I-96 and I-696

NOVI > *15 MINUTES

ANN ARBOR > *20 MINUTES

FORD HQ > *23 MINUTES

DTW AIRPORT > *25 MINUTES

DETROIT/GM HQ > *30 MINUTES

GM TECH CENTER > *35 MINUTES

FCA HQ > *40 MINUTES

*Approximation

PROPERTY OVERVIEW

COUNTY WAYNE

ZONING IND

TOTAL BUILDING SIZE 66,000 SF

DIVISIBLE (MIN/MAX) 2,500 - 66,000 SF

LEASE RATE TBD

TAXES TBD

LAND & STRUCTURE

YEAR BUILT FALL 2021

STORIES ONE (1)

LIGHTING LED

TOTAL AVAILABLE 66,000 SF

FLOOR DRAINS TO-SUIT

RESTROOMS YES

AVAILABLE OFFICE TO-SUIT

CEILING HEIGHT 17'-19'

GRADE LEVEL DOORS TO-SUIT

AVAILABLE SHOP TO-SUIT

PARKING SPACES 228 (3.45/1000)

TRUCKWELLS N/A

DIVISIBLE YES

HVAC OFC (YES) /
WHSE (TO-SUIT)

RAIL N/A

ACREAGE 6.63 (NET)

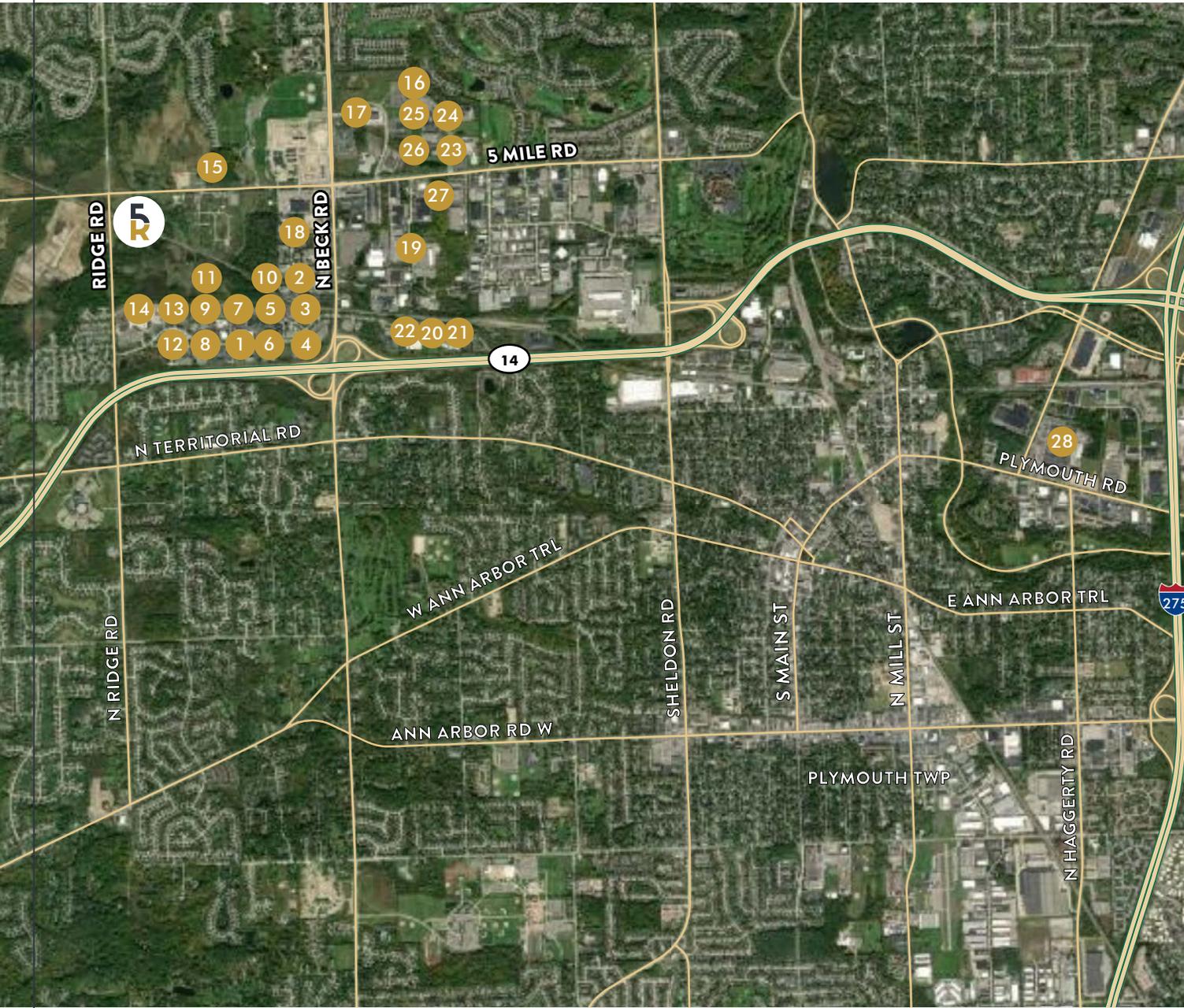
POWER: TBD

CRANES TO-SUIT

CONSTRUCTION STEEL & BRICK

SPRINKLERS PER CODE

AREA COMPANIES



- 1 KOYO CORPORATION OF USA
- 2 AMERICAN FURUKAWA, INC
- 3 HONEYWELL
- 4 AVL NORTH AMERICA, INC.
- 5 SHILOH INDUSTRIES, INC.
- 6 JOHNSON ELECTRIC
- 7 BREMBO NORTH AMERICA
- 8 CHANGAN US R&D CENTER
- 9 ZWZ BEARING USA
- 10 FREUDENBERG-NOK
- 11 CEQUENT PERFORMANCE PRODUCTS
- 12 PERCEPTRON, INC.
- 13 HELM INC.
- 14 ADIENT
- 15 ZHONGDING
- 16 ZF TECHNOLOGIES
- 17 HELLA NORTH AMERICA
- 18 MAHLE
- 19 MAGNA LIGHTING
- 20 MOBIS
- 21 ISUZU
- 22 SIEMENS
- 23 AISIN
- 24 MEIDEN
- 25 TRELLEBORG
- 26 MITSUBISHI ELECTRIC
- 27 PROGRESSIVE INSURANCE
- 28 RIVIAN

SELECT RETAIL

- 1 HOME DEPOT
- 2 UNITED STATES POSTAL SERVICE
- 3 BANK OF AMERICA
- 4 HUNTINGTON BANK
- 5 CVS PHARMACY
- 6 SHELL GAS STATION
- 7 SPEEDWAY GAS STATION
- 8 CITIZENS BANK
- 9 SHELDON PLACE (~95K SF RETAIL CENTER)

SELECT FOOD

- 1 BUDDY'S PIZZA
- 2 TACO BELL
- 3 MCDONALD'S
- 4 JET'S PIZZA
- 5 FRESH THYME GROCERY
- 6 RUSTY BUCKET
- 7 BUSCH'S GROCERY
- 8 DON BETO'S (MEXICAN)

HOTELS

- 1 THE INN AT ST. JOHNS
- 2 HILTON GARDEN INN
- 3 HOLIDAY INN EXPRESS & SUITES

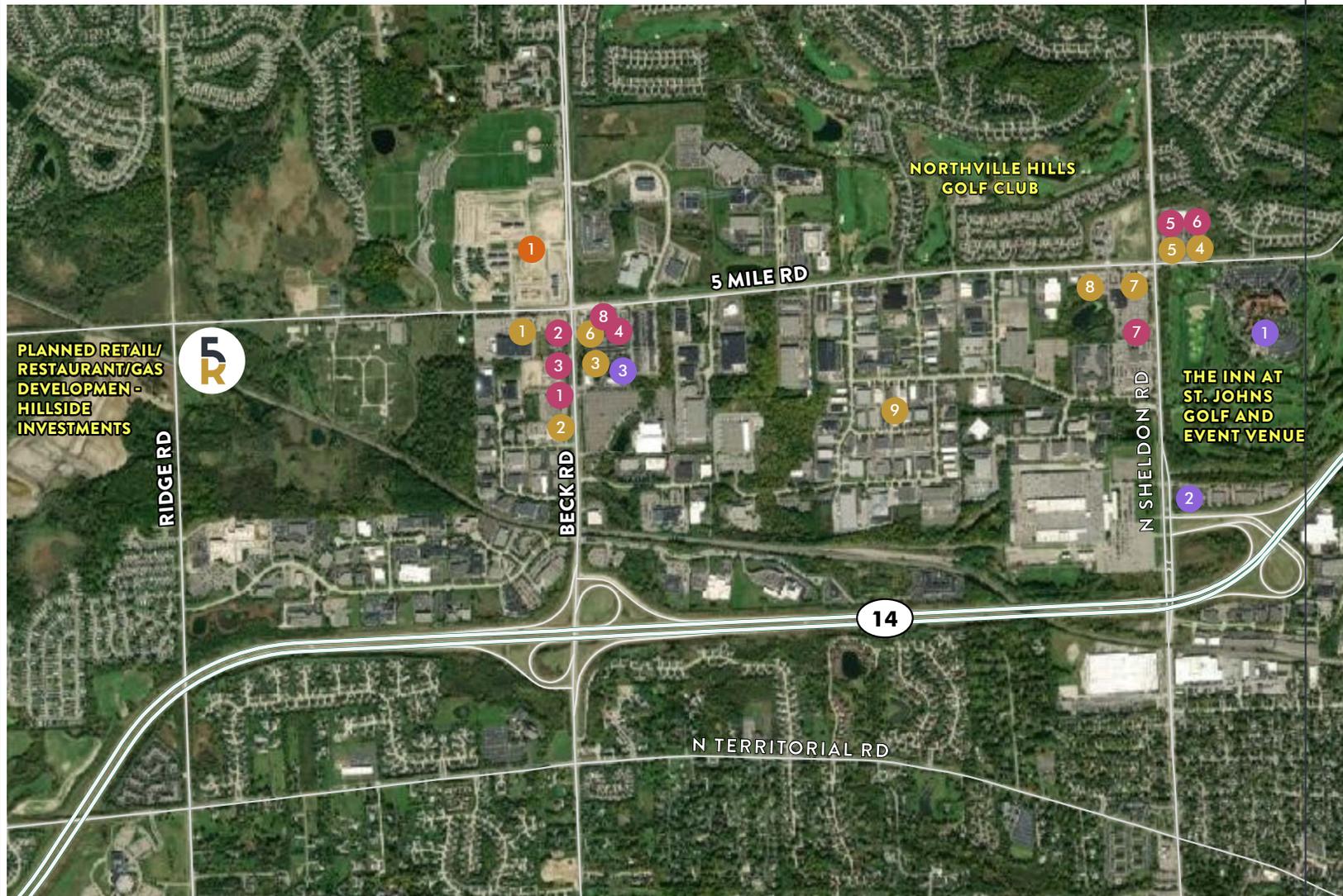
MIXED-USE DEVELOPMENT

- 1 SINGLE-FAMILY HOMES
CONDOMINIUMS
RETAIL & HOTEL

FUTURE DEVELOPMENTS

-  RIDGE 5
CORPORATE PARK

AREA AMENITIES



NOVI > *15 MINUTES

ANN ARBOR > *20 MINUTES

FORD HQ > *23 MINUTES

DTW AIRPORT > *25 MINUTES

DETROIT/GM HQ > *30 MINUTES

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*Approximation

PROXIMITY MAP



SITE PLAN

FROM 2,500 SF
UP TO 66,000 SF

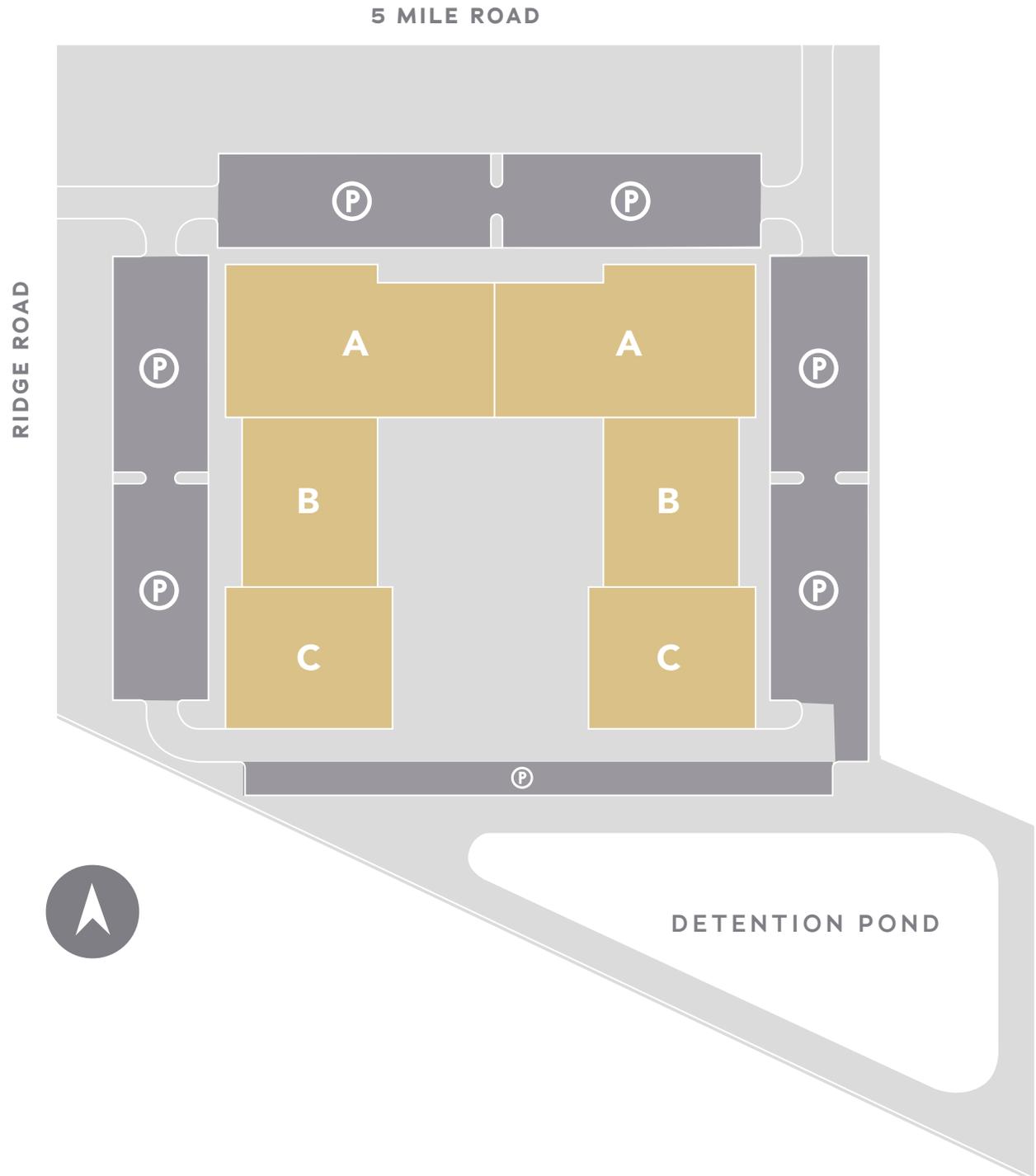
*15,324 SF **A**

*8,742 SF **B**

*8,910 SF **C**

PARKING **(P)**

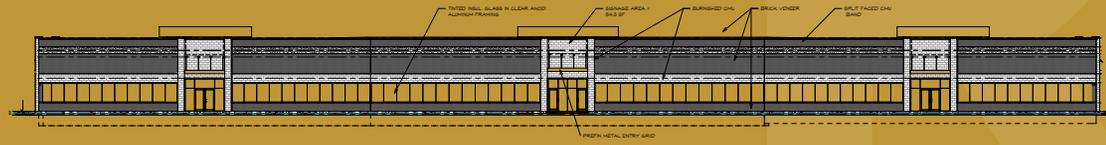
*Approximation



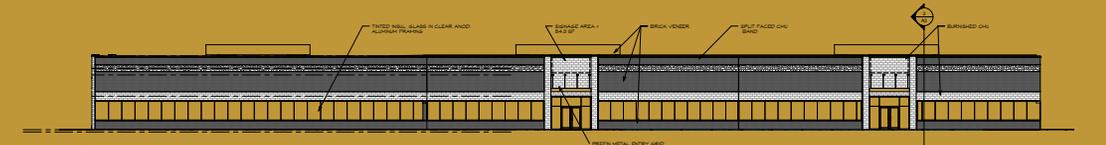
SAMPLE FLOOR PLAN



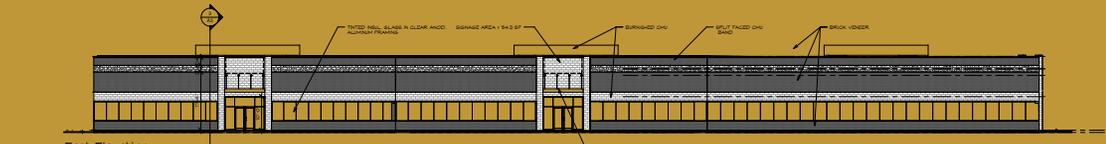
BUILDING ELEVATIONS



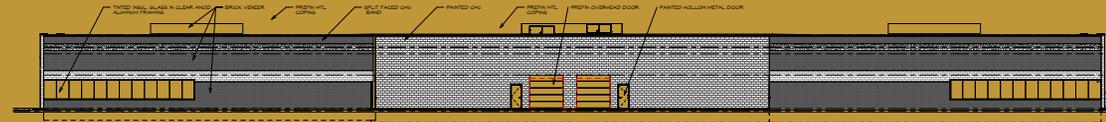
North Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"

Clear Vision Easement

Five Mile Road

LANDSCAPE PLAN

Ridge Road

Proposed Building

Tree to Remain (Typ.)



DEVELOPER PROFILE



HILLSIDE INVESTMENTS

HILLSIDE-INVESTMENTS is a full-service, premier real estate investment company forged from the successors of Dembs Roth and the Osprey Companies. Throughout our history, we have acquired more than one billion dollars worth of commercial real estate assets across sixteen states with a total footprint that exceeds twenty million square feet. At Hillside Investments, we carefully target appropriate product type, unit mix, and architectural design acquiring properties of the highest quality meeting our customer demands. Our success is rooted in our ability to review underwriting variables while continually refining the investment model. Reputation is at the core of our values, and Hillside-Investments prides itself on its flawless and respected reputation.

The Hillside-Investment team represents three generations of professional experience in commercial real estate. Our company's cohesiveness, backed by our cumulative years of experience and knowledge, provides us with the necessary disciplines for integration resulting in unmarked success. With extensive internal resources and a commitment to excellence, Hillside-Investments has an unparalleled ability to capitalize on investment opportunities. Complete transparency, dedication, and professionalism in our investments are guaranteed to maximize our investors' real estate experiences.



NOVI TECHNOLOGY CENTER (MULTI-TENANT)
25540 SEELEY ROAD
50,000 SF R&D FLEX FACILITY



WABCO - NAHQ (SINGLE-TENANT)
1220 PACIFIC DRIVE, AUBURN HILLS
102,000 SF R&D/FLEX FACILITY



5 RIDGE

CORPORATE CENTER

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