

1 SITE
LEFT

SHELBY INDUSTRIAL CENTER

14670 TWENTY THREE MILE ROAD, SHELBY TWP, MI



From
80,000 SF
up to
185,000 SF

A new corporate class industrial development || Final build-to-suit opportunity 8.67 acres
Completed 250,000 SF facility occupied by CIE || Niagara Bottling to occupy 450,000 SF facility
on the south 30 acres || New Traffic Light on 23 Mile Road to service Shelby Industrial Center
Accelerated construction schedules possible

NEWMARK



PROFESSIONALLY MARKETED BY:

BOB PAGANO	248-357-6576	bob.pagano@nmrk.com
JACK COURY	248-372-2276	jack.coury@nmrk.com
CHRIS DOWELL	248-447-2717	chris.dowell@nmrk.com



SHELBY INDUSTRIAL CENTER

SITE
A

PRICING: TBD

AVAILABLE

COMMENTS:

Up to 185,000 SF Total on 8.67 ac. 50' X 52' Column Spacing (60' In Speed Bay). LED Lights.

PROPERTY DETAILS:

Total Building Area:
80,000 to 185,000 SF

Office Area:
To Suit

Year built:
TBD

Cranes:
Possible

Clear Height:
30'

Sprinkler:
ESFR

Min/Max Available:
80,000 to 185,000 SF

Tenancy:
Single-Tenant

Parking:
To Suit

Heat:
Air Rotation

Dock Doors:
To Suit

Power:
To Suit

SITE
B

PRICING: TBD

LEASED

COMMENTS:

Up to 253,00 SF Total on 6.85 ac. 50' X 52' Column Spacing (60' In Speed Bay). 40 Ton Crane Bay. LED Lights.

PROPERTY DETAILS:

Total Building Area:
Up to 253,000 SF

Office Area:
7,000 SF

Year built:
2021

Cranes:
Possible

Clear Height:
30'

Sprinkler:
ESFR

Min/Max Available:
Up to 253,000 SF

Tenancy:
Single-Tenant

Parking:
300

Heat:
Air Rotation

Dock Doors:
6

Power:
To Suit

SITE
C

PRICING: TBD

SOLD

COMMENTS:

70,000 SF Office Spec Building finished to suit. Excellent truck access. Crane prepped.

PROPERTY DETAILS:

Total Building Area:
Up to 70,000 SF

Office Area:
To Suit

Year built:
TBD

Cranes:
Prepped

Clear Height:
26'

Sprinkler:
Yes

Min/Max Available:
Up to 70,000 SF

Tenancy:
Single Tenant

Parking:
75

Heat:
Radiant Tube

Dock Doors:
To Suit

Power:
To Suit

SITE
D

PRICING: TBD

SOLD

COMMENTS:

Up to 450,000 SF Total on 24 ac. 50'x52'. Column Spacing (60' In Speed Bay). LED Lights. Up to 500,000 SF with site C.

PROPERTY DETAILS:

Total Building Area:
Up to 450,000 SF

Office Area:
To Suit

Year built:
2022

Cranes:
Possible

Clear Height:
30'

Sprinkler:
ESFR

Min/Max Available:
Up to 450,000 SF

Tenancy:
Multi-tenant

Parking:
To Suit

Heat:
Air Rotation

Dock Doors:
40

Power:
Sub Station

SITE A

80,000 SF UP TO 185,000 SF AVAILABLE

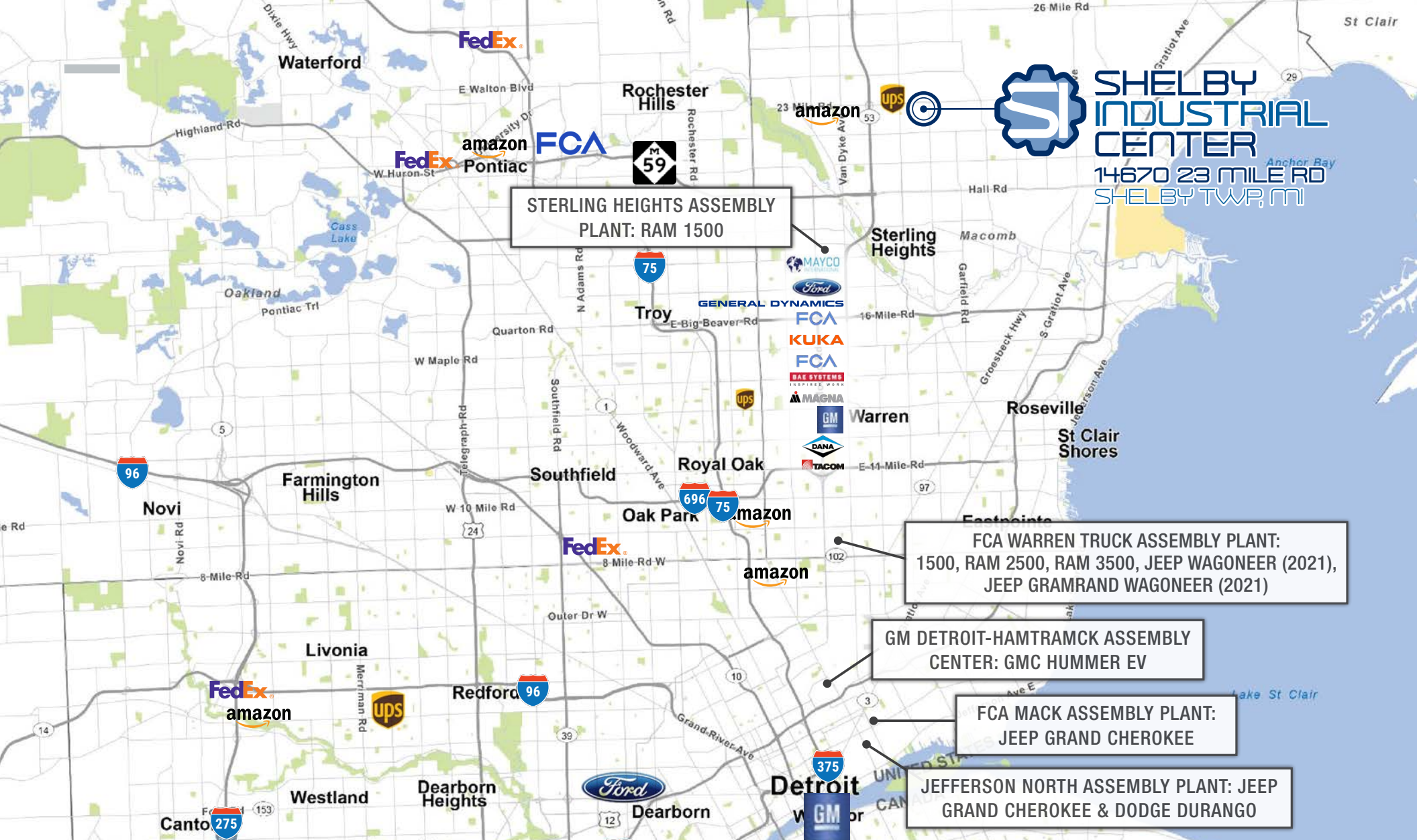


AERIAL OVERALL SITES



SITE A CONCEPT PLAN





PROFESSIONALLY MARKETING BY:

BOB PAGANO 248-357-6576 bob.pagano@nmrk.com
JACK COURY 248-372-2276 jack.coury@nmrk.com
CHRIS DOWELL 248-447-2717 chris.dowell@nmrk.com

nmrk.com



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.