



## Two speculative class A warehouse buildings

BUILDING A: 100,456 SF | BUILDING B: 170,088 SF

33100-33200 Smith Road  
Romulus, Michigan

### Ready for tenant fit out



OWNED & DEVELOPED BY:



LEASING AGENTS:



**SEAN CAVANAUGH**  
248.581.3331  
sean.cavanaugh@jll.com

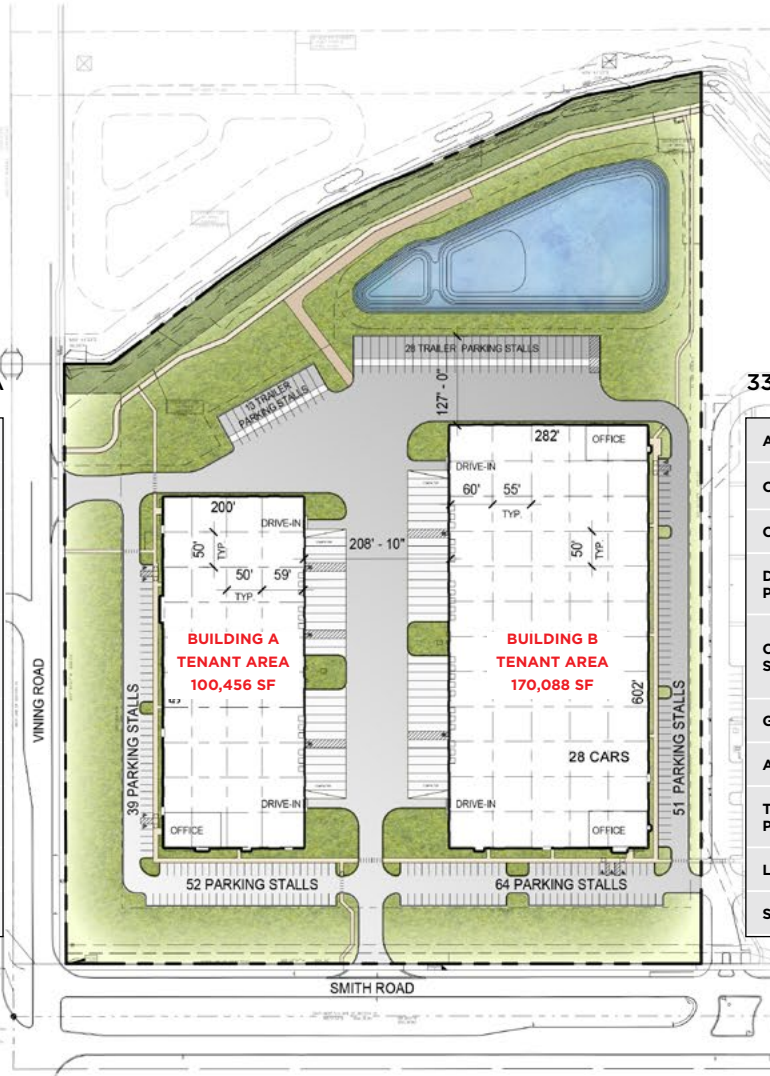
**DAVE MACDONALD**  
248.581.3333  
dave.macdonald@jll.com

# SITE PLAN



33200 Smith Road | Building A

AVAILABLE	100,456 SF
OFFICE	2,002 SF
CLEAR HEIGHT	32'
DOCK POSITIONS	12
COLUMN SPACING	50' x 50' (50' x 59' speed bay)
GRADE DOORS	2
AUTO PARKING	91
TRAILER PARKING	13
LIGHTING	LED
SPRINKLERS	ESFR



33100 Smith Road | Building B

AVAILABLE	170,088 SF
OFFICE	2,110 SF
CLEAR HEIGHT	32'
DOCK POSITIONS	22
COLUMN SPACING	55' x 50' (60' x 50' speed bay)
GRADE DOORS	2
AUTO PARKING	115
TRAILER PARKING	28
LIGHTING	LED
SPRINKLERS	ESFR

## DEVELOPMENT OVERVIEW

- Just north of Detroit Metro Airport
- Less than a mile to I-94 via Vining Rd
- Prominent hard corner location
- State-of-the-art construction with modern clear heights and generous employee and trailer parking





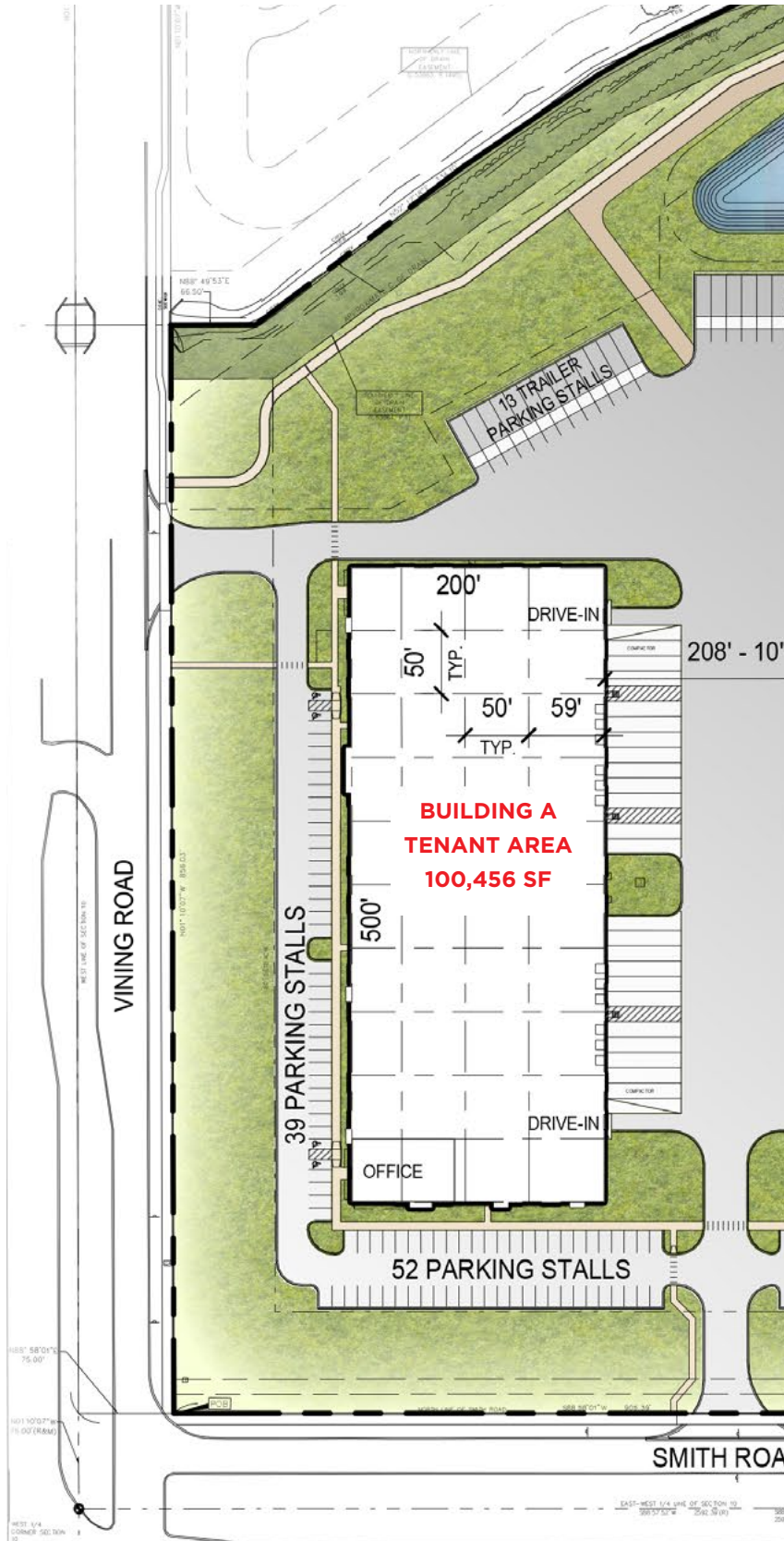
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33200 Smith Road | Building A

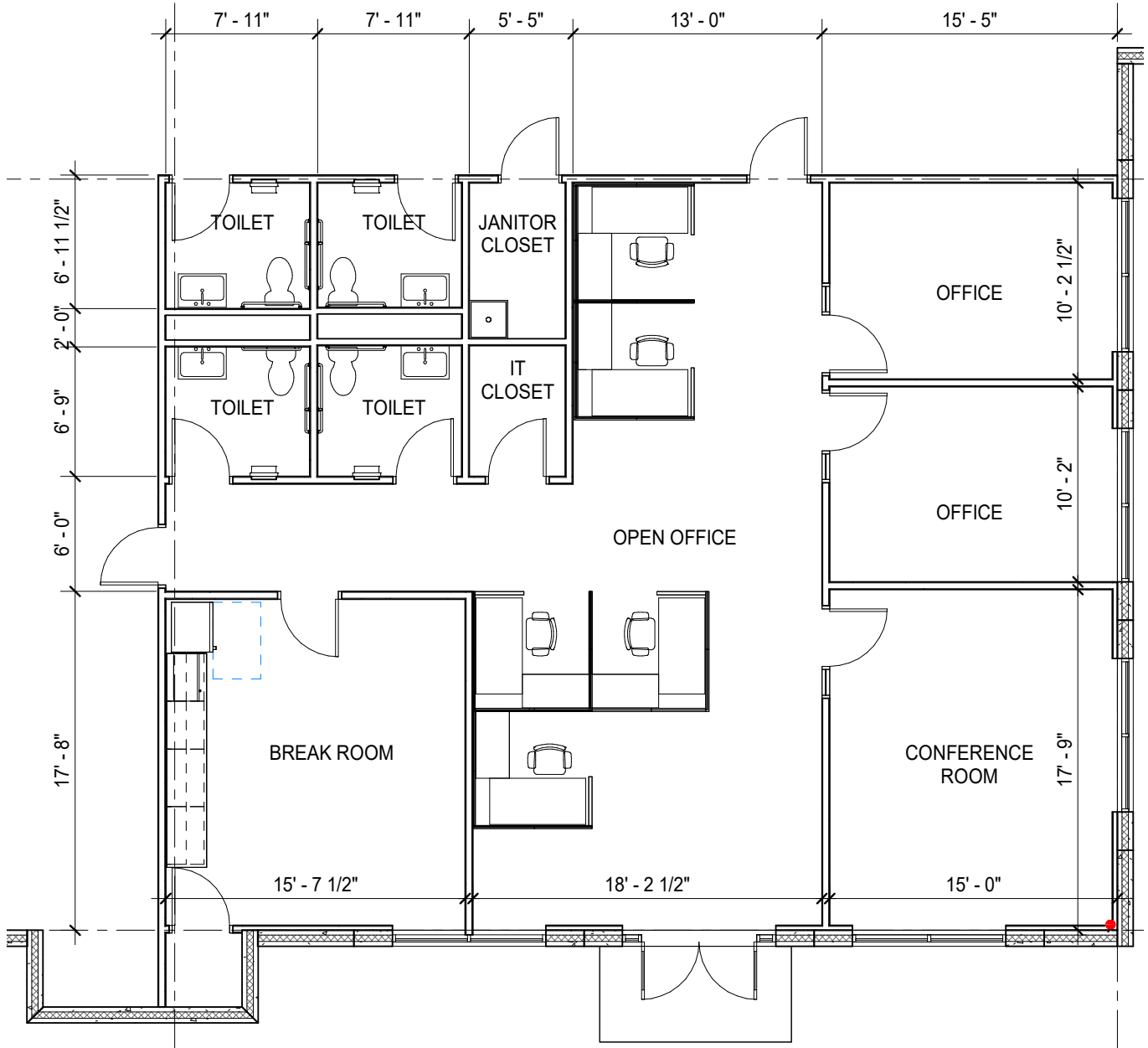


## BUILDING OVERVIEW

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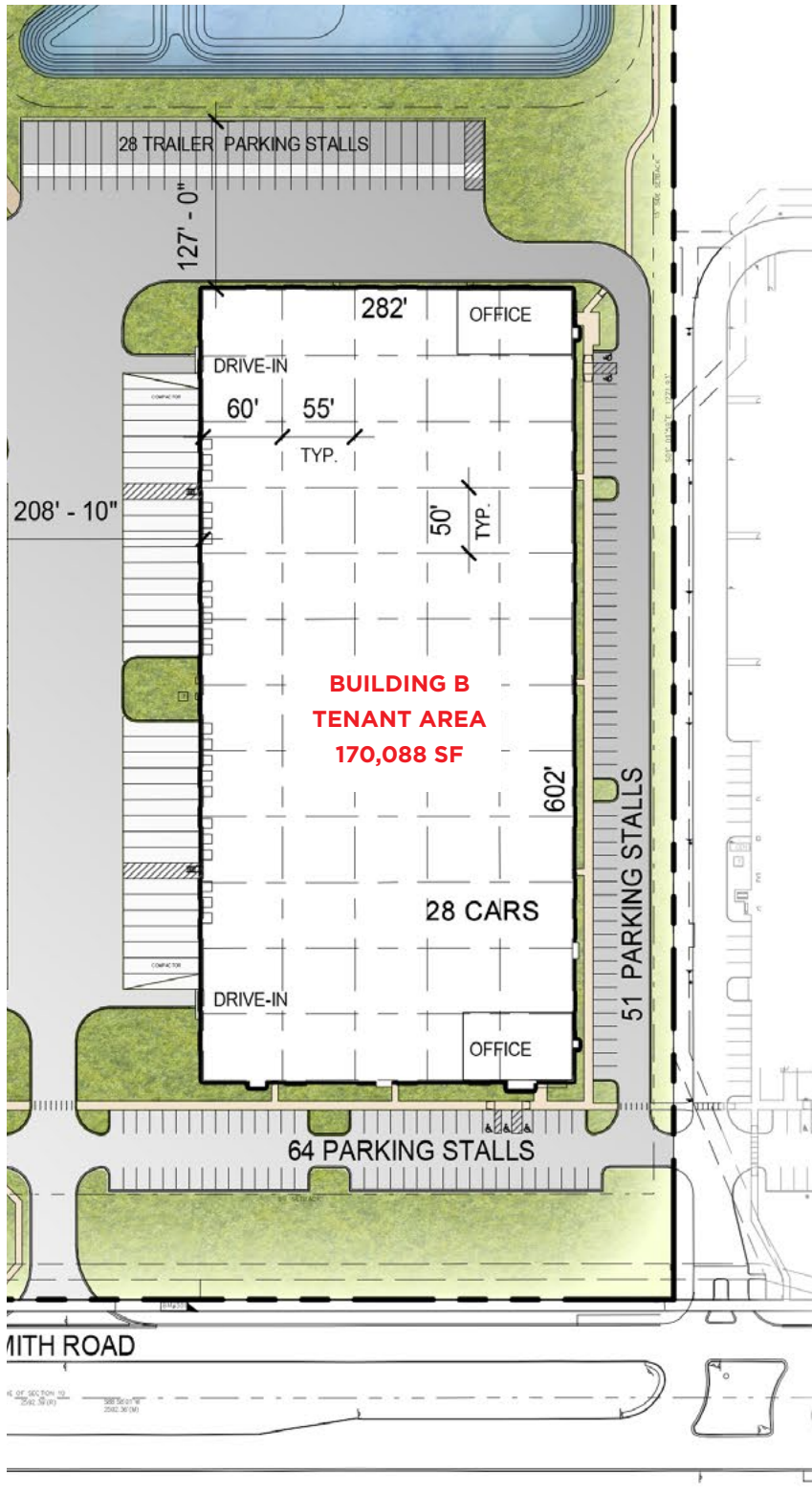


**BUILDING A**  
Office Floor Plan | 2,002 SF



# SITE PLAN

33100 Smith Road | Building B



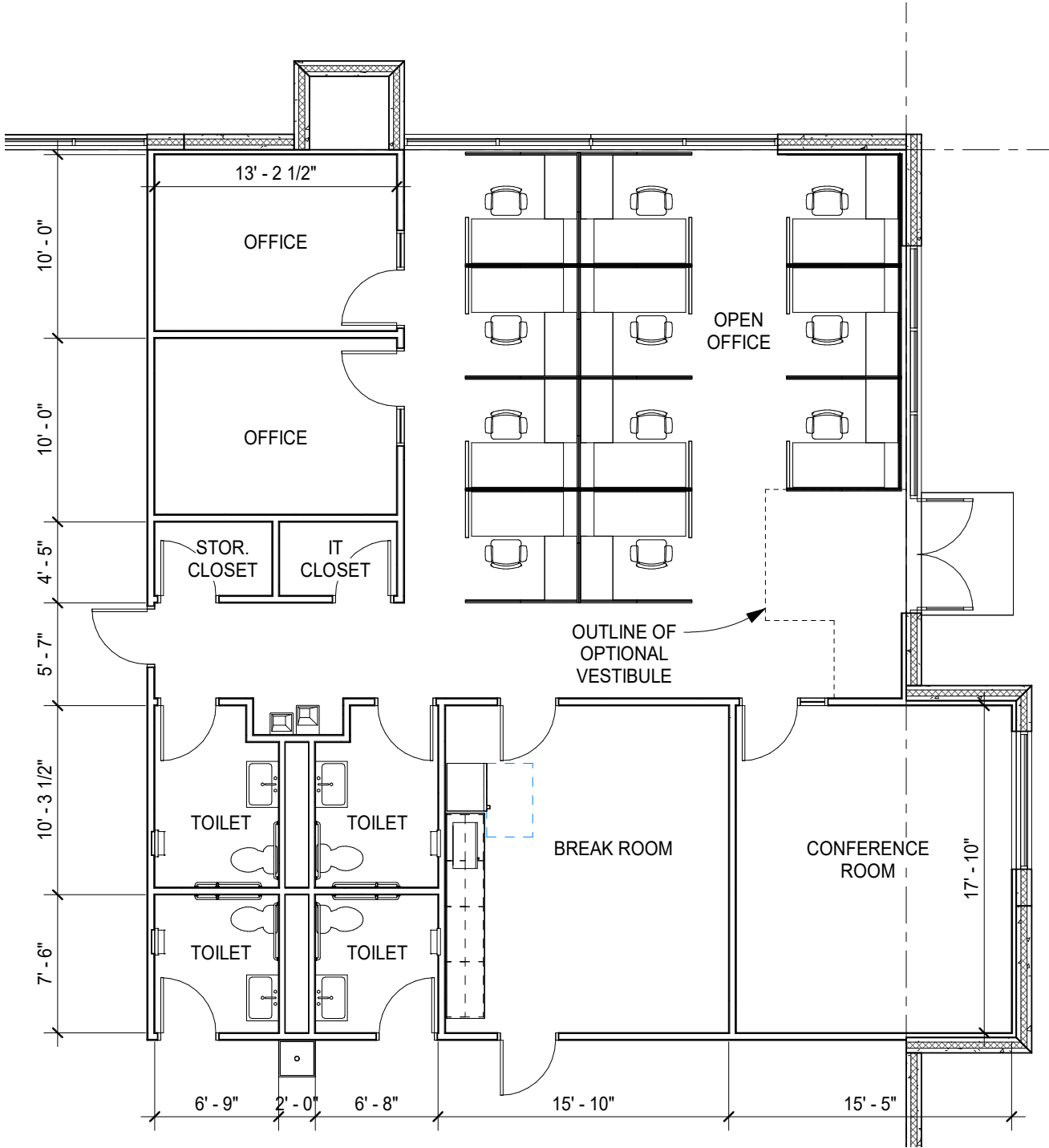
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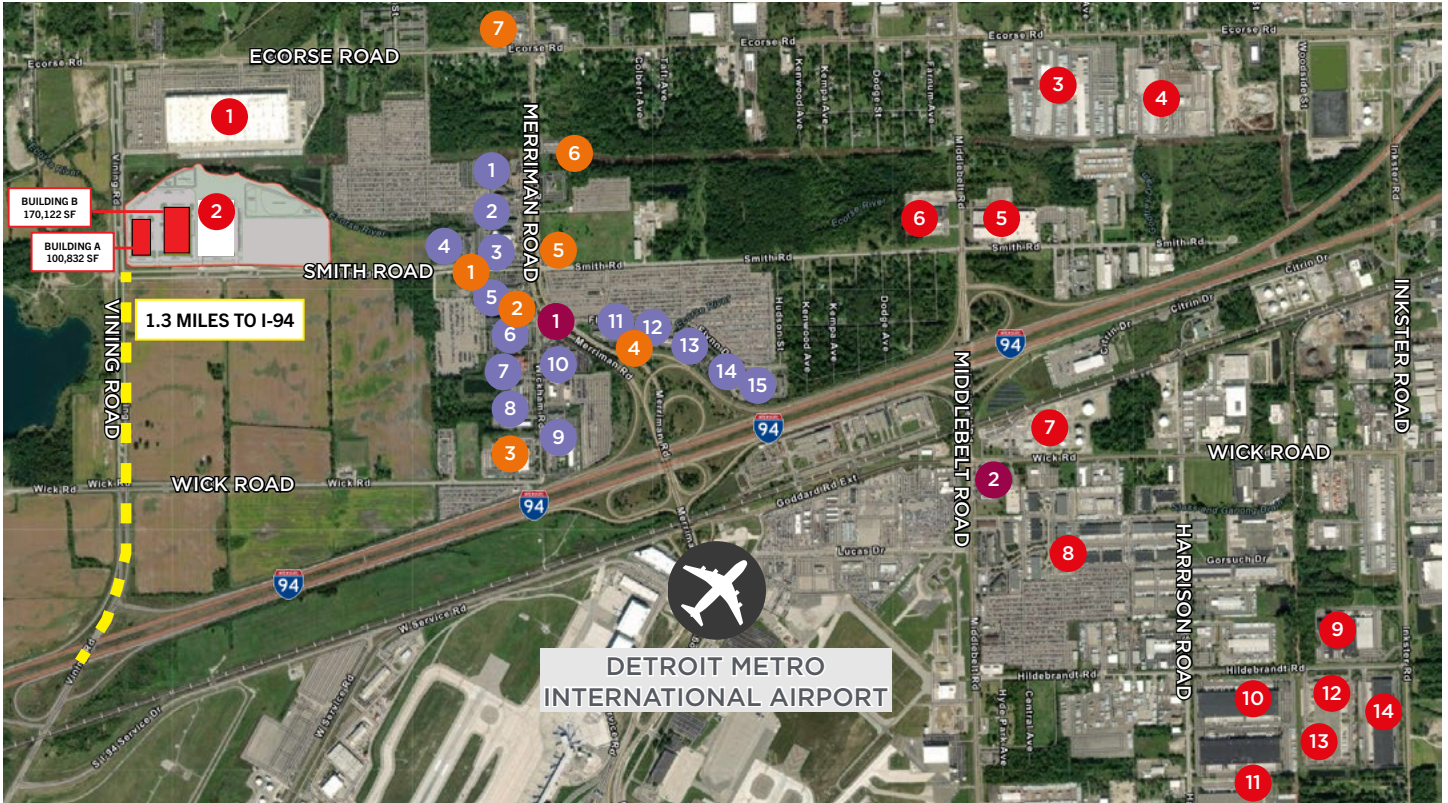




**BUILDING B**  
Office Floor Plan | 2,110 SF



# LOCATION OVERVIEW



### CORPORATE USERS

1. Amazon Fulfillment Center
2. Vistar
3. Universal Logistics
4. Fedex Freight
5. Welch Packaging
6. PAM Transport, Inc.
7. Sunoco Logistics
8. ASAP Express & Logistics
9. Yanfeng US Automotive
10. CEVA Logistics
11. Nippon Express
12. DB Schenker USA
13. Kintetsu World Express
14. ZYNP International Corp

### FOOD

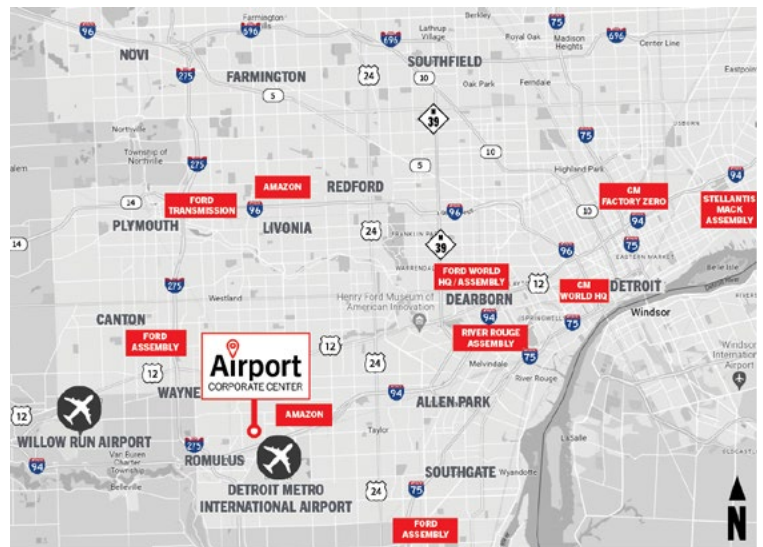
1. Big Boy
2. Starbucks
3. Delta Prim Steak House
4. Bob Evan's
5. McDonald's
6. Leonardo's Italian Grille
7. Wheat & Rye

### HOTELS

1. Americas Best Value
2. Holiday Inn Express
3. Sheraton Detroit Metro
4. Hilton Garden Inn
5. Magnuson Hotel
6. Holiday Inn Detroit
7. Embassy Suites
8. Four Points by Sheraton
9. Wyndham Garden
10. Clarion Hotel
11. Howard Johnson
12. La Quinta Inn
13. Courtyard by Marriott
14. Marriott
15. Extended Stay

### GAS STATIONS

1. Speedway
2. BP



2.7 MILES TO DETROIT METRO AIRPORT  
9.1 MILES TO WILLOW RUN AIRPORT

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

20 MINUTES TO CANADA VIA AMBASSADOR BRIDGE  
23 MINUTES TO DOWNTOWN DETROIT  
33 MINUTES TO OHIO

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