

FOR LEASE OR SALE

840 E HURON BLVD | 1,248,808 SF MARYSVILLE, MI

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PHOENIX INVESTORS
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PROPERTY HIGHLIGHTS

- EXTENSIVE CAR & TRAILER PARKING
- PROXIMITY TO I-94
- GUARD SHACK
- CLEAR HEIGHTS UP TO 36’
- PROXIMITY TO THE US/CANADA BORDER
- RAIL ACCESS VIA CSX (INACTIVE SPUR ON SITE)



PROPERTY DETAILS

840 E HURON BLVD | MARYSVILLE, MI

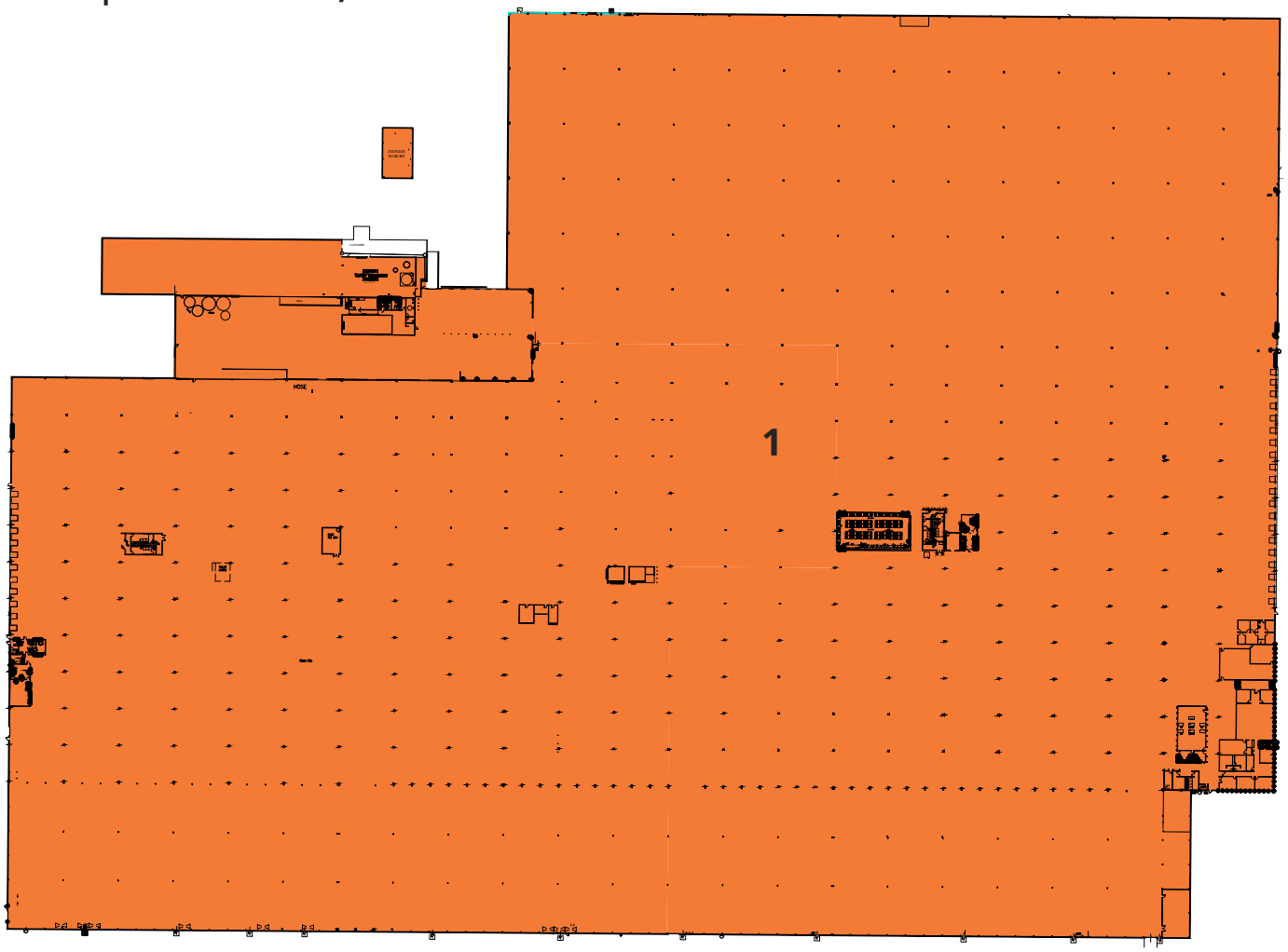
BUILDING SIZE	1,248,808 SF
OFFICE SPACE	9,800 SF
DOCK DOORS	64
GRADE-LEVEL DRIVE-IN DOORS	13
CLEAR HEIGHT	13’ - 36’
COLUMN WIDTH/DEPTH	60’ x 60’ | 40’ x 40’
WALLS	Steel, Masonry, & Insulated Steel Panel
FLOORS	6”
YEAR BUILT	1936, 1958, 1995, 1998, 2000
POWER	Primary Provider: DTE | 13.2 kV Primary Service | Multiple Substations: 3200 Amps, 480/270V | Ecoat Line: Two 1600-Amp Feeds
NATURAL GAS	Provided by Semco Energy Gas Company
WATER & SEWER	City of Marysville
LIGHTING	LED
FIRE SUPPRESSION	Fully Suppressed; ESFR & Ordinary Hazard
CRANES	5-Ton Crane Available
PARKING	322 Auto Spaces | 47 Truck Spaces
RAIL	Access Possible via CSX, Inactive Spur on Site
LAND AREA	101.5 Acres
ZONING	M-2: General Industrial
PARCEL ID	74-03-051-0001-00; 74-03-051-001-300





FLOOR PLAN

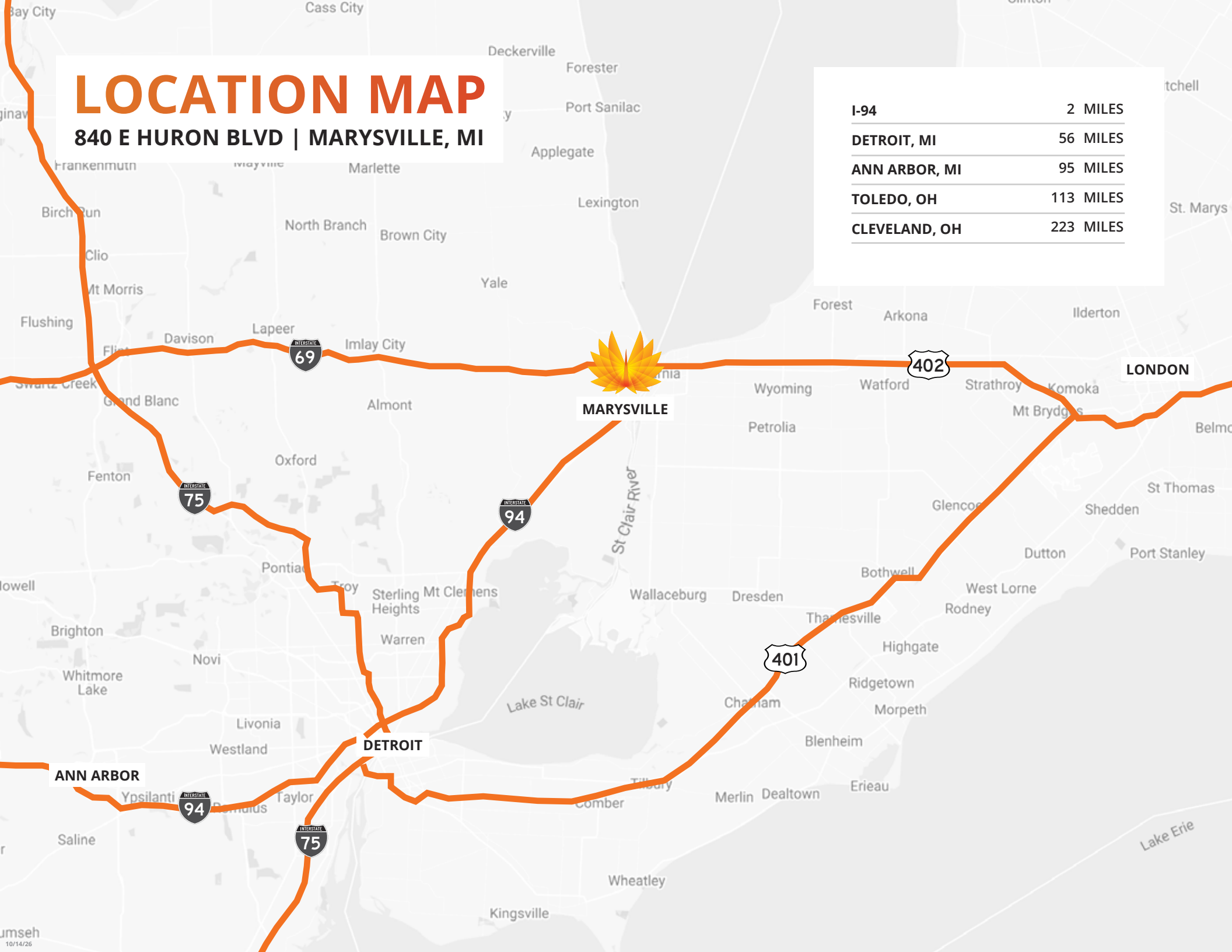
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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	1,248,808 SF
TOTAL		**1,248,808 SF**

LOCATION MAP

840 E HURON BLVD | MARYSVILLE, MI



I-94	2 MILES
DETROIT, MI	56 MILES
ANN ARBOR, MI	95 MILES
TOLEDO, OH	113 MILES
CLEVELAND, OH	223 MILES

10/14/26