



**FOR LEASE OR SALE** | **1,248,808 SF**  
**840 E HURON BLVD** | **MARYSVILLE, MI**

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



## 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

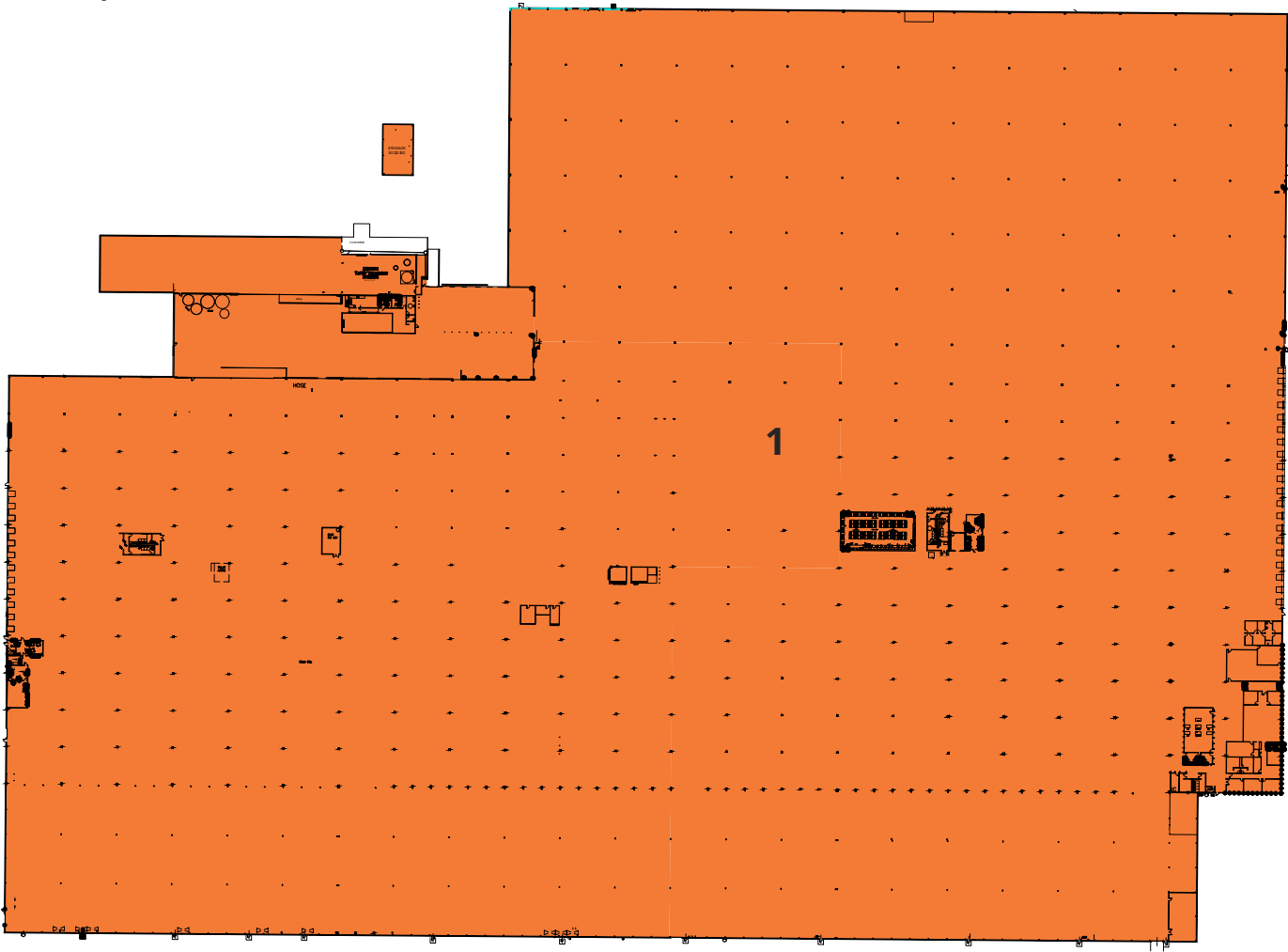
840 E HURON BLVD | MARYSVILLE, MI

|                            |                                                                                                                              |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                         |

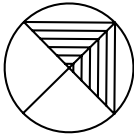


# FLOOR PLAN

840 E HURON BLVD | MARYSVILLE, MI



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



**840 E HURON BLVD | MARYSVILLE, MI**

|                      |                  |
|----------------------|------------------|
| <b>I-94</b>          | <b>2 MILES</b>   |
| <b>DETROIT, MI</b>   | <b>56 MILES</b>  |
| <b>ANN ARBOR, MI</b> | <b>95 MILES</b>  |
| <b>TOLEDO, OH</b>    | <b>113 MILES</b> |
| <b>CLEVELAND, OH</b> | <b>223 MILES</b> |

