

# ROMULUS

TRADE CENTER

## NOW LEASING:

**BUILDING 1: ±100,236 SF AVAILABLE IMMEDIATELY**

**BUILDING 4: ±312,474 SF DELIVERY Q2 2026**

**BUILDING 6: ±282,909 SF DELIVERY Q4 2026**



## 6 BUILDINGS | +/- 1,993,491 SF

MASTER PLANNED INDUSTRIAL PARK | VINING ROAD AND I-94 | ROMULUS, MI

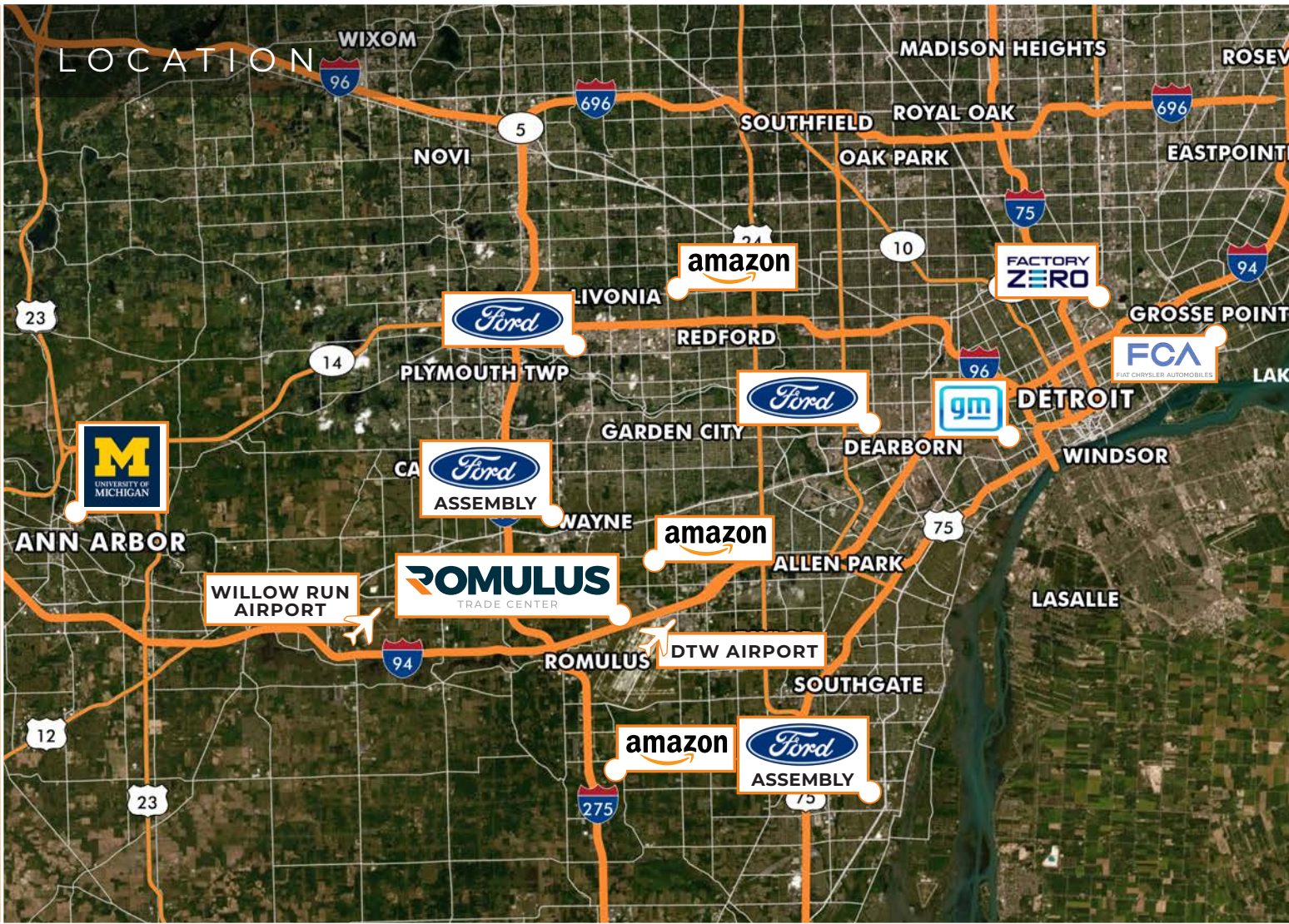
LAUREN SCARPACE  
Vice Chairman  
+1 248 351 2060  
lauren.scarpace@cbre.com


EUGENE J. AGNONE III  
Executive Vice President  
+1 248 351 2024  
eugene.agnone@cbre.com

BLAKE BURSTEIN  
Vice President  
+1 248 936 6890  
blake.burstein@cbre.com


**CBRE**



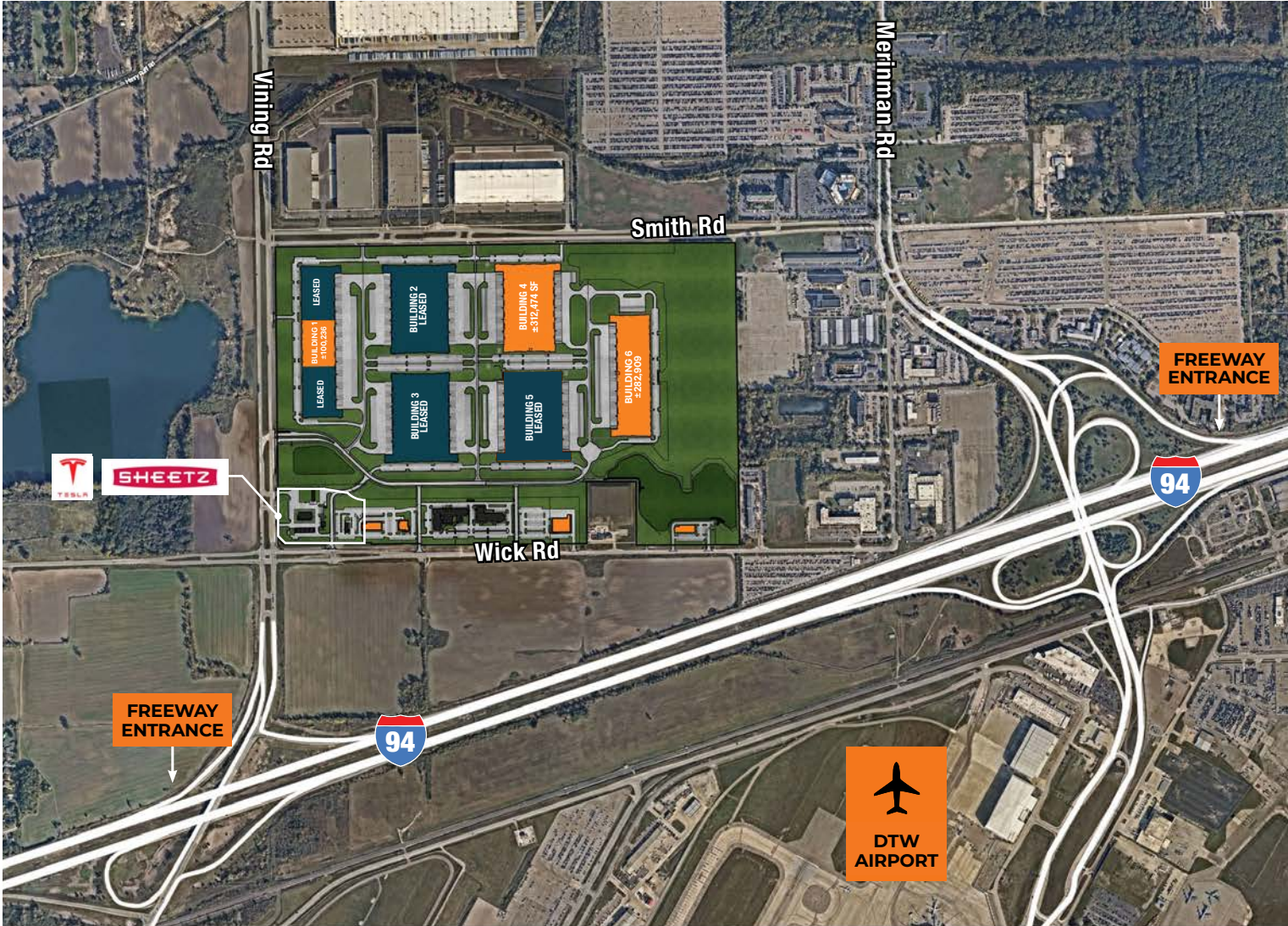


 2 MINUTES TO I-94  
8 MINUTES TO I-275  
20 MINUTES TO I-75

 2.7 MILES TO DTW  
9.1 MILES TO WILLOW RUN

 20 MINUTES TO WINDSOR CANADA  
23 MINUTES TO DOWNTOWN DETROIT  
33 MINUTES TO OHIO

 ACCESS TO MULTIPLE AUTO  
RELATED PLANTS AND HQ'S  
PRIME LOCATION FOR AIR CARGO  
AND E-COMMERCE TENANTS



## KEY SITE ADVANTAGES



211 ACRE  
PARK



PROXIMITY TO  
AIRPORTS AND  
MAJOR EXPRESSWAYS



GREENFIELD  
DEVELOPMENT  
INCLUDING SPEC  
BUILDINGS AND  
AMPLE OPPORTUNITY  
FOR BUILT TO  
SUIT SITES



CLASS A  
DISTRIBUTION  
FACILITIES WITH  
GENEROUS TI  
PACKAGES



SIGNIFICANT  
POWER/WATER/  
SANITARY



ABUNDANT  
HIGHLY SKILLED  
LABOR POOL

SITE PHOTOS



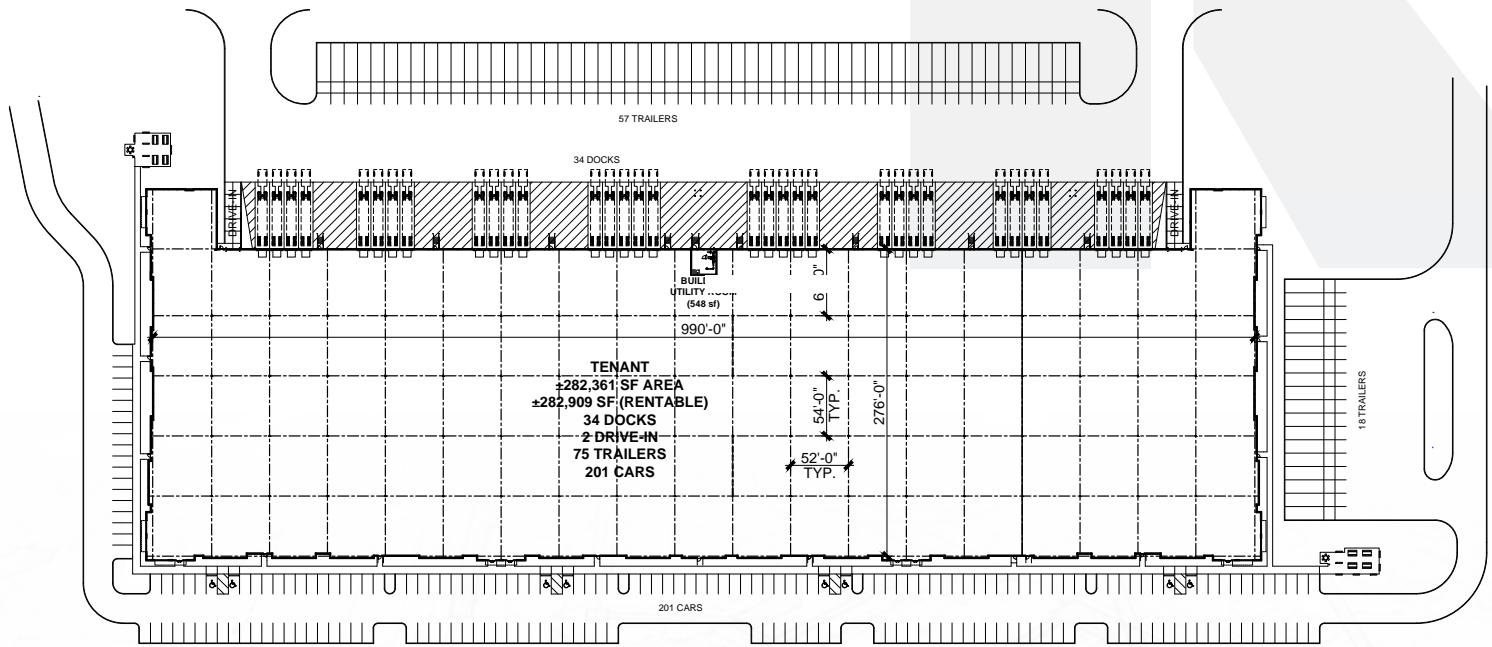
BLDG 1 INTERIOR



BLDG 1 INTERIOR



# BUILDING 6



<b>Delivery</b>	Q4 2026	<b>Clear Height</b>	36'
<b>Building Size</b>	±282,909 SF	<b>Docks</b>	34
<b>Available SF</b>	±100,000-±282,909	<b>Drive-in Doors</b>	2
<b>Office SF</b>	To Suit	<b>Car Parking</b>	201 Cars
<b>Building Dimensions</b>	990' x 276'	<b>Trailer Parking</b>	57 Stalls
<b>Column Spacing</b>	52' W x 54' D	<b>Sprinkler</b>	ESFR   K-22.4 Head
<b>Speed Bay</b>	52' W x 60' D	<b>Lighting</b>	LED

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