

ROMULUS

TRADE CENTER

NOW LEASING BUILDINGS 1 & 4
BUILDING 1: 100,236 SF AVAILABLE IMMEDIATELY
BUILDING 4: ±312,474 SF DELIVERY Q2 2026



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

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

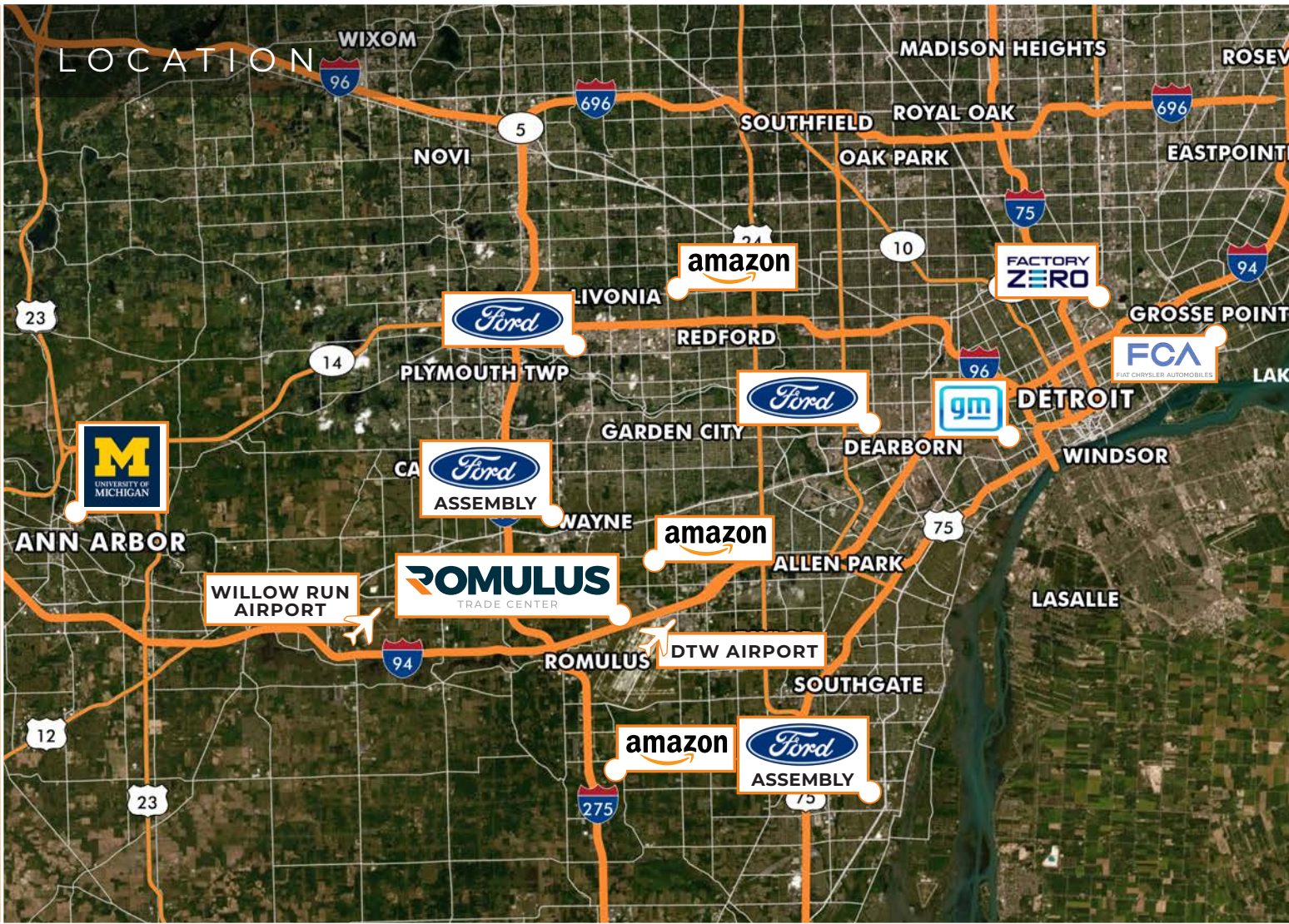
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CBRE





 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



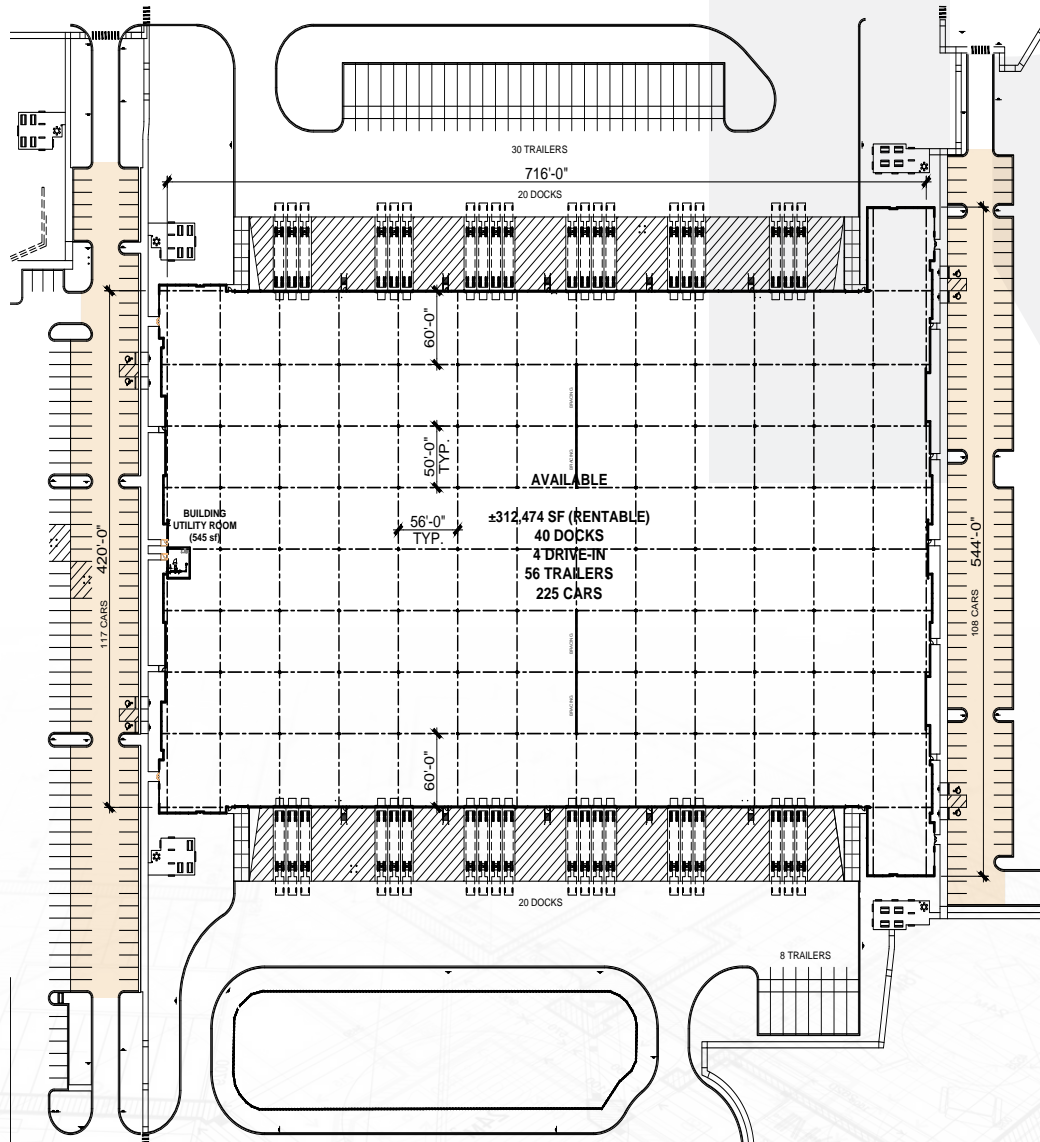
BLDG 1 INTERIOR



BLDG 1 INTERIOR



BUILDING 4



Delivery	Q2 2026	Clear Height	36'
Building Size	±312,474 SF	Docks	40
Available SF	±312,474 SF	Drive-in Doors	4
Office SF	To Suit	Car Parking	225 cars
Building Dimensions	420' x 716'	Trailer Parking	56 stalls
Column Spacing	56' w x 50' d	Sprinkler	ESFR K-22.4 Head
Speed Bay	56' w x 60' d	Lighting	LED

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