

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

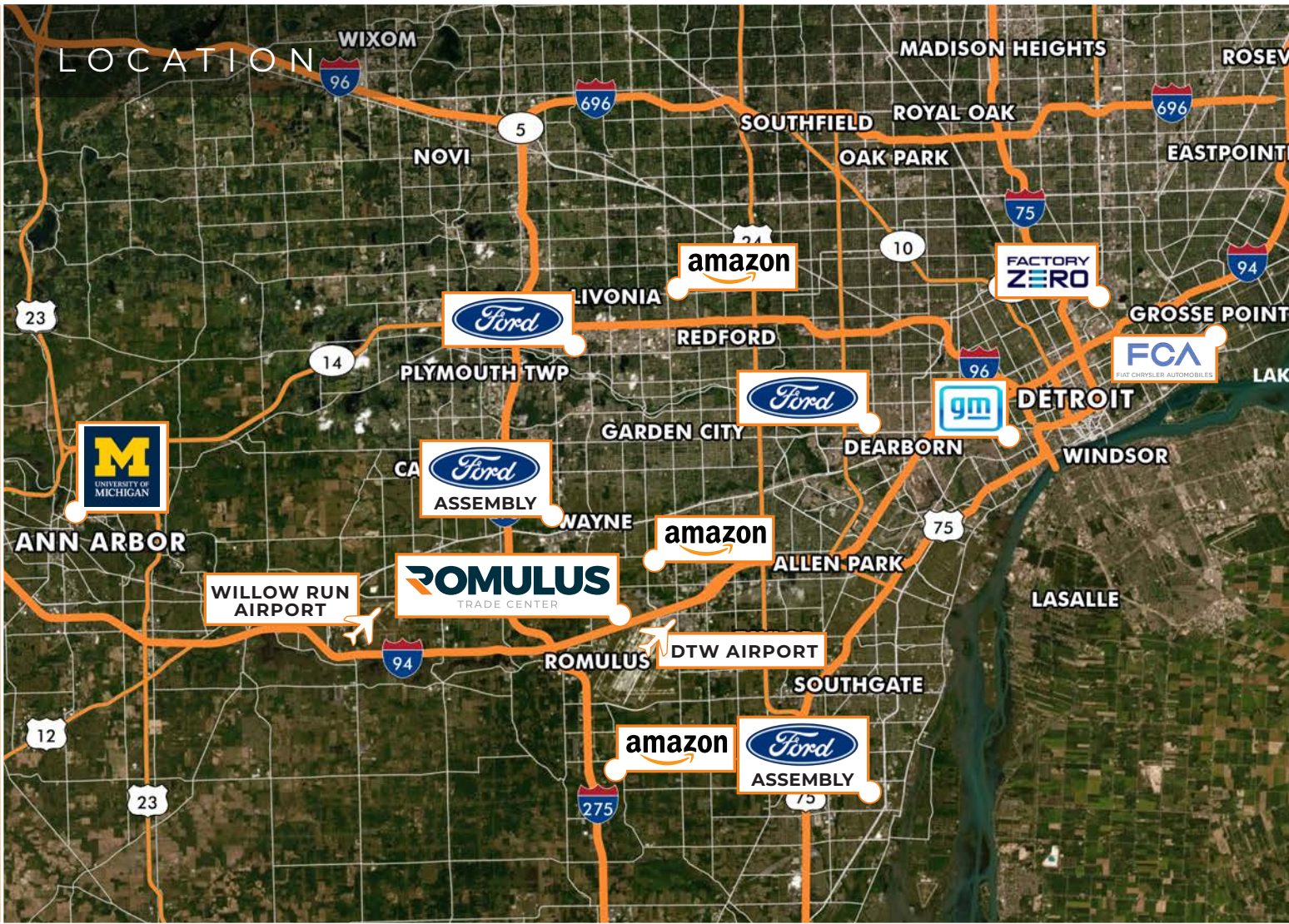
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CBRE





 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



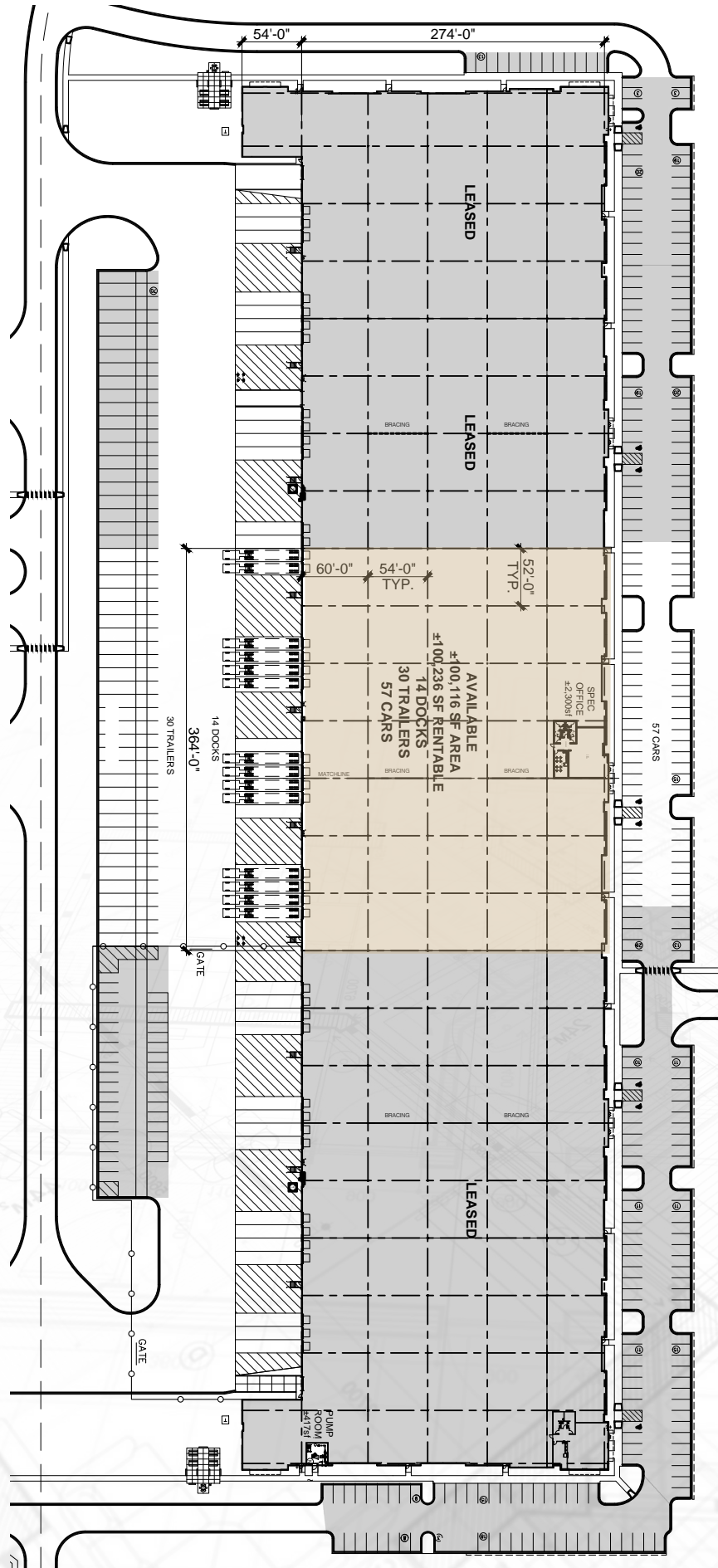
SIGNIFICANT POWER/WATER/SANITARY



ABUNDANT HIGHLY SKILLED LABOR POOL

SITE PHOTOS





BUILDING 1

Year Built	2024
Building Size	±349,611 SF
Available SF	100,236 SF
Office SF	±2,300 SF
Building Dimensions	276' x 1248'
Column Spacing	52' w x 54' d
Speed Bay	60'
Clear Height	36'
Docks	14
Drive-in Doors	To Suit
Car Parking	57 cars
Trailer Parking	30 stalls
Sprinkler	ESFR K-22.4 Head
Lighting	LED

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