

**UNDER
CONSTRUCTION**

FOR LEASE

NEW CONSTRUCTION // BECK ROAD & M-14

HALYARD RIDGE BUSINESS PARK

15000 RIDGE ROAD | 103 ACRES IN PLYMOUTH, MI

NOW LEASING BUILDING 1 - PHASE I

286,347 SF DELIVERY DECEMBER 30, 2023 **(LEASED)**

750,000 SF AVAILABLE FOR FUTURE DEVELOPMENT-PHASE II
(AVAILABLE Q1-2025)

Buildings are located in the Michigan International
Technology Center Corridor (MITC), a collaborative EDC
initiative of local, county and state entities



UP TO 750,000 SF AVAILABLE

MASTER PLANNED BUSINESS PARK | BECK ROAD AND M-14 | PLYMOUTH, MI

PETER ROGERS

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CBRE

BCP

brookwood
capital
partners

METRO DETROIT REGIONAL MAP

HALYARD RIDGE BUSSINESS PARK

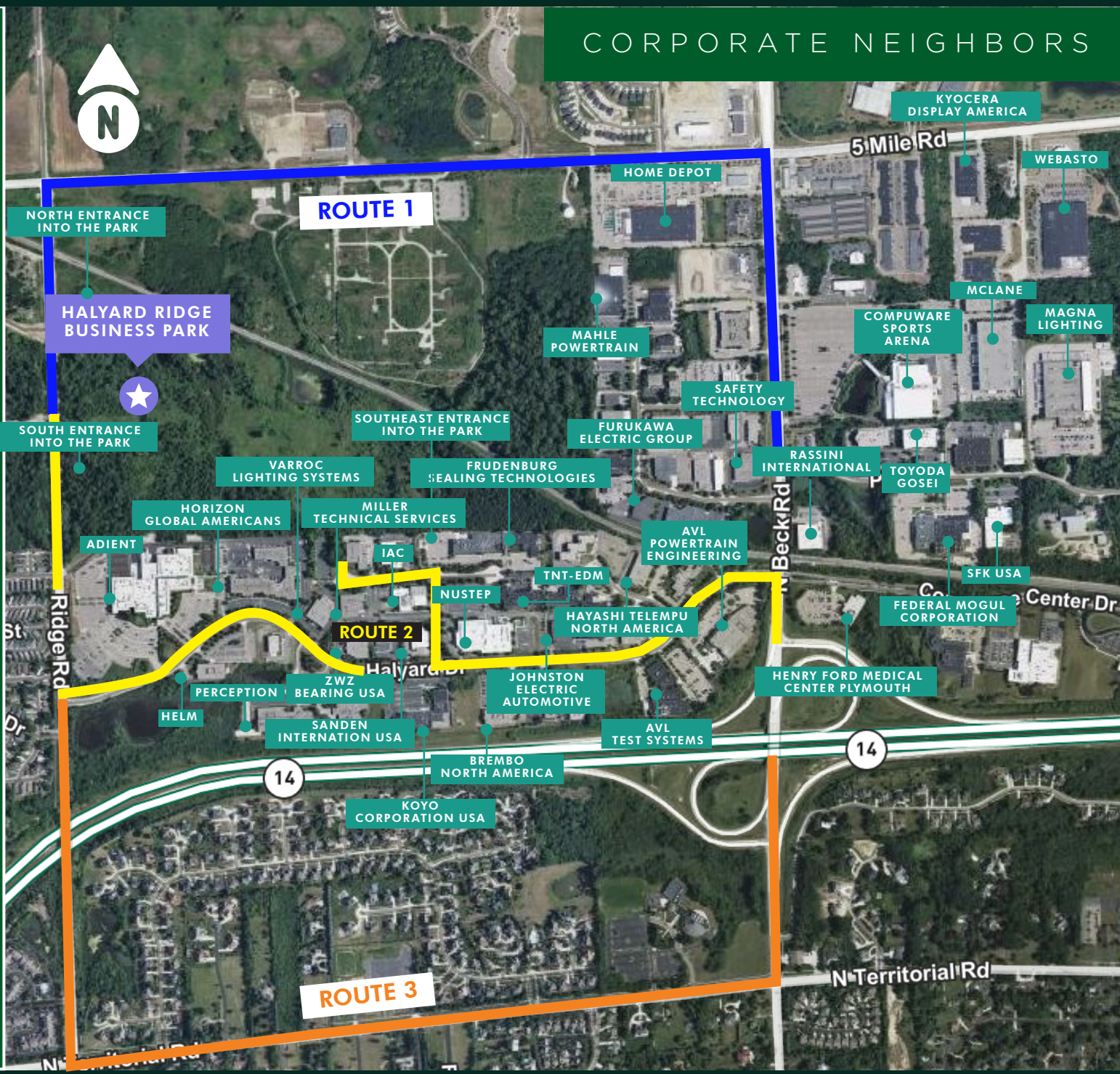


APPROXIMATE DRIVE TIMES

- 1 DEARBORN / FORD HQ - 25 MINUTES
- 2 DETROIT / GM HQ - 30 MINUTES
- 3 WARREN / GM TECH CENTER - 40 MINUTES
- 4 AUBURN HILLS / FCAT - 45 MINUTES
- 5 DETROIT METRO AIRPORT - 25 MINUTES
- 6 ANN ARBOR / UNIVERSITY OF MICHIGAN - 30 MINUTES
- 7 LIVONIA - 10 MINUTES
- 8 NOVI - 15 MINUTES
- 9 SOUTHFIELD - 25 MINUTES

CORPORATE NEIGHBORS

HALYARD RIDGE BUSSINESS PARK



KEY SITE ADVANTAGES



103 ACRE
BUSINESS PARK
(ROOM FOR GROWTH)



PROXIMITY TO
AIRPORTS, SUBURBS,
& MAJOR
EXPRESSWAYS



BUILD TO SUIT
OPPORTUNITY,
POSSIBLE TAX
ABATEMENTS



3 ACCESS
ROUTES TO
BUSSINESS PARK



CLASS A
DEVELOPMENT
& STYLE



HIGHLY SKILLED
LABOR POOL



PLYMOUTH - LIVE
WORK AND PLAY



AWARD WINNING
K-12 SCHOOL
DISTRICTS

BUILDING 1 FEATURES

PHASE I LEASED —

Phase II is planned to begin the winter of 2024. Up to 750,000 SF may become available for lease.

Address	15000 Ridge Road	Building Dimensions	1100' x 260'	Drive-in Doors	2	Lighting	LED
Building Size	286,347 SF	Column Spacing	50' w x 54' d	Car Parking	198 cars	Construction	Concrete
Available SF	39,000 -286,347 SF	Speed Bay	10' B	Trailer Parking	91 stalls	Net Lease Rate	\$8.25 psf NNN (whole building + 2% office)
Delivery	Q4 2023	Clear Height	18' 0"	Sprinkler	ESFR		Rate for partial building occupiers are TBD
		Docks	10				



S I T E P L A N

Phase II — Construction to begin Q2-2024



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