



NEW CONSTRUCTION INDUSTRIAL WAREHOUSE

57,000 SF DIVISIBLE | 10600 HI TECH DRIVE, WHITMORE LAKE, MI



OCCUPANCY EXPECTED
LATE 2026



57,000 SF
TOTAL



DIVISIBLE TO
14,700 SF
UNITS



25'-30'
CLEAR HEIGHT



480V
3-PHASE POWER



**OUTDOOR
STORAGE**
AVAILABLE

PROPERTY OVERVIEW

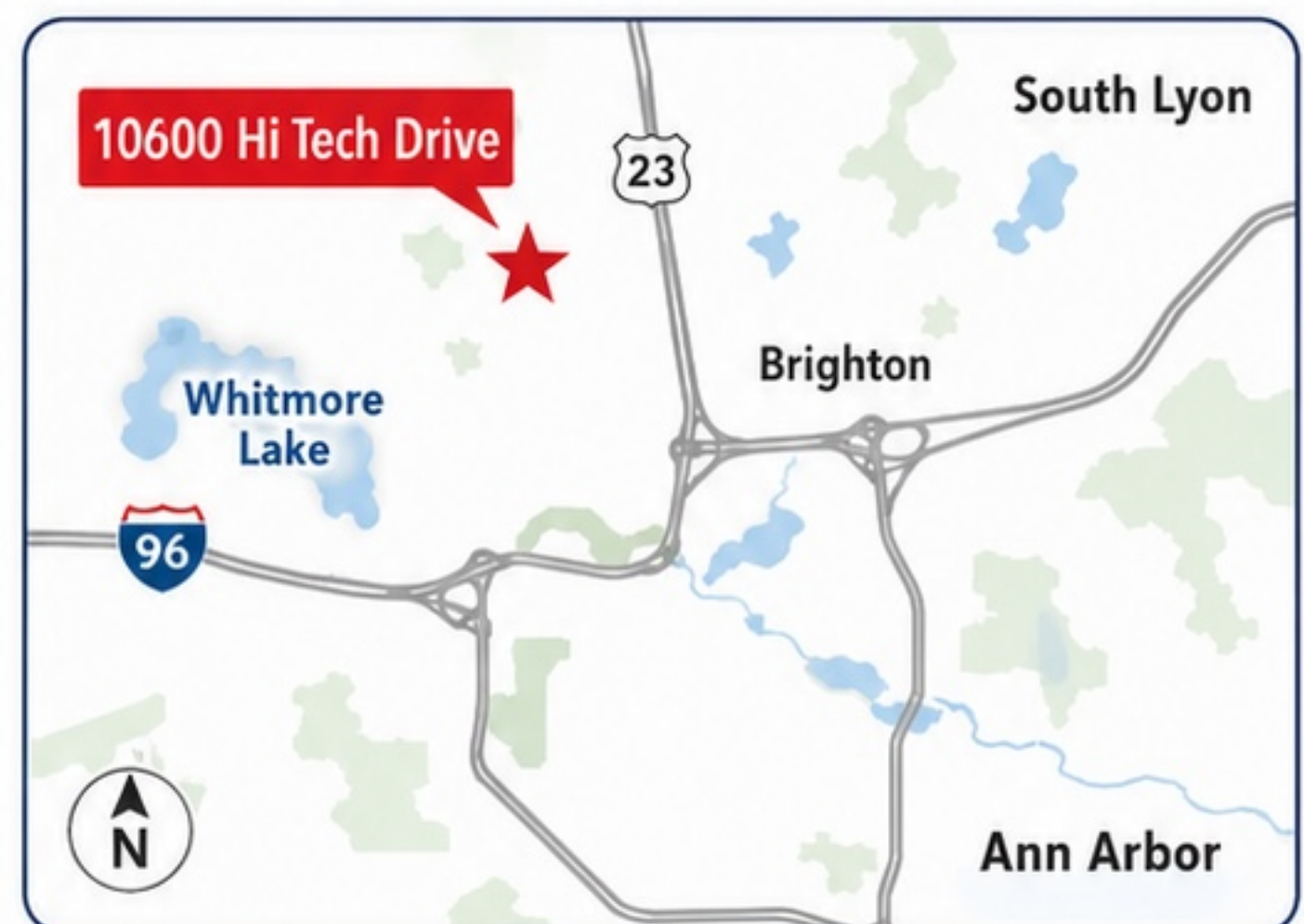
Beautiful newly constructed industrial warehouse located in the Zander Industrial Complex at 10600 Hi Tech Drive. This state-of-the-art building is approximately 57,000 square feet with dimensions of 380' x 150' x 25', offering excellent clear height ranging from approximately 25' at the eave to 30' at peak. Designed for modern industrial, warehouse, distribution, contractor, and flex users, the building is divisible into approximately 14,700 SF units.

FEATURES

- 57,000 SF total, divisible to approximately 14,700 SF units
- Building dimensions: 380' x 150' x 25'
- Clear height: approximately 25' to 30'
- 4 automated 10' x 10' loading docks
- 4 grade-level doors
- Four 14' x 16' grade-level doors on the north side
- 480V 3-phase power
- 6-inch thick concrete floors
- Heated warehouse space
- Efficient industrial lighting
- Daylight windows
- Two bathrooms planned per unit
- Outdoor storage available

LOCATION / ACCESS

Private industrial setting just 1/4 mile west of US-23. Approximately 4 minutes to the I-96 / US-23 interchange, 8 minutes to Brighton, and 10 minutes to Ann Arbor. Excellent access for industrial, warehouse, contractor, and distribution users.



FOR LEASING INFORMATION

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