

Industrial/Flex Suites - New Construction

0 Willis, Grass Lake, MI 49240



FOR LEASE



*AI-generated rendering

OFFERING SUMMARY

Lease Rate:	\$12.00 - \$15.00/SF Plus Utilities
Available Build to Suit Space:	1,250 - 22,500 SF
Number of Units Available:	Up to 18 Units
Outdoor Storage Rate:	\$2,500/Acre/Month
Outdoor Storage:	±13 Acres
Zoning (Grass Lake Twp):	L-I (Light Industrial)

PROPERTY HIGHLIGHTS

- New-construction of industrial flex suites
- Expected occupancy January 1, 2027
- 225' x 100' steel-frame building
- Mix of 12' x 12' and 14' x 14' drive-in overhead doors
- 20' clear ceiling height
- Individual man doors per suite
- Outdoor storage opportunities
- Approximately 30 on-site parking spaces
- Driveway access from Cedar Knoll Drive and Willis Road
- High visibility along the I-94 corridor
- Well and municipal sewer
- Suitable for contractors, trades, warehouse, light industrial, fabrication, equipment storage, distribution, and agricultural support uses
- Additional acreage for industrial Build to Suit opportunities

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PROPERTY DESCRIPTION

Introducing Industrial Suites, a planned new-construction flex industrial development in Grass Lake Township offering build-to-suit lease opportunities from 1,250 SF to 22,500 SF. The concept includes a 225' x 100' steel-frame building totaling 22,500 SF, designed for up to eighteen (18) individual industrial suites with practical bay layouts, overhead door access, on-site parking, and outdoor storage opportunities.

The building is designed for functional, no-nonsense industrial users who need efficient space without excessive office buildout. Each suite is planned with individual frontage, man-door access, and drive-in overhead door access, with the building elevations showing a mix of 12' x 12' and 12' x 14' overhead doors. The layout is well-suited for contractors, trades, light industrial users, fabrication, equipment storage, warehouse/distribution, agricultural support operations, and service businesses.

The site consists of approximately 16.995 acres with frontage along Willis Road and Cedar Knoll Drive, offering high visibility along the I-94 corridor, with exits at Race Rd. and Mt. Hope Rd, and convenient access to Jackson, Ann Arbor, Chelsea, and the broader Southeast Michigan market. The conceptual site plan includes approximately 30 on-site parking spaces, paved circulation, access from Cedar Knoll Drive and Willis Road, and Well and Municipal Sewer.

This is a strong option for businesses seeking modern industrial space outside higher-cost urban markets, with flexible suite sizing and the potential to combine units for larger users.

Ideal Uses:

- Contractor bays
- Light industrial / fabrication
- Equipment storage
- Agricultural support operations
- Warehouse / distribution
- Trades and service businesses
- Small business storage and operations

New construction. Build to suit. Delivery timing, lease rates, suite sizing, final design, utilities, outdoor storage areas, permitted uses, and availability to be confirmed. Suites may be combinable.

Contact listing agent for leasing terms and pre-leasing opportunities.



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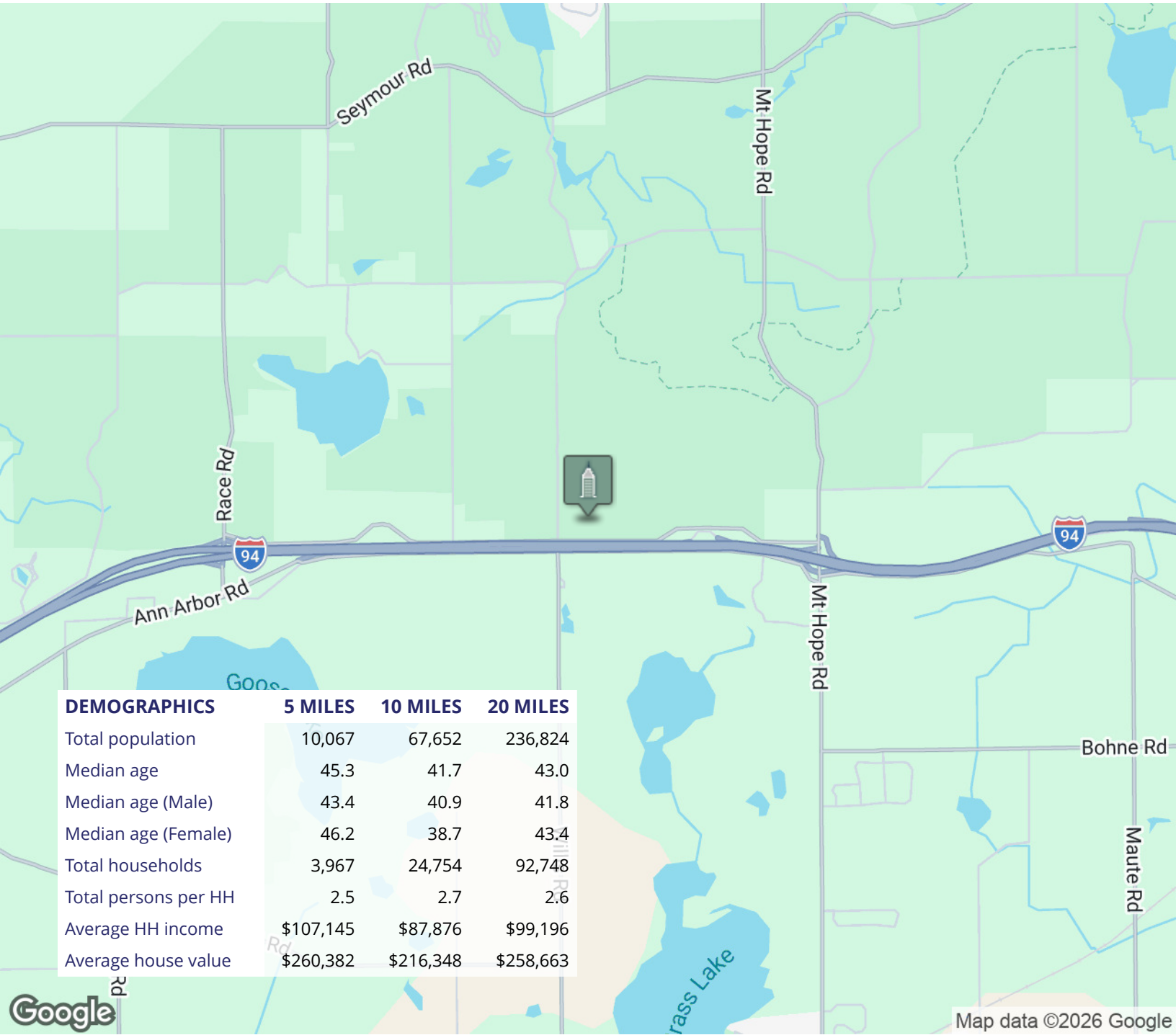


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