



MONROE · MONROE COUNTY, MI

MONROE COMMERCE CENTER

Drive-In Access · Loading Docks · Heavy Power · 2,000 to 4,000
SF Available

EXCLUSIVELY MARKETING BY BLUE DOCK

300-330 DETROIT AVE · MONROE, MI 48162

— LEASING OVERVIEW

CLASS A FLEX INDUSTRIAL IN MONROE, MICHIGAN.

Blue Dock is delivering fully renovated Class A flex industrial suites at 300–330 Detroit Ave in Monroe, MI. Located 2 minutes from I-75, every suite includes private drive-in access, heavy power, and professional finishes. Ideal for contractors, distributors, light manufacturers, and logistics operators.

2,000 – 4,000

SF AVAILABLE

2 MIN

DRIVE TO I-75

24/7

PRIVATE ACCESS

IMMEDIATE

OCCUPANCY



SPACE HIGHLIGHTS

- ◆ Drive-In Loading Doors
- ◆ Dock-High Doors
- ◆ Private Entrance per Unit
- ◆ Private Office and Bathroom
- ◆ Heavy Power
- ◆ LED Lighting Throughout
- ◆ Epoxy Sealed Floors
- ◆ Heated Warehouse

FINISHES & UPGRADES

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Custom Build-Outs Available
- ◆ One-Part Epoxy Floor Upgrade
- ◆ LED Lighting Package
- ◆ LVP Flooring in Office

DISTANCE TO

I-75 On-Ramp	2 MIN
Downtown Monroe	5 MIN
Port of Monroe	5 MIN
Detroit Metro (DTW)	35 MI
Toledo, OH	22 MI

I-75 DIRECT

2-minute drive to on-ramp connecting Detroit and Toledo

DUAL MARKET

Detroit and Toledo each within a 40-minute drive

PORT ACCESS

Port of Monroe delivers Great Lakes shipping access

IL ZONING

Limited Industrial supports diverse business operations



Building 300 · Unit I

UNIT I 2,000 SF

A move-in-ready 2,000 SF flex suite with private drive-in access, a private office and bathroom, and a heated, epoxy-floored warehouse. Right-sized for contractors, trades, and small distributors who want a clean, self-contained space two minutes from I-75.

SPACE HIGHLIGHTS

- ◆ Drive-In Door
- ◆ Private Office
- ◆ Private Bathroom
- ◆ Private entrance 24/7 Access
- ◆ LED Lighting
- ◆ Epoxy Floors
- ◆ Heavy Power
- ◆ Heated Warehouse

AVAILABLE UPGRADES

- ◆ White Paint Throughout
- ◆ LVP floor in the office
- ◆ Custom Build-Outs Available

Pricing and terms negotiable *to fit your business. Immediate occupancy available.*



Building 300 · Unit K & L

UNIT K & L 4,000 SF

The largest suite on campus at 4,000 SF, pairing a high loading dock with a drive-in door and high ceiling clearance for real throughput. Built for distributors, light manufacturers, and logistics operators that move serious volume, with private office, heavy power, and 24/7 access.

SPACE HIGHLIGHTS

- ◆ **Drive-In Door**
- ◆ **Dock-High Door**
- ◆ **Private Office and Bathroom**
- ◆ Private Entrance
- ◆ Private entrance 24/7 Access
- ◆ LED Lighting
- ◆ Heavy Power
- ◆ Heated Warehouse

AVAILABLE UPGRADES

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ One-Part Epoxy floor
- ◆ LVP floor in the office

Pricing and terms negotiable *to fit your business. Immediate occupancy available.*

LET'S CONNECT

BUILD YOUR BUSINESS **AT** MONROE.

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Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.



EXCLUSIVE LEASING CONTACT

CASEY WELLMAN
LEASING

P

PHONE
239.266.1699

E

EMAIL
casey@bluedockholdings.com

