

Ronda Drive Industrial

Canton, MI (Detroit MSA)

Functional Multi-Tenant Complex with Leasing
Upside and Significant Near Term Yield



\$11,490,000 (\$83/SF)
9% CAP Y2 Pro-Forma

THE OFFERING

Kumo Capital is pleased to offer the Ronda Drive Industrial Complex (the "Property"), a 138,416 SF, 90%-leased complex of four single-tenant industrial buildings in Canton, Michigan — an established, dense, upper-middle-income suburb west of Detroit. Over \$1M in recent landlord-funded improvements position the Property to capitalize on strong submarket momentum and connectivity across the state.

Ronda Drive offers a rare opportunity to acquire a functional asset with below-market rents and high yields, in a submarket with strong demographics, at a fraction of replacement cost.

PROPERTY DETAILS	
Size	138,416SF
Buildings	4
Occupancy	90%
Median Income 1Mi ; 3Mi	\$95.2K ; \$100.2K
Population 1Mi ; 3Mi	25.9K ; 149K
Y1 CAP Contract ; Pro-Forma	7.7% ; 8.7%
Y2 CAP Contract ; Pro-Forma	7.8% ; 8.8%
Assumable Debt	\$6.75M at 5.61%

VALUE ADD: REMAINING VACANCY

LEASE STANDALONE 12,000SF Building
Clear Height: 29'
Power: 600A/240-480V w/ 160' Bus Duct
Roof: 2025 Brand New w/Warranty
Crane: 15-Ton w/ 200' Span
Column Width: Clear Space
Access: 1 Dock (Potential Truck Dock)
Additional Land: 1 Acre

