

FOR LEASE

LDC III

LYON DISTRIBUTION CENTER



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

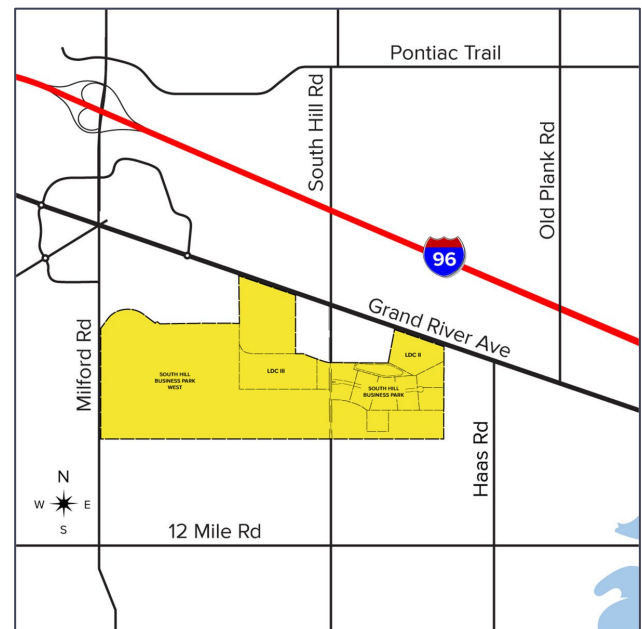
SOUTH HILL ROAD LYON TOWNSHIP, MI



COMING FALL 2024 | WWW.LYONDISTRIBUTIONCENTER.COM

PROPERTY FEATURES

- 100,000 – 409,000 square feet for lease
- Office area to-suit
- 40' clear height
- (4) 13x14 grade level doors, (74) truckwells
- Zoned I-2
- 573 parking spaces plus 82 spaces for expansion
- Trailer parking on-site
- Site plan approved 409,000 sq. ft. industrial / distribution building with main road frontage
- Close to I-96 expressway
- Occupancy Fall 2024



For more information, please contact:

STEVE GORDON

(248) 948 0101

sgordon@signatureassociates.com

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One Towne Square, Suite 1200

Southfield, MI 48076

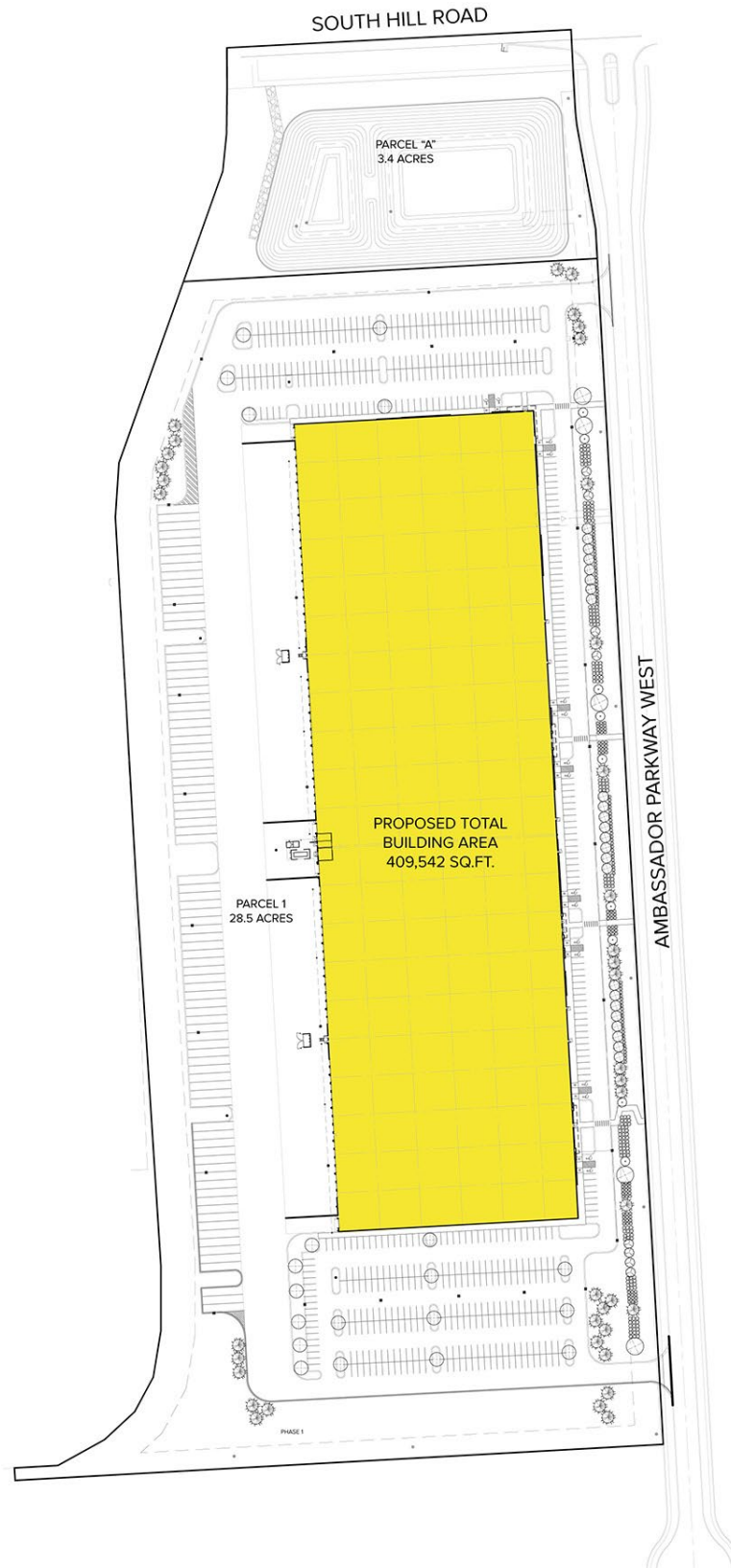
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South Hill Road - Lyon Township, Michigan

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Site Plan



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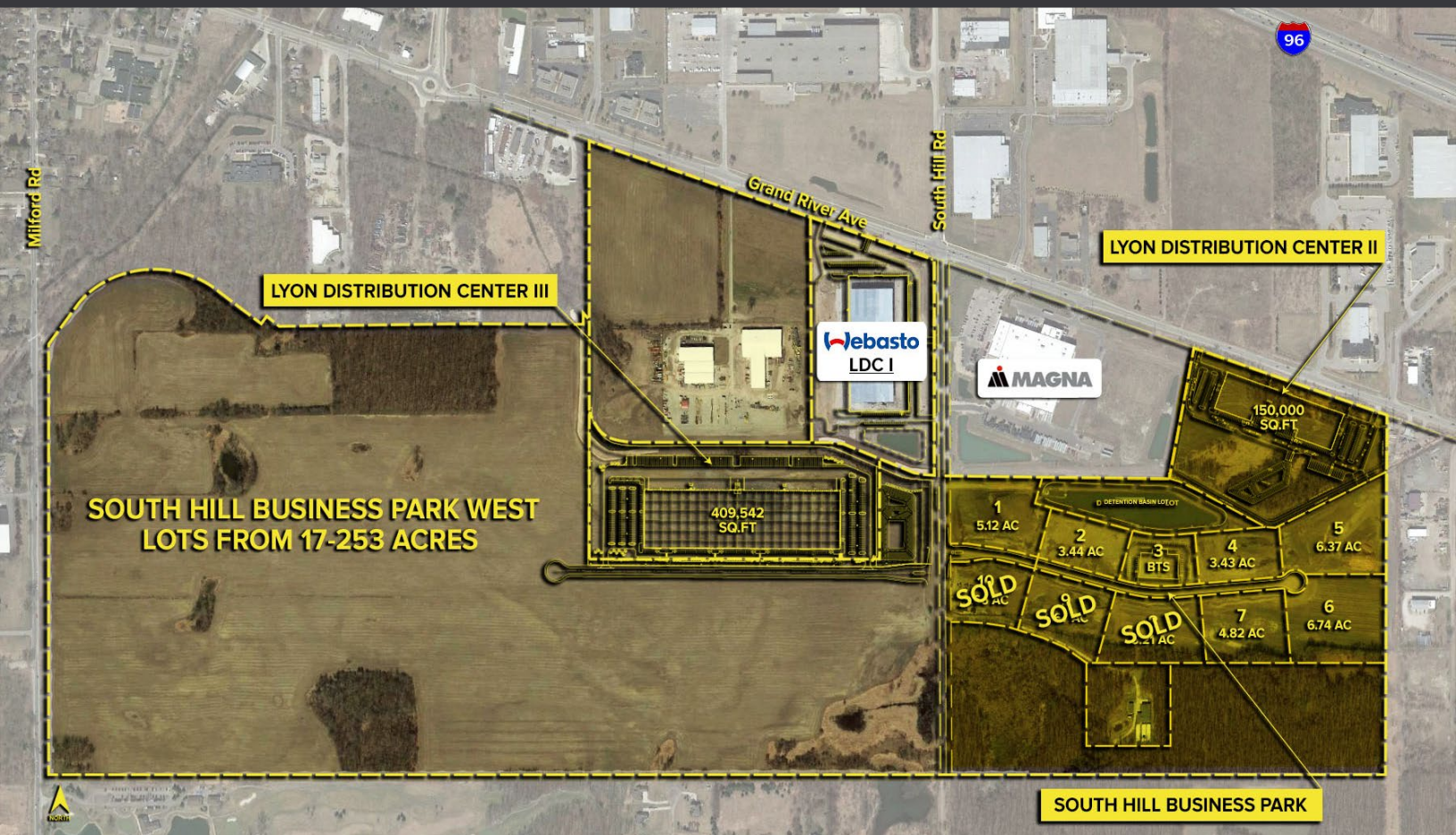
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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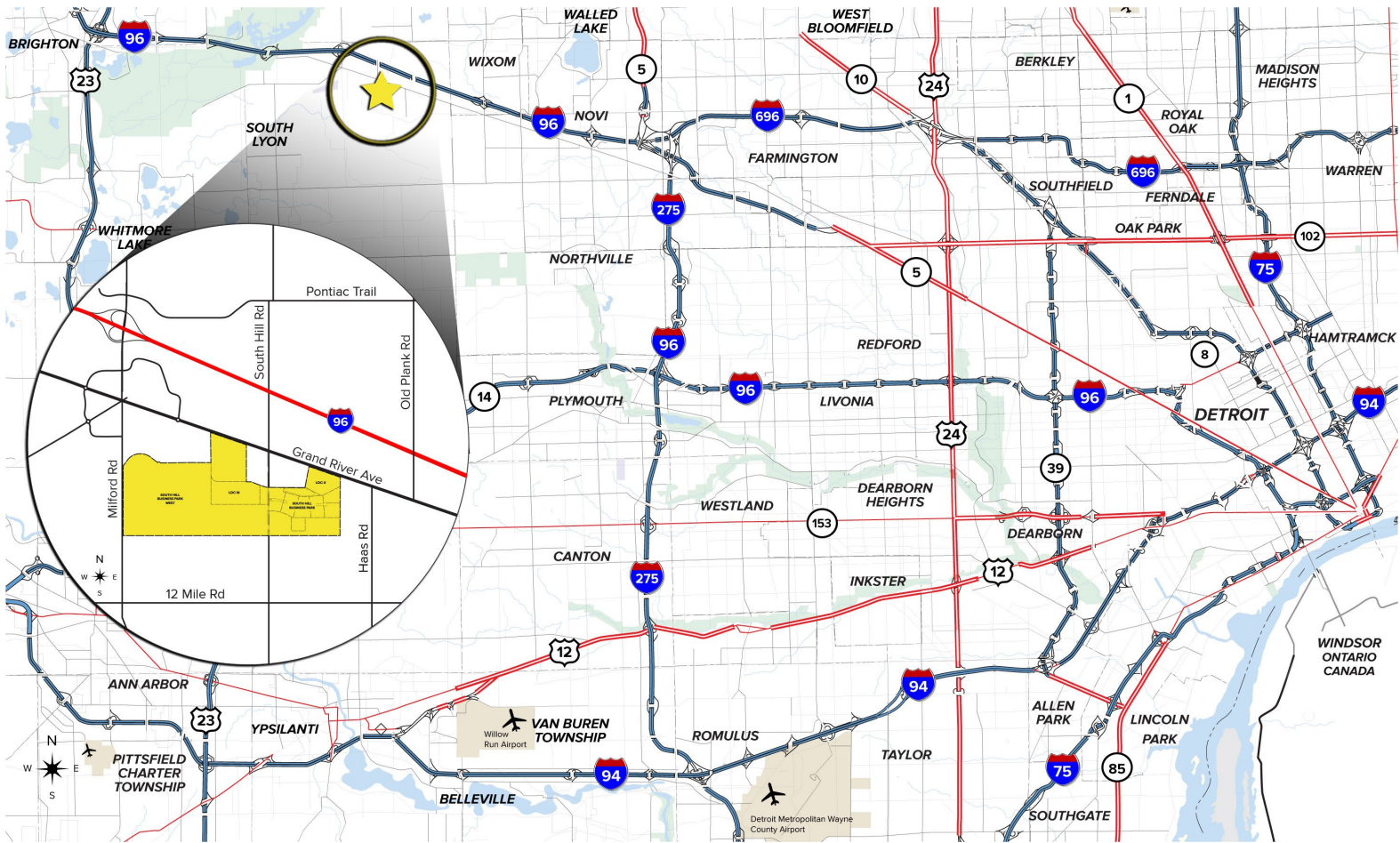
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Regional Map



- 35-minute drive to Detroit Metro Airport and Flint Bishop Airport
- Water and sewer on-site
- Convenient I-96 freeway access to major businesses, industrial, and automotive headquarters in the region
- High average daily traffic counts on I-96 freeway, Milford Rd and Grand River Ave

DEMOGRAPHICS (5-MILE RADIUS)

POPULATION:	68,092
HOUSEHOLD INCOME:	\$112,546
NUMBER OF BUSINESSES:	3,061
DAYTIME EMPLOYEES:	37,161

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