

# WIXOM ASSEMBLY PARK

NEW CLASS A INDUSTRIAL DEVELOPMENT

AVAILABLE 3RD QUARTER 2021

I-96 & WIXOM RD | WIXOM, MI

5-BUILDING INDUSTRIAL PARK, 1.6 MILLION SF

NEWMARK



PROFESSIONALLY MARKETED BY:

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# WIXOM ASSEMBLY PARK

**5 Buildings totaling over 1.6  
Million SF**

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**Building sizes range from  
100,000 SF up to 700,000 SF  
and can accommodate tenants  
from 20,000 SF and larger**

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**Multiple docks, plentiful  
car and trailer parking per  
building**

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**Designated opportunity zone  
in City of Wixom**



# SITE PLAN

100,000 SF UP TO 700,000 SF AVAILABLE



**Zoning:**  
GPUD

**Permitted Uses:**  
Warehouse, Distribution, Logistics, Light Industrial, Assembly, etc.

**Lighting:**  
LED, 30 F.C. Lighting

**Heating:**  
Cambridge Air Rotation

**Column Spacing:**  
50' x 52'  
(60' in the speed bay)

**Clear Height:**  
28' - 36'

**Interstate Access:**  
Immediately Adjacent to Interstate 96 at Wixom Rd.

**Dock Doors:**  
Multiple per building (9' x 10')

**Drive-in Doors:**  
Multiple per building (12' x 14')

**Office:**  
To Suit



## BUILDING A

**741,993 SF Total On 41 +/- Acres**

**Up to 160 Dock Doors/4 Drive-In Doors**

**36' Clear**

**50' X 52' Column Spacing  
(60' In Speed Bay)**

**LED Lights**

**Cambridge Air Rotation Heat**

**ESFR Sprinklers**

**Office Area To Suit**

**516 Car/213 Trailer Parking Spaces**

## BUILDING B

**133,772 SF On 13 +/- Acres**

**Up to 32 Dock Doors/8 Drive-In Doors**

**28' Clear**

**50' X 52' Column Spacing  
(60' In Speed Bay)**

**LED Lights**

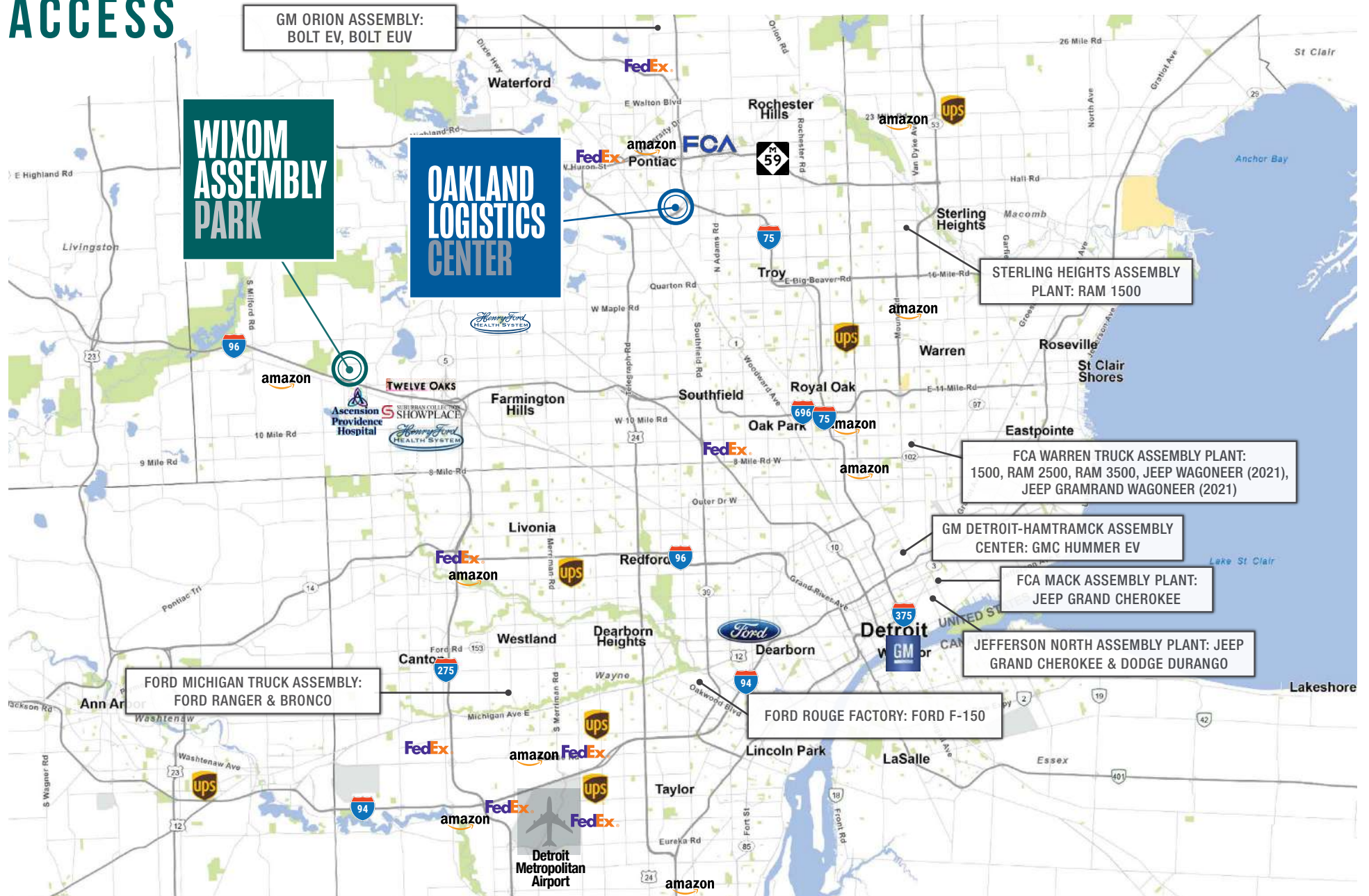
**Cambridge Air Rotation**

**ESFR Sprinklers**

**Office Area To Suit**

**242 Parking Spaces**

# PROPERTY ACCESS



# AERIAL VIEW



## DEMOGRAPHICS

Drive Times	10 MINS	25 MINS	45 MINS
Population	89,438	390,490	1,922,867
Ave HH Income	\$131,786	\$139,454	\$108,629
# Businesses	4,420	16,283	101,486
# Employees	65,234	229,288	1,394,990

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