



EMERALD BUSINESS PARK NOW LEASING - PHASE II

10,000-79,500 SQUARE FEET



CANNABIS SPACE



CONTACT

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PROPERTY FEATURES

- Phase II of Emerald Business Park
- Space for Cannabis Grow, Processing or Transport
- 10,000-79,500 SF Available
- Proposed Three Suites Available:
17,500 SF/22,000 SF/40,000 SF
- Gray Box Delivery Condition
- Finished Roof Structure, Exterior & Garage Door
- Open Layout Ready for Tenant Build-Out
- Asking Rate: \$16.00/SF NNN



Emerald Business Park is Michigan’s largest purpose-built cannabis business center

The Emerald Business Park (EBP) is a 450,000 square foot business center, consisting of two separate buildings, built for manufacturers, processors, testers and transporters. The center is comprised of purpose built units and designed with 24/7 security. It is located in Macomb County, Michigan, in the City of Warren, just off I-696, which is 10 minutes from downtown Detroit.



- Cultivation Permits
- Processing Permits
- On-Site Testing
- On-Site Transportation
- Competitive lease rates
- Plentiful water access
- Electric power
- Easy access to Detroit
- Supportive city local government



DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	13,529	31.30	4,534	\$33,111
3 MILE	137,396	34.70	49,167	\$36,604

DAILY TRAFFIC COUNTS

ROADS

DAILY TRAFFIC

HOOVER RD/GRIFFIN AVE N

13,142

GROESBECK HWY/EDOM AVE NE

16,045