

Northline Industrial Center
38481 Huron River Dr., Romulus, MI

Site features

- ✓ 15 MW Power in Place
- ✓ Dual Rail Providers



High End Manufacturing Facility

- Available: 364,466 +/- SF
- Clear height: Up to 44'
- Rail providers: Norfolk Southern & CSX
- Power capability: 15MW existing
- (3) active interior rail lines
- (4) up to 30-ton crane rails
- Excellent manufacturing location close to Detroit Metro Airport, with immediate highway access to I-94 and I-275



Austin Semarjian 216.570.2270 | asemarjian@icpllc.com

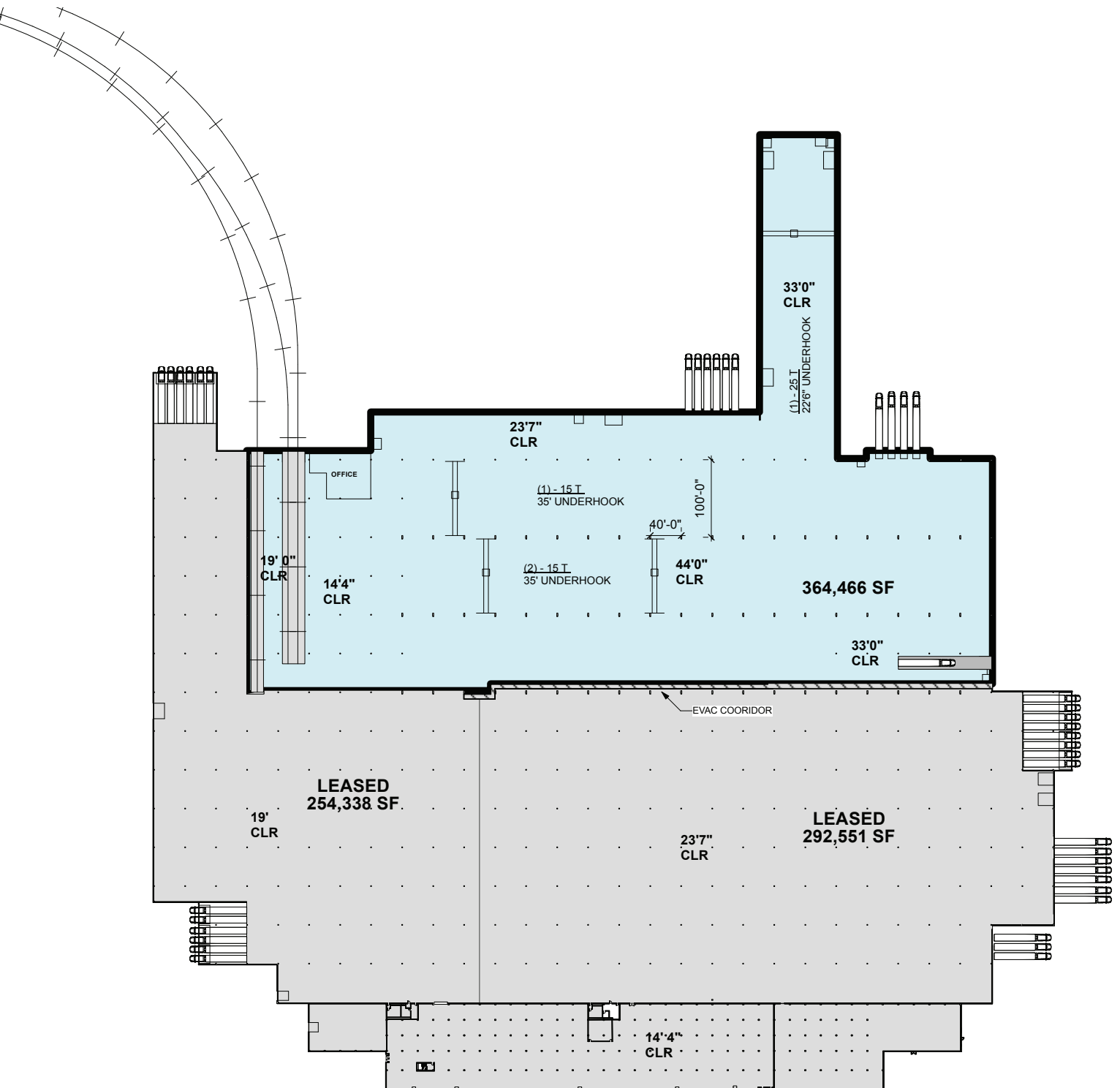


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

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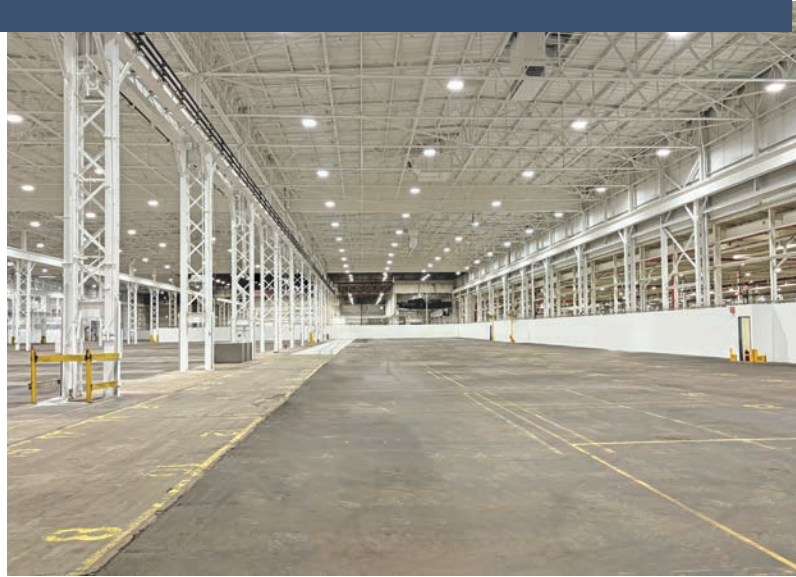
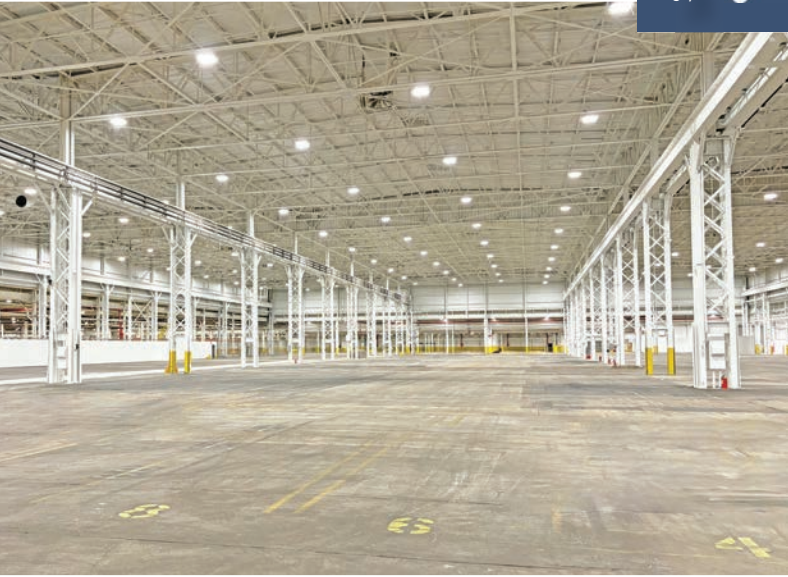
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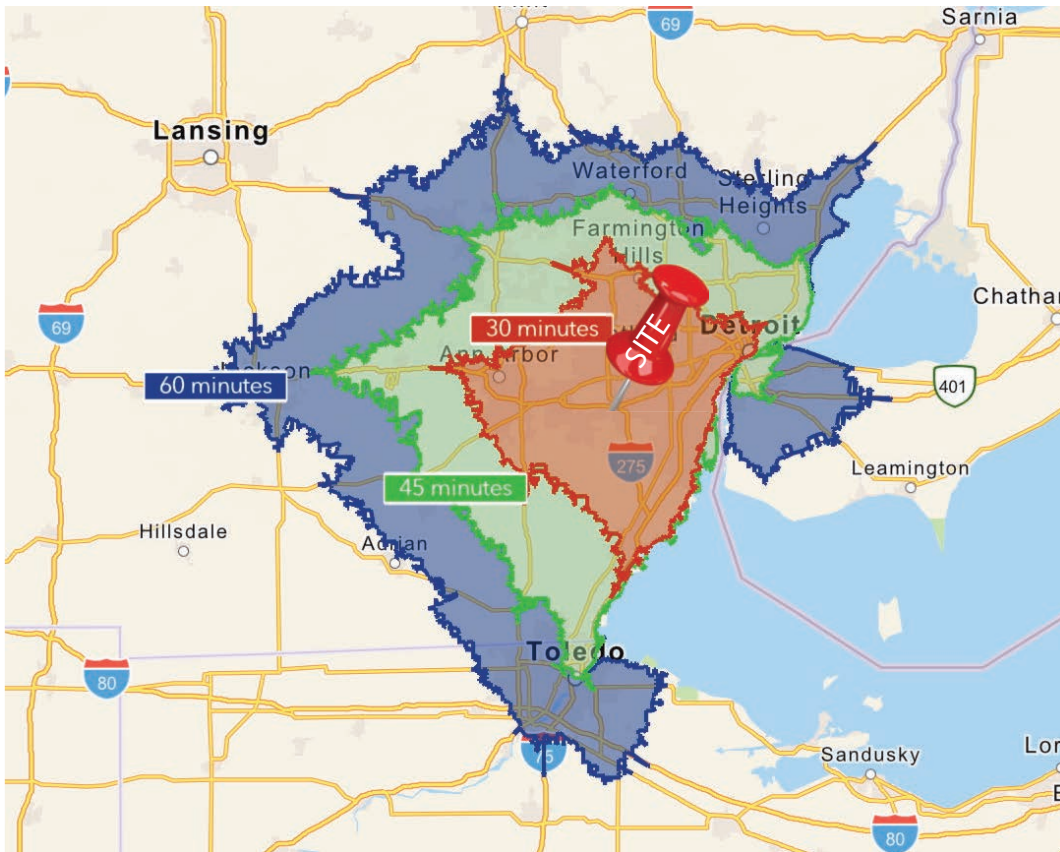
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Drive time of 30, 45 and 60 minutes from the site.

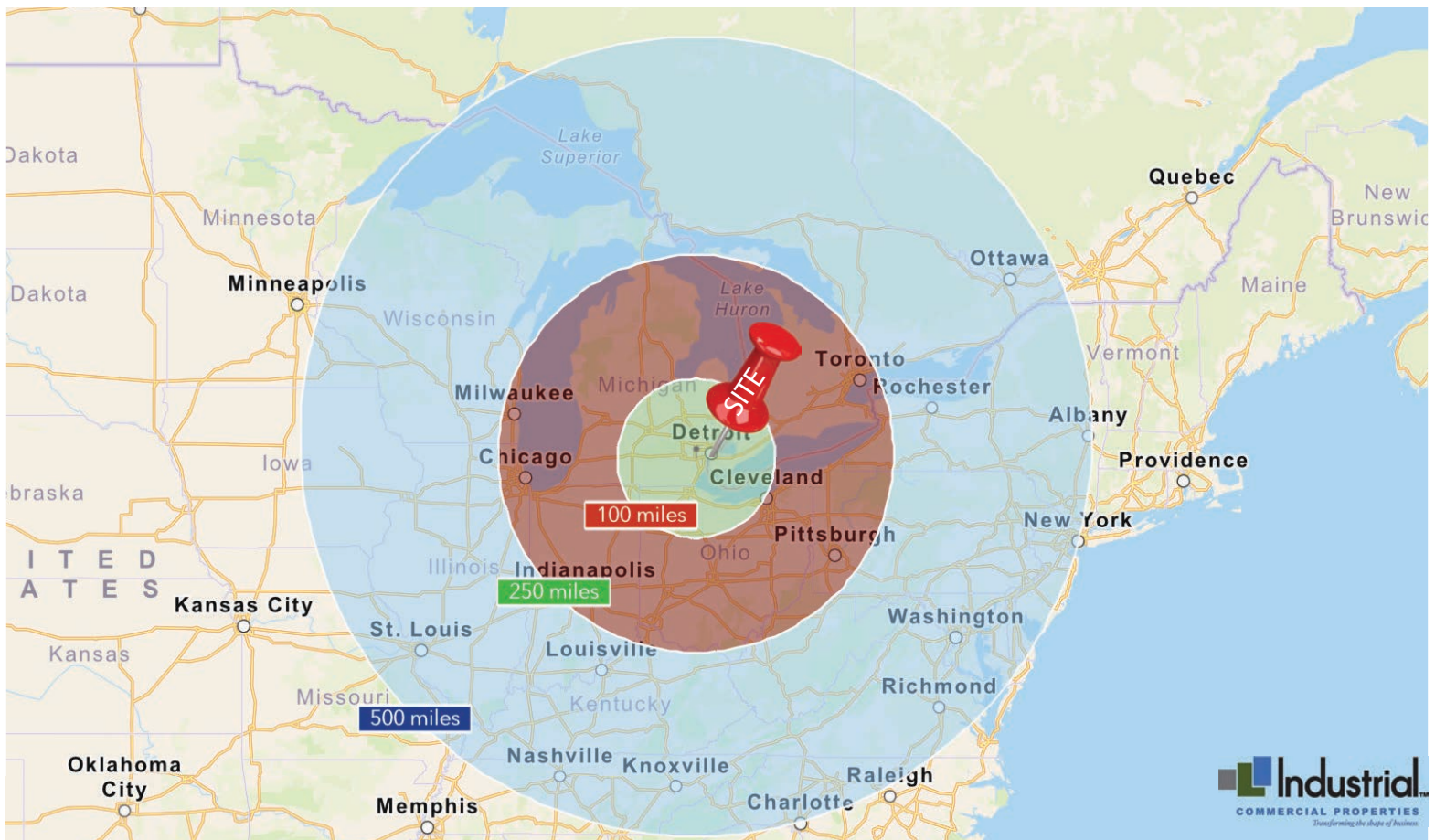


30 min Drive Time:
Workforce: 990,629
Population: 1,826,883

45 min Drive Time:
Workforce: 1,710,229
Population: 3,378,472

60 min Drive Time:
Workforce: 2,476,231
Population: 4,946,910

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Michigan's Railroad System

Railroads Operating in Michigan Class I Railroads

- CN - Canadian National Railway
- CSX - CSX Transportation
- NS - Norfolk Southern Railway
- CP - Canadian Pacific Railway*

Note: A Class I railroad is one with annual operating revenue greater than \$256 million.

Other Railroads

- ADBF - Adrian & Blissfield Railroad
- ATK - Amtrak
- AA - Ann Arbor Railroad (Watco)
- CHS - Charlotte Southern Railroad (Adrian & Blissfield Railroad)
- CM - Coopersville and Marne Railway
- CR - Consolidated Rail Corporation
- DC - Delray Connecting Railroad
- DCON - Detroit Connecting Railroad (Adrian & Blissfield Railroad)
- ELS - Escanaba & Lake Superior Railroad
- GDLK - Grand Elk Railroad (Watco)
- GR - Grand Rapids Eastern Railroad (Genesee & Wyoming)
- GLC - Great Lakes Central Railroad
- HESR - Huron & Eastern Railway (Genesee & Wyoming)
- HNW - Hamilton Northwestern
- IN - Indiana Northeastern Railroad
- IORY - Indiana & Ohio Railroad (Genesee & Wyoming)
- JAIL - Jackson & Lansing Railroad (Adrian & Blissfield Railroad)
- LSRC - Lake State Railway
- LSI - Lake Superior & Ishpeming Railroad
- LIRR - Lapeer Industrial Railroad (Adrian & Blissfield Railroad)
- MQT - Marquette Rail (Genesee & Wyoming)
- MS - Michigan Shore Railroad (Genesee & Wyoming)
- MSO - Michigan Southern Railroad
- MRI - Mineral Range Railroad
- MMRR - Mid-Michigan Railroad (Genesee & Wyoming)
- WMI - West Michigan Railroad
- Intercity Passenger Rail Service

*Canadian Pacific is a Class I railroad but was limited track in Michigan.

