



# Detroit industrial market report

Q1 2022

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**AVISON  
YOUNG**

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# Industrial market trends

## 01

### Automotive industry changing

The automotive industry continues to be a driving force within the Detroit market however with the evolution to Electric Vehicles, it will be important for the health of the Southeast Michigan industrial market to see how the supplier base pivots to the new business model.

## 02

### Surge in development

Detroit's industrial market is seeing a surge in development in Wayne County and near city center largely being driven by lower land cost, access to labor and incentives. Several large project have been announced throughout the first quarter of 2022, a strong indicator of the overall health of the market.

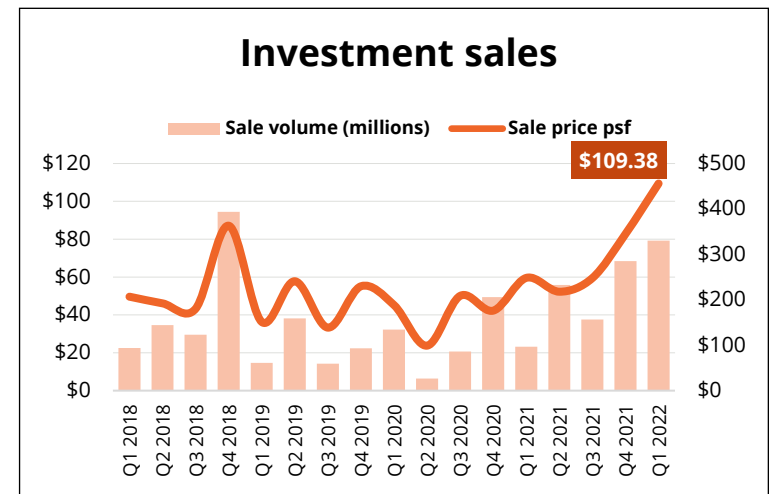
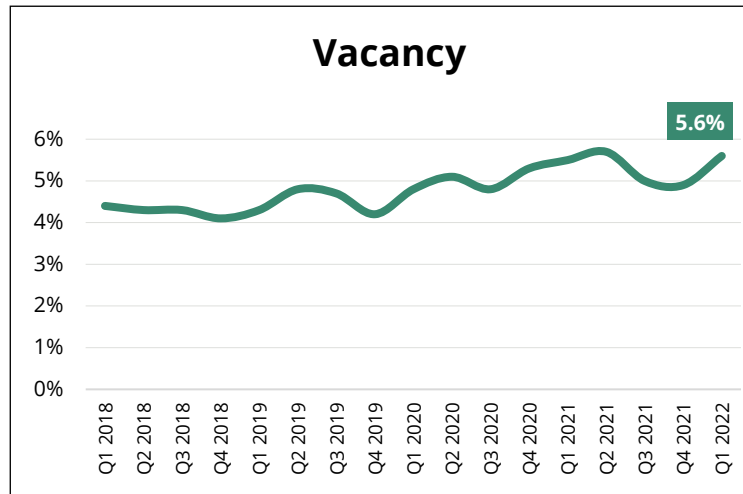
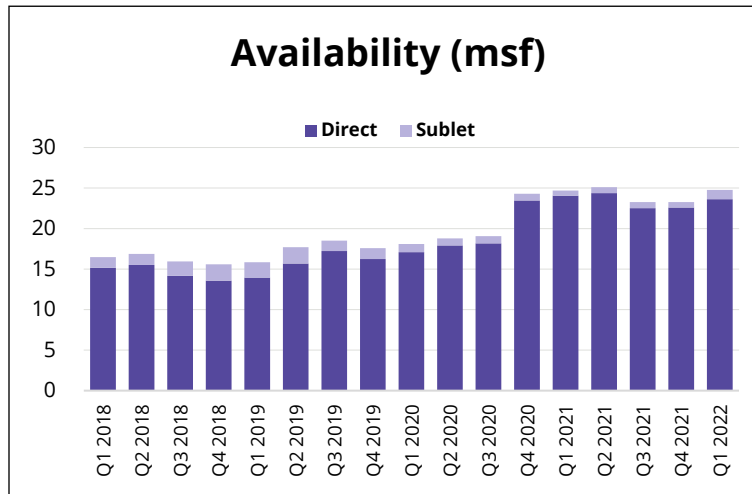
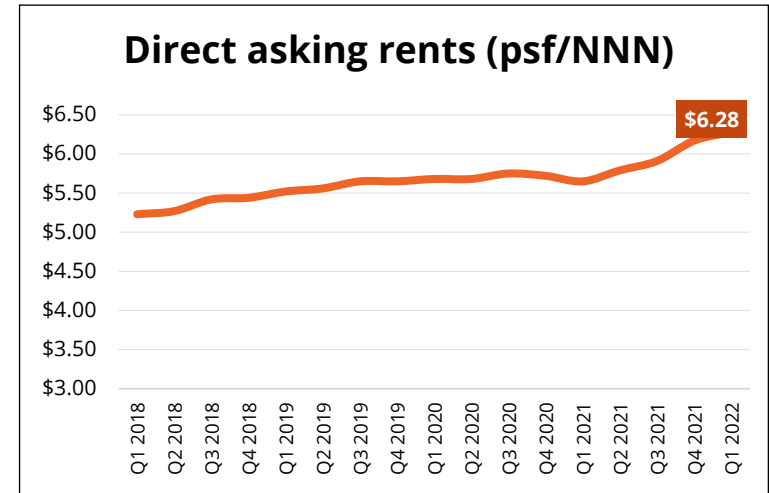
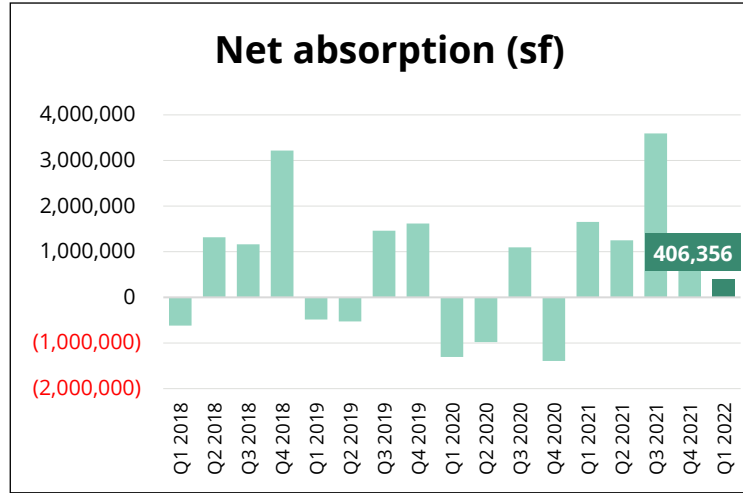
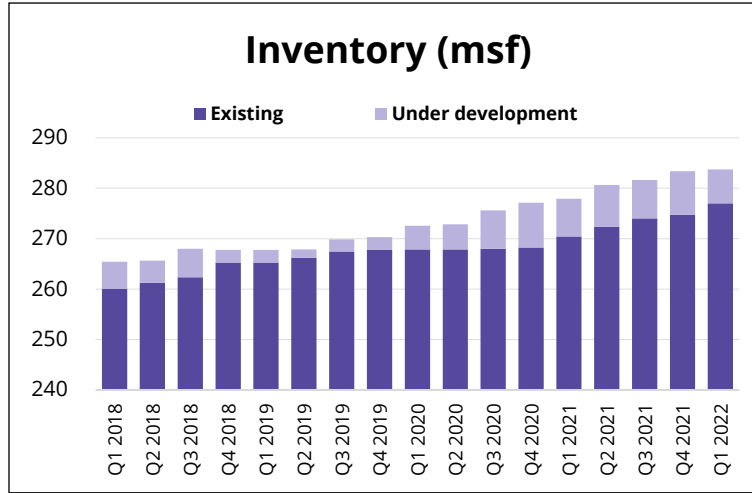
## 03

### Speculative Construction

Detroit historically was very conservative regarding speculative construction however that has since changed with several project underway being developed on a speculative basis highlighting the confidence within the market.



# Industrial market indicators



# Industrial market activity

## Recent leasing activity

Tenant name	Address	Sign date	Size	Transaction type	Lease type
Unknown Tenant	17991 Wahrman Rd New Boston	Jan 2022	351,520	New	Direct
Gardner White Furniture	6500 14 Mile Rd Warren	Feb 2022	160,800	New	Direct
Accuflex Industrial Hose	36501 Van Born Rd Romulus	Feb 2022	132,033	Renewal	Direct
LG Energy	12350 Sears Dr Livonia	Mar 2022	125,262	New	Direct
TRIGO	2430 E Walton Blvd Auburn Hills	Jan 2022	102,377	New	Direct

## Recent sales activity

Buyer	Address	Sale date	Sale price	Sale price psf	Seller
Stockbridge Capital Group	17991 Wahrman Rd New Boston	Mar 2022	\$166,262,433	\$221	Hillwood
Stockbridge Capital Group	33701 Prescott St Romulus	Mar 2022	\$53,075,663	\$212	Hillwood
Foundation Capital Partners	3600 Giddings Rd Auburn Hills	Jan 2022	\$38,050,000	\$85	George Johnson Company
ZF Group North American Operations	2900 Busha Hwy Marysville	Jan 2022	\$28,600,000	\$42	Chrysler

## Large contiguous space availabilities (Class A, over 500,000 sf)

Address	Submarket	Block size	Asking rent
10160 Assembly Park Dr Wixom	Northwest Suburbs	741,993	\$6.95
2100 S Opdyke Rd Auburn Hills	I-75 Corridor	713,796	\$6.95
42060 Ecorse Rd Van Buren Township	Downriver	659,589	\$7.25
6500 14 Mile Rd Warren	East	595,368	\$5.75

# Industrial market stats

By Product Type	Inventory (sf)	Vacancy	Leasing Activity	YTD Absorption	SF Under Construction
Warehouse / Distribution	242,135,345	5.10%	1,422,088	44,946	4,737,026
Manufacturing	213,018,025	3.90%	398,261	576,306	662,605
<b>Market Total</b>	<b>455,153,370</b>	<b>4.50%</b>	<b>1,820,349</b>	<b>621,252</b>	<b>5,399,631</b>

For more market insights  
and information visit  
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