

2150

EXECUTIVE HILLS



Coming
4TH QUARTER 2020

New Construction Shell | Finish - To - Suit

114,400 - 146,400 SF Technology & Research Facility



PROPERTY HIGHLIGHTS



Construction underway



114,400 - 146,400 total SF



32,000 - 64,000 SF office



380 parking spaces



10.2 acre site



Planned Delivery 1st Quarter 2020



30 foot clear height



Crane capacity

GENERAL INFORMATION



Great access to M-59 and I-75



High profile visibility from M-59

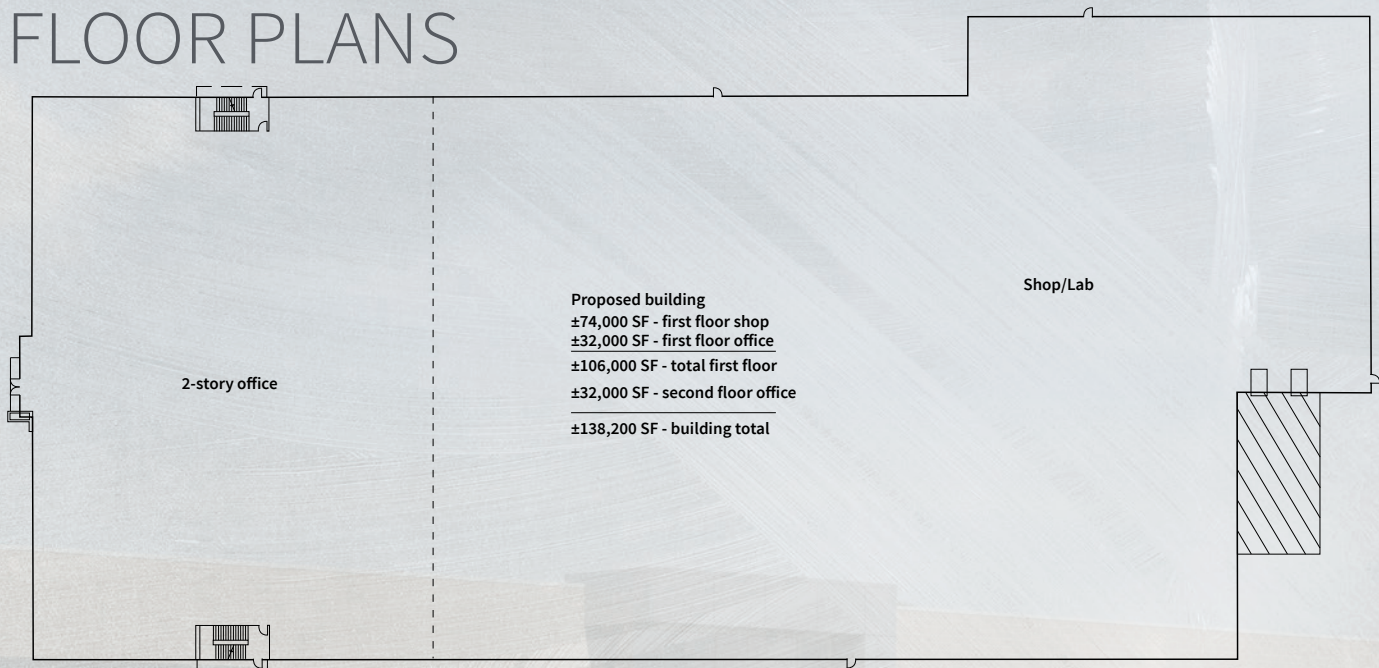


Potential tax abatement



Experienced Auburn Hills development team

FLOOR PLANS



SITE PLANS



AUBURN HILLS / OAKLAND COUNTY

Located 30 miles north of downtown Detroit, in the heart of Oakland County, Auburn Hills is one of the fastest growing cities in southeast Michigan. The city follows the course of Interstate 75 and is home to a prosperous business community. Oakland University has long been a significant part of the local economy. Most notably, the presence of Chrysler's Headquarters and Tech Center has drawn numerous auto companies and suppliers to the area following its completion. The area at Auburn and Squirrel roads has been rebuilt into "Auburn Hills Village Center", with a redesigned streetscape to spur development and activity in the area, today known as Downtown Auburn Hills. Auburn Hills is also home to Great Lakes Crossing shopping mall, with 185 stores and 1.4 million square feet of retail space.

Auburn Hills' location offers easy highway access to major urban centers across the state, as well as local auto manufacturers and suppliers, making it an attractive location for businesses to plant their roots. The area is home to approximately 80,000 daily workers. Companies such as GKN Driveline, Faurecia, Volkswagen/Audi have their North American Headquarters in Auburn Hills. The city is also home to BorgWarner, Guardian Industries, TI Automotive, as well as a litany of OEMs.

As the Detroit area and Southeast Michigan as a whole continues its resurgence, Auburn Hills will continue to be a focal point for the business and the auto industry. Vacancy rates continue to drop across all asset classes, encouraging new build to suit and speculative construction. As economic growth carries on, the city will continue to position itself as a premier regional destination for business, entertainment and development.

Oakland County Fast Facts

<p>1,040 INTERNATIONAL FIRMS FROM 40 COUNTRIES</p>	<p>64 OF THE GLOBAL 100 AUTOMOTIVE OEMS</p>	<p>3,800 PATENTS AWARDED TO SOUTHEAST MICHIGAN INVENTORS & FIRMS IN 2013</p>
<p>Highest Concentration Nationally of graduates WITH ENGINEERING DEGREES</p>	<p>44% RESIDENTS HAVE BACHELOR DEGREE COMPARED TO 30% NATIONALLY</p>	<p>4,700 LIFE SCIENCE & HEALTH CARE BUSINESSES ON MEDICAL MAIN ST</p>
<p>1 of only 4 U.S. PATENT AND TRADE- MARK OFFICES OUTSIDE OF WASHINGTON, D.C. IN THE REGION</p>	<p>minutes AWAY FROM 3 INTERNATIONAL CANADIAN TRADE CROSSINGS</p>	<p>Direct flights JAPAN, CHINA & EUROPE (DTW)</p>
<p>Air commerce ACCESSIBLE FROM DETROIT METROPOLITAN AIRPORT (DTW), OAKLAND COUNTY INTERNATIONAL AIRPORT, BISH- OP INTERNATIONAL (FNT)</p>		

Oakland County Demographics

<p>2nd MOST POPULOUS COUNTY IN MICHIGAN</p>	<p>31st MOST POPULOUS COUNTY NATIONALLY</p>	<p>30% OF METRO DETROIT POPULATION</p>
<p>3% GROWTH SINCE 2010, FASTEST RATE OF GROWTH IN METRO DETROIT</p>		

Oakland County

Largest Employers

(# of employees in OC)

Beaumont Health
(18,531)

FCA US LLC
(12,866)

General Motors Co.
(9,773)

Henry Ford Health
(6,024)

Ascension Michigan
(5,474)

USPS
(5,100)

Oakland County
(3,501)

Magna International
(2,667)

Trinity Health
(2,542)

**Continental
Automotive Systems US**
(2,100)

PROJECT TEAM OVERVIEWS

Schostak

Schostak Brothers & Company currently operates commercial properties in 20 states as a full-service real estate development, management, leasing and consulting company. Since 1920, the company's activities have included development, acquisitions and leasing of retail, office, industrial, residential, and mixed-use projects, both urban and suburban. Schostak's current activities include joint ventures, build to suit projects, mixed use developments and a variety of necessity-based retail and open air centers located throughout the United States.



Recent Projects

- Cooper Standard North American Headquarter: 100,000 SF
- Masco North American Headquarter: 92,000 SF
- Henniges North American Headquarter: 55,000 SF

Dembs

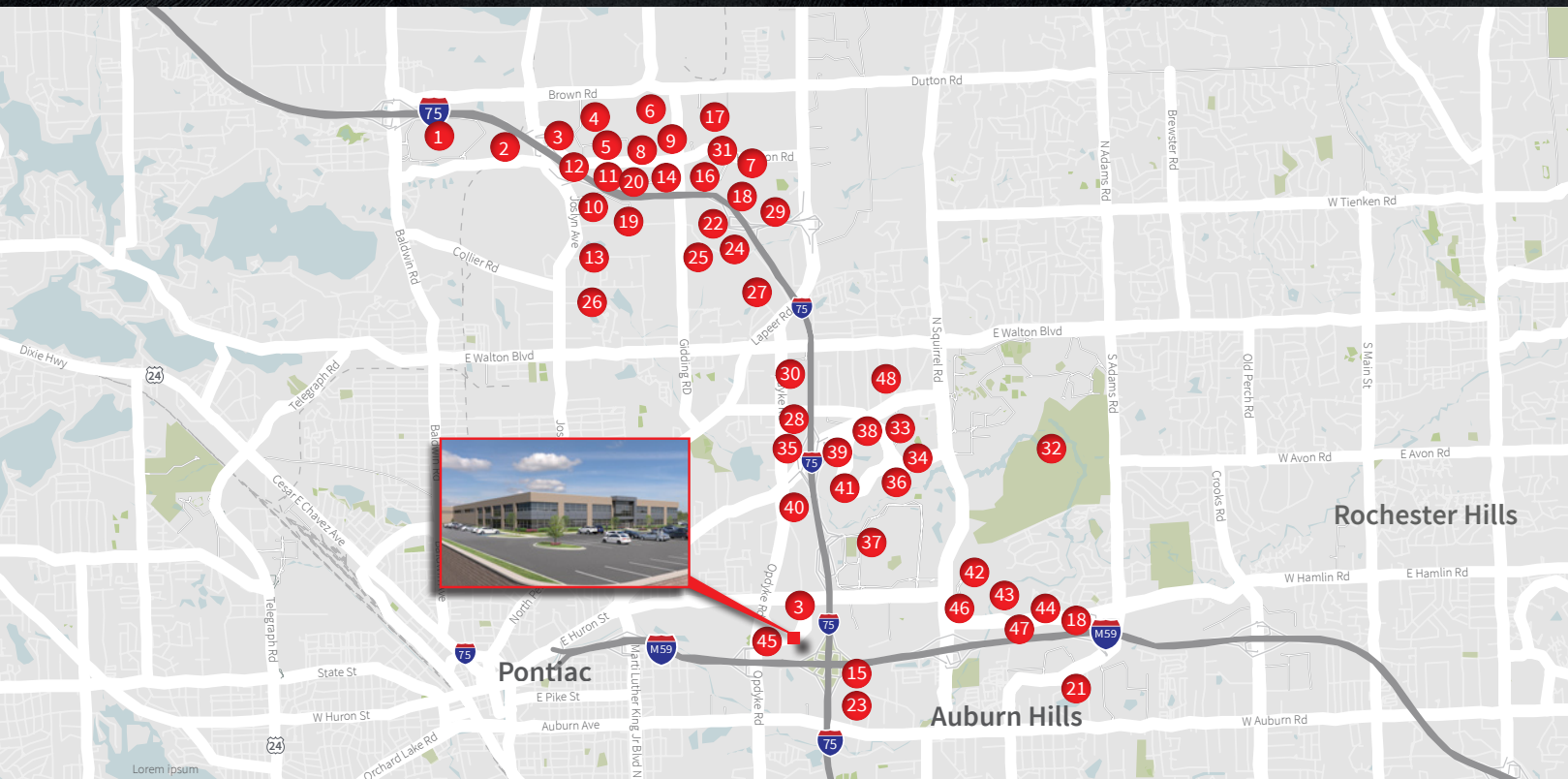
For more than 30 years, Dembs Development has focused on the construction, development, ownership and hands on management of quality industrial real estate projects and parks throughout Southeast Michigan. We provide a comprehensive range of services including development, acquisition and site selection due diligence, construction management, space planning coordination, and facility and property management.



Recent Projects

- GKN Driveline: 168,000 SF
- Martinera: 108,000 SF
- Autoneum: 84,000 SF
- BLM Group: 80,000 SF

LOCATION MAP



- | | | | |
|--------------------------------|----------------------|------------------------------------|---|
| 1 Great Lakes Crossing Outlets | 2 Topgolf | 3 Continental | 4 ABB |
| 5 Dana | 6 Roush | 7 Guardian Industries | 8 Green Optics |
| 9 Hydrzoab | 10 Wabco | 11 Samsung | 12 Dow |
| 13 Veoneer | 14 Valeo | 15 Mahindra | 16 Magneti Marelli |
| 17 Recaro | 18 Borg Warner | 19 AM General | 20 Alpine Driving Mobile Media Innovation |
| 21 Lear | 22 George P. Johnson | 23 Continental Structural Plastics | 24 Legacy |
| 25 AAM | 26 KUKA | 27 TI Automotive | 28 GKN Driveline |
| 29 The Palace of Auburn Hills | 30 TFS | 31 Brose | 32 Oakland University |
| 33 Hutchinson | 34 Dura | 35 Martinrea | 36 Incoe |
| 37 FCA | 38 Atlas Copco | 39 Faurecia | 40 Nexteer |
| 41 Henniges | 42 Dassault Systemes | 43 Fanuc | 44 Molex |
| 45 Cooper Standard | 46 Comerica | 47 Volkswagen | 48 XPO logistics |

EXECUTIVE HILLS SITE PROGRESS

AUGUST 2020



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