



FOR LEASE
+/- 37,900 SF

43155-43159

West 9 Mile Road
Novi, MI 48375

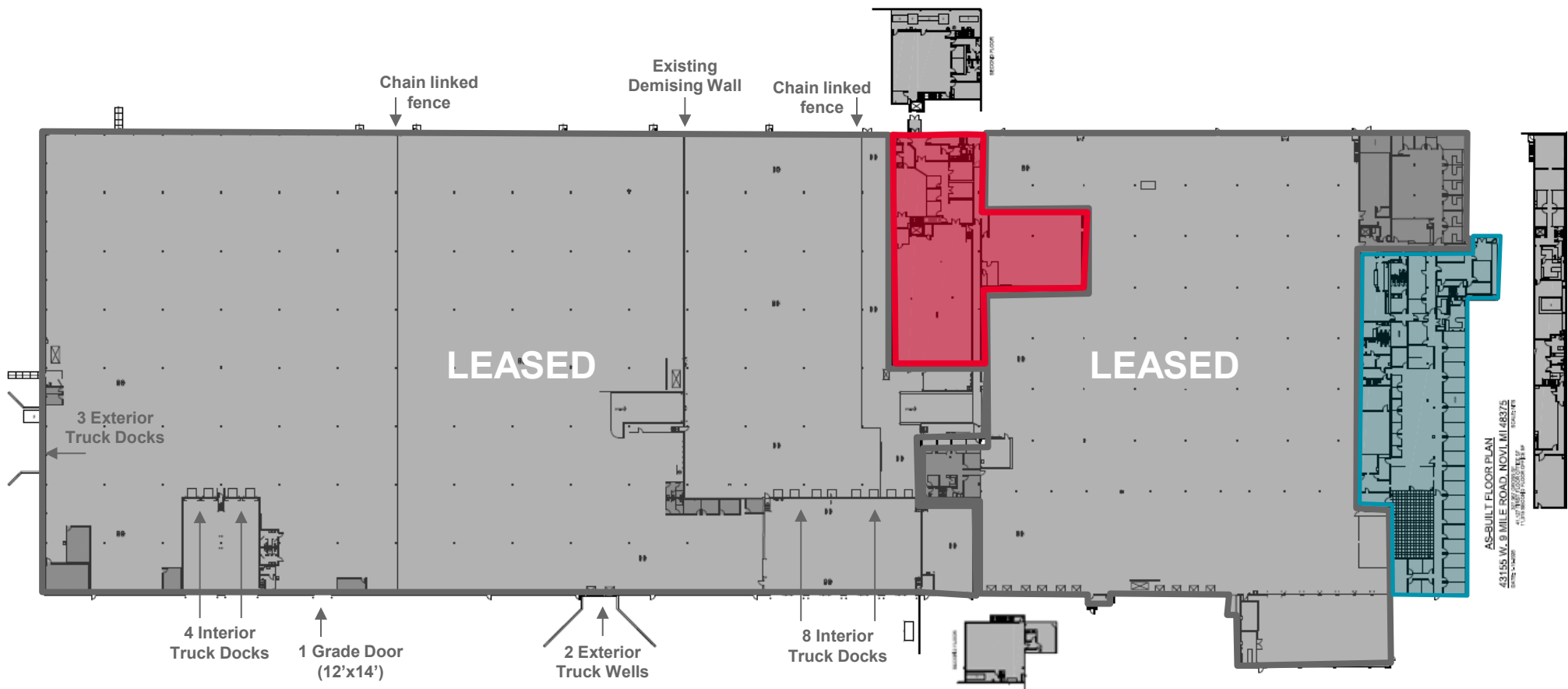


PROPERTY FEATURES

Address:	43155-43159 W 9 Mile Rd Novi, MI 48375
Total Building Square Footage:	318,390 SF
Available Square Footage:	37,900 SF
Office:	+/- 20,000 SF (can be reduced)
Office/Lab/R&D:	+/- 17,900 SF
Site Area:	15.72 acres
Year Built:	1979
Parcel ID:	22-35-101-027
Zoning:	Light Industrial
Clear Height:	24' - 32'
Total Building Docks:	34
Available Docks:	12 Interior truck wells (9'x10') 5 exterior truck wells (8'x8')
Grade Level Doors:	1 (12' x 14')
Column Spacing:	40' x 40'

Total Auto Parking:	450 spaces
Available Auto Parking:	250 spaces
Available Trailer Parking:	+/- 12
Elevator:	Yes
Construction Type:	Masonry & ISP
Roof:	EDPM & TPO
Floors:	6" reinforced
Power:	TBD
Sprinkler:	Yes, ordinary hazard
HVAC:	Gas forced air heat in warehouse 100% HVAC in office
Asking Rate:	\$6.95 – \$7.25/SF NNN
Estimated Operating Expenses:	\$2.32/SF - 2025 Total \$1.13/SF - CAM (includes base utilities) \$0.20/SF - Insurance \$0.99/SF - Taxes

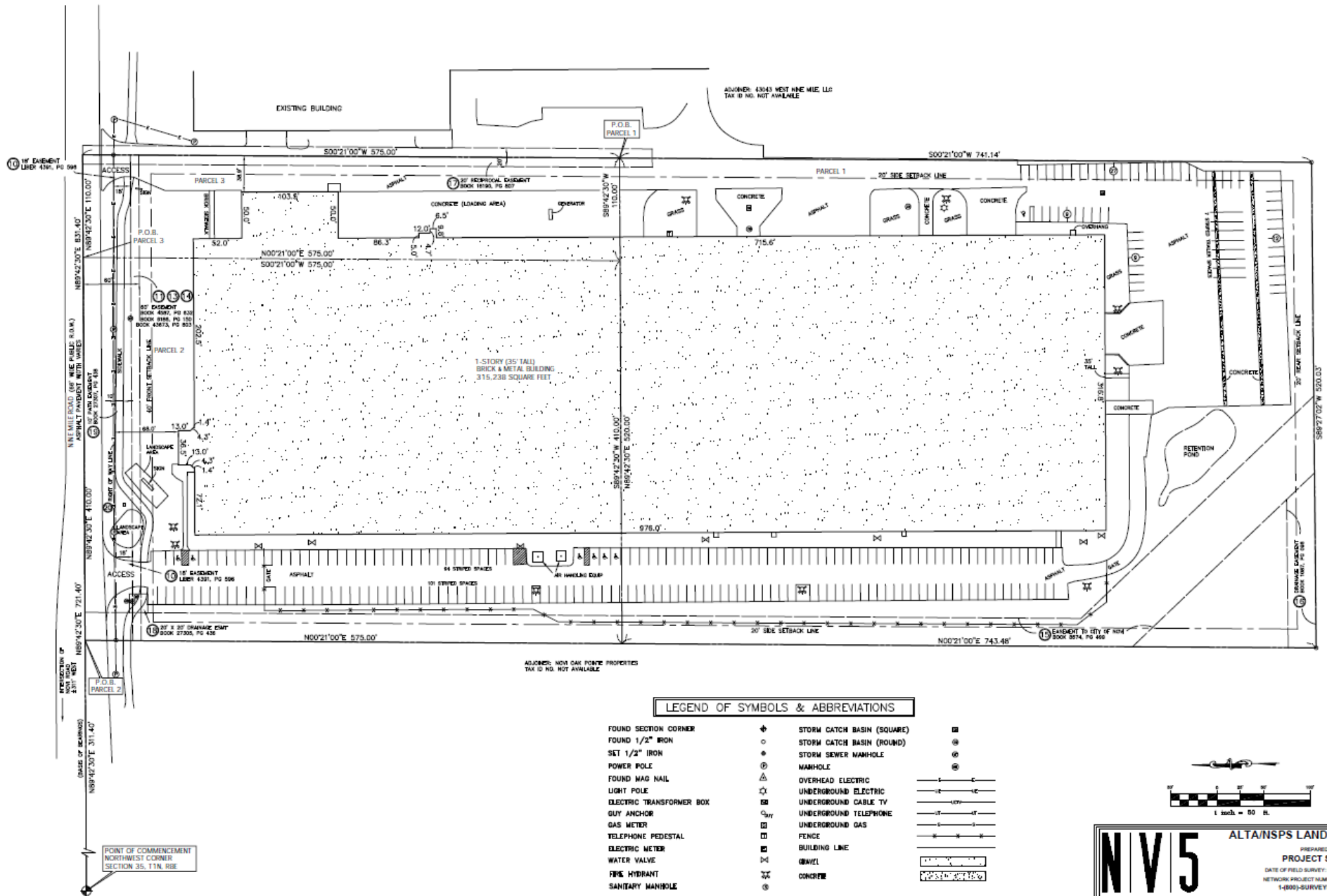
FLOORPLAN



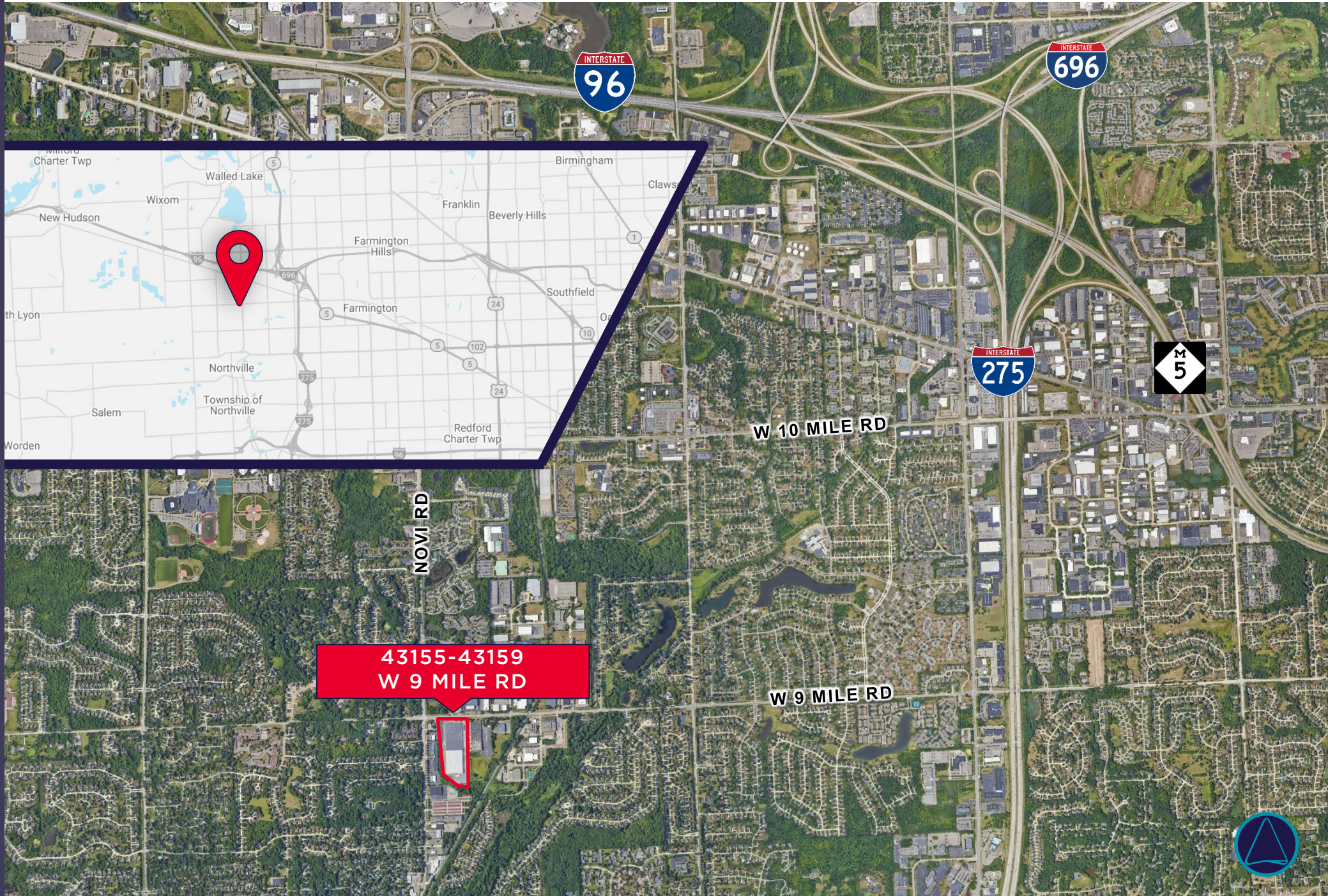
AS-BUILT FLOOR PLAN
43155 W. 9 MILE ROAD, NOVI, MI 48375
DATE: 10/10/2018
BY: CUSHMAN & WAKEFIELD

- Available +/- 17,900 SF office/ lab area
- Available +/- 20,000 SF office area
- Leased

\\ SITE PLAN



LOCATION



PHOTOS





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