



43155-43159West 9 Mile Road
Novi, MI 48375



\\PROPERTY FEATURES

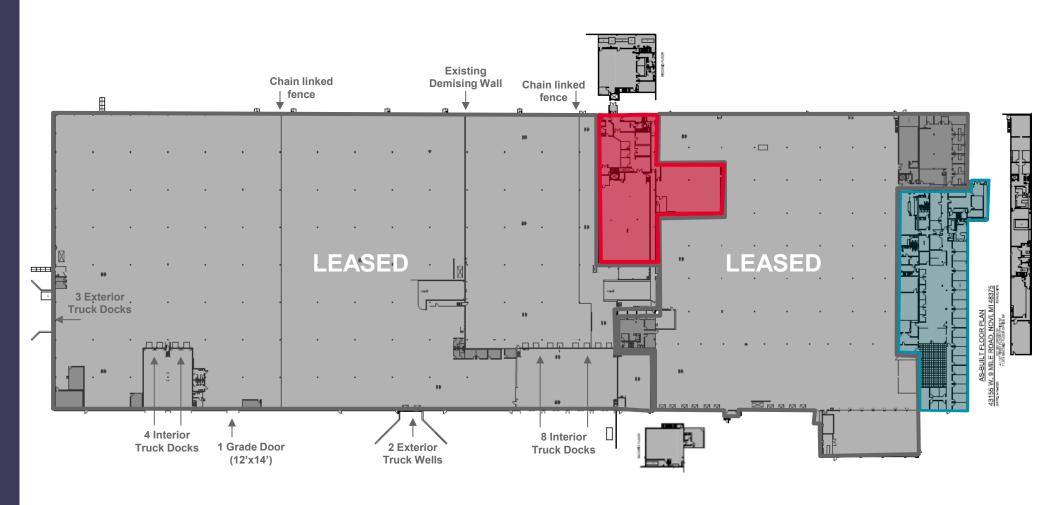
Address:	43155-43159 W 9 Mile Rd Novi, MI 48375
Total Building Square Footage:	318,390 SF
Available Square Footage:	37,900 SF
Office: Office/Lab/R&D:	+/- 20,000 SF (can be reduced) +/- 17,900 SF
Site Area:	15.72 acres
Year Built:	1979
Parcel ID:	22-35-101-027
Zoning:	Light Industrial
Clear Height:	24' - 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



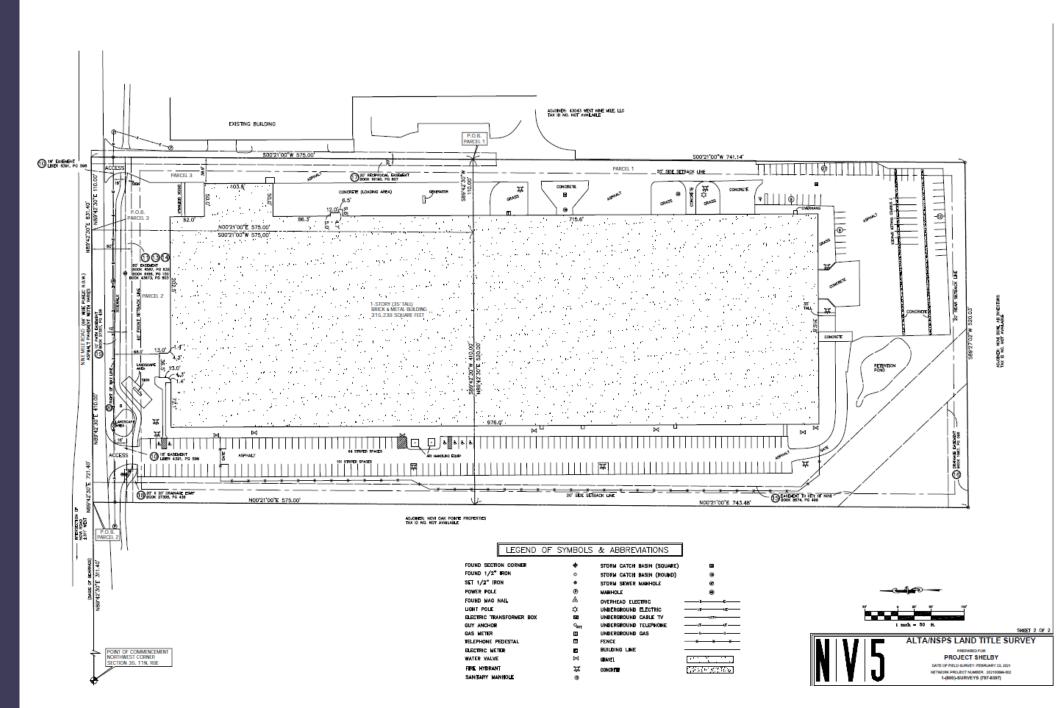






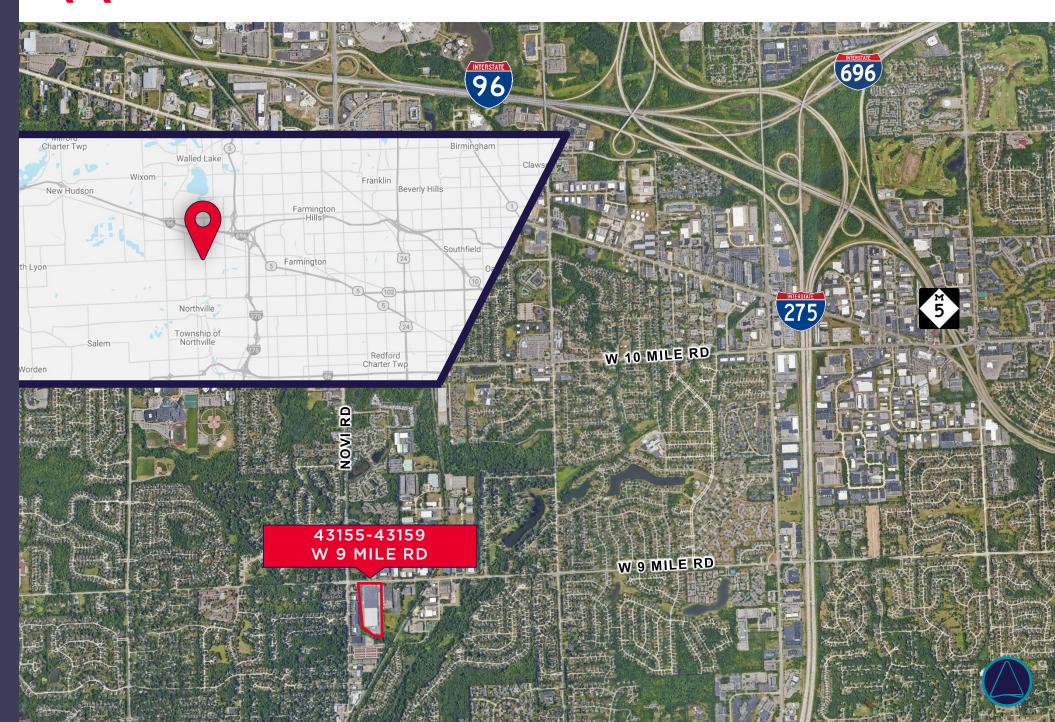
\\SITE PLAN





\\LOCATION





\\PHOTOS











copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

