



Industrial For Sale or Lease

Property Name:

Location: 44480 Grand River Avenue

City, State: Novi, MI

Cross Streets: Between Novi Road and Beck Road

County: Oakland

Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	14,260	Available Shop Sq. Ft.:	10,900	Office Dim:	N/A
Available Sq. Ft.:	14,260	Available Office Sq. Ft.:	3,360	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1976
Clear Height:	13'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	7: 10 x 10, 10 x 12	Security:	No	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry	Lighting:	N/A	Roof:	Carlisle
Structural System:	N/A	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	N/A	Restrooms:	Yes	Floor Drains:	No
Heating:	Yes	Cranes:	No	Acreage:	0.840
Availability:	Immediately	Parking:	26, Surface	Land Dimensions:	N/A
Power (Amps/Volts):	Ample				

PRICING INFORMATION

Lease Rate:	\$12.00	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	Gross	Lease Term:	N/A	TD:	N/A
Sale Price:	\$1,850,000 (\$129.73/sqft)	Taxes:	\$12,836.05 (2025/26)	Parcel #:	22-15-326-003
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Multi-tenant building for sale with 7 units. Intriguing opportunity for user/buyer to utilize a portion of the building and lease out the balance. Great location on north side of Grand River, west of Novi Road in the path of Novi's City West District.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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