



## Hi-Tech For Lease

**Property Name:** Woodbury Commerce Park  
**Location:** 39810 Grand River Avenue  
**City, State:** Novi, MI  
**Cross Streets:** W. of Haggerty Road  
**County:** Oakland  
**Zoning:** Lt. Industrial

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b>	30,000	<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Available Sq. Ft.:</b>	4,177 - 16,189	<b>Available Shop Sq. Ft.:</b>	4,177 - 16,189	<b>Office Dim:</b>	N/A
		<b>Available Office Sq. Ft.:</b>	To Suit	<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Clear Height:</b>	14'	<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	1995 (Retrofit: 2006)
<b>Grade Level Door(s):</b>	5: 10 x 12	<b>Rail:</b>	No	<b>Sprinklers:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Security:</b>	No	<b>Signage:</b>	Yes
<b>Exterior Construction:</b>	Block/Brick	<b>Interior:</b>	N/A	<b>Exterior:</b>	N/A
<b>Structural System:</b>	Steel	<b>Lighting:</b>	Fluorescent	<b>Roof:</b>	Flat
<b>Air-Conditioning:</b>	100%	<b>Bay Sizes:</b>	N/A	<b>Floors:</b>	6" Concrete
<b>Heating:</b>	Forced Air	<b>Restrooms:</b>	Men & Women	<b>Floor Drains:</b>	No
<b>Availability:</b>	Immediately	<b>Cranes:</b>	No	<b>Acreage:</b>	3.000
<b>Power (Amps/Volts):</b>	200 Amps, 220 Volts, 3 Phase	<b>Parking:</b>	106	<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Lease Rate:</b>	\$10.95 - \$13.95	<b>Mthly Rate:</b>	N/A	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	N/A	<b>Deposit:</b>	N/A
<b>Lease Term:</b>	-	<b>Parcel #:</b>	22-24-426-001	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** N/A

### COMMENTS

All suites include 14' ceilings, 10' x 12' overhead doors, new finishes, suites can be reconfigured with upgraded interior, new mechanicals. Easy access to I-96, I-696, I-275 and M-5. Close proximity to Novi Town Center, the new Sakura Novi, Twelve Oaks Mall, and West Oaks.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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