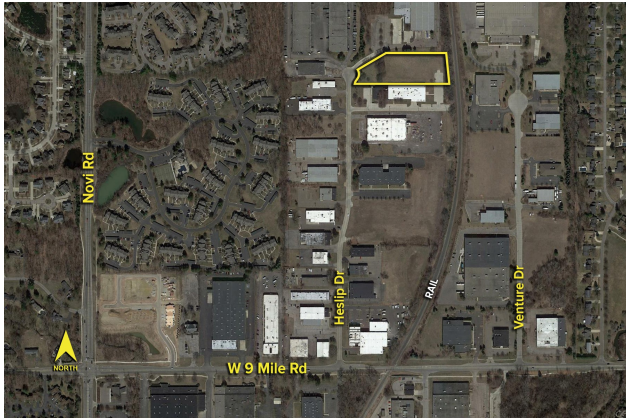




LAND For Lease

Location: Heslip Drive
Side of Street: East
City: Novi, MI
Cross Streets: Off 9 Mile Road, East of Novi Road
County: Oakland

Acreage: 2.79

Improvements: N/A

Zoning: Lt Industrial

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North:

East:

South:

West:

PRICING INFORMATION

Asking Price: N/A

Lease Rate: Contact Broker

Per Acre: N/A

Parcel #: 22-26-327-012

Per SqFt : N/A

Assessor Number: N/A

Terms:

Taxes: \$7,106.93 (2024/25)

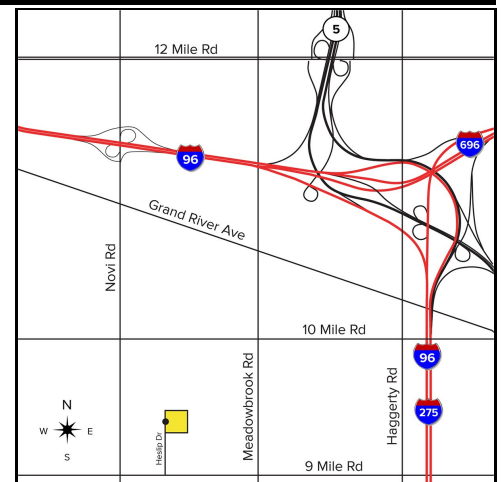
TRAFFIC INFORMATION

Yr: 2025 Count: 17,130 Novi Rd. N. of 9 Mile Rd. 2-Way
Yr: 2025 Count: 13,202 Novi Rd. S. of 9 Mile Rd. 2-Way
Yr: 2025 Count: 8,339 9 Mile Rd. E. of Novi Rd. 2-Way
Yr: 2025 Count: 6,888 9 Mile Rd. W. of Novi Rd. 2-Way

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	9,614	\$139,525
3 Mile Radius	62,951	\$135,396
5 Mile Radius	166,955	\$127,943

Comments: 2.79 Acres zoned Light Industrial for Build-to-Suit of 30,000-40,000 sq. ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jeff Lemanski, (248) 359-0641, jlemanski@signatureassociates.com

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.