

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

# Hi-Tech For Lease

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|---|---|
| **Property Name:** | Koppernick Tech Center - South Building |
| **Location:** | 40443-40665 Koppernick Road, Unit: #40641 |
| **City, State:** | Canton, MI |
| **Cross Streets:** | E. of I-275/N. of Warren Rd. |
| **County:** | Wayne |
| **Zoning:** | Light Industrial |

## BUILDING SIZE / AVAILABILITY

| | | | | | |
|---|---|---|---|---|---|
| **Total Building Sq. Ft.:** | 51,197 | **Building Type:** | Built | **Mezzanine:** | N/A |
| **Available Sq. Ft.:** | 3,752 | **Available Shop Sq. Ft.:** | 0 | **Office Dim:** | N/A |
| | | **Available Office Sq. Ft.:** | 3,752 | **Shop Dim:** | N/A |

## PROPERTY INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Clear Height:** | 10'6" - 22'6" | **Multi-Tenant:** | Yes | **Year Built:** | 2000 |
| **Grade Level Door(s):** | 0 | **Rail:** | No | **Sprinklers:** | Yes |
| **Truckwells or Docks:** | 0 | **Security:** | No | **Signage:** | None |
| **Exterior Construction:** | Brick | **Interior:** | N/A | **Exterior:** | N/A |
| **Structural System:** | Steel | **Lighting:** | N/A | **Roof:** | Built Up |
| **Air-Conditioning:** | 100% | **Bay Sizes:** | N/A | **Floors:** | 6" |
| **Heating:** | Gas | **Restrooms:** | 2 | **Floor Drains:** | No |
| **Availability:** | Immediately | **Cranes:** | No | **Acreage:** | 2.580 |
| **Power (Amps/Volts):** | 240 Volts, 3-Phase | **Parking:** | Ample | **Land Dimensions:** | N/A |

## PRICING INFORMATION

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|---|---|---|---|---|---|
| **Lease Rate:** | $9.95 | **Mthly Rate:** | N/A | **TD:** | N/A |
| **Lease Type:** | G+U | **Taxes:** | TBD | **Deposit:** | N/A |
| **Lease Term:** | N/A | **Parcel #:** | 71-003-99-0008-716 | **Assessor #:** | N/A |
| | | **Imprv Allow:** | N/A | **Options** | N/A |

**Tenant Responsibility:** N/A

## COMMENTS

First-class flex space available. All new build-outs. Best economic leasing packages available in all of Metro Detroit. A must see opportunity.




**Broker:** **SIGNATURE** ASSOCIATES

**Agent(s):**

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