



Hi-Tech For Lease

Property Name: Koppernick Tech Center - North Building
Location: 40433-40635 Koppernick Road
City, State: Canton, MI
Cross Streets: E. of I-275/N. of Warren Rd.
County: Wayne
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	31,401	Available Shop Sq. Ft.:	4,071
Available Sq. Ft.:	4,071	Available Office Sq. Ft.:	To Suit
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	2000
Clear Height:	18' - 22'	Rail:	No
Grade Level Door(s):	2: 12 x 14	Security:	No
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Brick	Lighting:	Fluorescent
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	100%	Restrooms:	2
Heating:	Gas	Cranes:	No
Availability:	Immediately	Parking:	60, Ample
Power (Amps/Volts):	200 Amps, 240 Volts, AC, 3 Phase	Roof:	Built Up
		Floors:	6"
		Floor Drains:	No
		Acreage:	2.080
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$10.75	Mthly Rate:	N/A	TD:	N/A
Lease Type:	G+U	Taxes:	\$44,364.70 (2025)	Deposit:	N/A
Lease Term:	-	Parcel #:	71-003-99-0008-715	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: N/A

COMMENTS

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



Broker: SIGNATURE ASSOCIATES

Agent(s):

Dave Green, (248) 948-4184, dgreen@signatureassociates.com