



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

Total Building Sq. Ft.: 31,401
Available Sq. Ft.: 3,810 - 7,881

Building Type: Built
Available Shop Sq. Ft.: 2,085 - 6,156
Available Office Sq. Ft.: 1,725

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 18' - 22'
Grade Level Door(s): 2: 12 x 14
Truckwells or Docks: 0
Exterior Construction: Brick
Structural System: Steel
Air-Conditioning: 100%
Heating: Gas
Availability: Immediately
Power (Amps/Volts): 200 Amps, 240 Volts, AC, 3 Phase

Multi-Tenant: Yes
Rail: No
Security: No
Interior: N/A
Lighting: Fluorescent
Bay Sizes: N/A
Restrooms: 2
Cranes: No
Parking: 60, Ample

Year Built: 2000
Sprinklers: Yes
Signage: Yes
Exterior: N/A
Roof: Built Up
Floors: 6"
Floor Drains: No
Acreage: 2.080
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$10.75
Lease Type: G+U
Lease Term: -

Mthly Rate: N/A
Taxes: \$44,364.70 (2025)
Parcel #: 71-003-99-0008-715
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: 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):

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