



Hi-Tech For Lease

Property Name: Koppernick Tech Center - North Building
Location: 40433-40635 Koppernick Rd.
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):

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

