



Hi-Tech For Lease

Property Name: Koppernick Tech Center - North Building
Location: 40433-40635 Koppernick Road, Unit: #40615
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	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 3,810	Available Shop Sq. Ft.: 2,085	Office Dim: N/A
	Available Office Sq. Ft.: 1,725	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 18' - 22'	Multi-Tenant: Yes	Year Built: 2000
Grade Level Door(s): 1: 12 x 14	Rail: No	Sprinklers: Yes
Truckwells or Docks: 0	Security: No	Signage: Yes
Exterior Construction: Brick	Interior: N/A	Exterior: N/A
Structural System: Steel	Lighting: Fluorescent	Roof: Built Up
Air-Conditioning: 100%	Bay Sizes: N/A	Floors: 6"
Heating: Gas	Restrooms: 2	Floor Drains: No
Availability: Immediately	Cranes: No	Acreage: 2.080
Power (Amps/Volts): 200 Amps, 240 Volts, AC, 3 Phase	Parking: 60, Ample	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):

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