



## Industrial For Lease

**Property Name:** Novi Commerce Center  
**Location:** 40500 Grand River Avenue, Unit: AB  
**City, State:** Novi, MI  
**Cross Streets:** Meadowbrook & Haggerty Rd.  
**County:** Oakland  
**Zoning:** Lt Industrial

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b>	27,500	<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Available Sq. Ft.:</b>	5,000	<b>Available Shop Sq. Ft.:</b>	3,500	<b>Office Dim:</b>	N/A
		<b>Available Office Sq. Ft.:</b>	1,500	<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Clear Height:</b>	16'	<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	1986
<b>Grade Level Door(s):</b>	2: 10 x 12	<b>Rail:</b>	No	<b>Sprinklers:</b>	No
<b>Truckwells or Docks:</b>	0	<b>Security:</b>	No	<b>Signage:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Interior:</b>	N/A	<b>Exterior:</b>	N/A
<b>Structural System:</b>	N/A	<b>Lighting:</b>	N/A	<b>Roof:</b>	N/A
<b>Air-Conditioning:</b>	Central	<b>Bay Sizes:</b>	N/A	<b>Floors:</b>	N/A
<b>Heating:</b>	Gas	<b>Restrooms:</b>	Yes	<b>Floor Drains:</b>	No
<b>Availability:</b>	Immediately	<b>Cranes:</b>	No	<b>Acreage:</b>	6.880
<b>Power (Amps/Volts):</b>	200 Amps	<b>Parking:</b>	Ample	<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Lease Rate:</b>	\$13.00	<b>Mthly Rate:</b>	N/A	<b>TD:</b>	N/A
<b>Lease Type:</b>	Gross	<b>Taxes:</b>	\$74,226 (2019)	<b>Deposit:</b>	N/A
<b>Lease Term:</b>	N/A	<b>Parcel #:</b>	22-24-100-055	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** N/A

### COMMENTS

Suite AB is 5,000 sq. ft. with approximately 1,500 sq. ft. of office and two overhead doors. Formerly a power lifting gym.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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