



## Industrial For Lease

**Property Name:**

**Location:** 45833 W. Twelve Mile Road

**City, State:** Novi, MI

**Cross Streets:** E. of West Park Dr.

**County:** Oakland

**Zoning:** OST

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 139,726  
**Available Sq. Ft.:** 139,726

**Building Type:** Build-to-Suit  
**Available Shop Sq. Ft.:** 129,700  
**Available Office Sq. Ft.:** 10,026

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

### PROPERTY INFORMATION

**Clear Height:** 00  
**Grade Level Door(s):** 2: 12 x 14  
**Truckwells or Docks:** 4  
**Exterior Construction:** N/A  
**Structural System:** N/A  
**Air-Conditioning:** N/A  
**Heating:** N/A  
**Availability:** Immediately  
**Power (Amps/Volts):** 2000 Amps, 480 Volts

**Freestanding:** Yes  
**Rail:** No  
**Security:** Yes  
**Interior:** No  
**Lighting:** N/A  
**Bay Sizes:** N/A  
**Restrooms:** Yes  
**Cranes:** Yes, Possible  
**Parking:** N/A

**Year Built:** N/A  
**Sprinklers:** Yes  
**Signage:** N/A  
**Exterior:** Yes  
**Roof:** N/A  
**Floors:** N/A  
**Floor Drains:** No  
**Acreage:** 10.000  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** Contact Broker  
**Lease Type:** NNN  
**Lease Term:** N/A

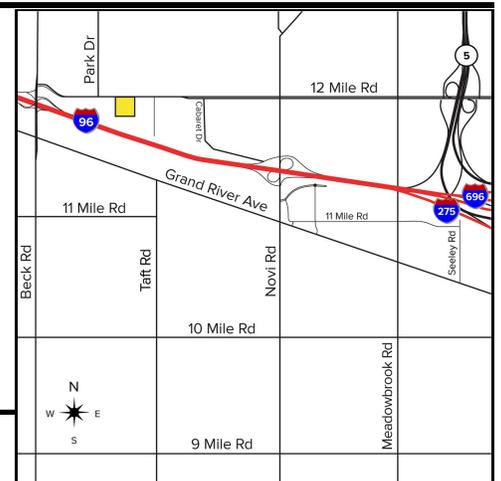
**Mthly Rate:** Contact Broker  
**Taxes:** \$35,297.64 (2025)  
**Parcel #:** 22-16-226-003  
**Imprv Allow:** N/A

**TD:** N/A  
**Deposit:** N/A  
**Assessor #:** N/A  
**Options:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

New ownership can start construction in 2026. Frontage on 12 Mile Road and I-96 with easy access to I-96 via Beck Road (1/2 mile) and/or Novi Road (2 miles). Corporate neighbors include: Hino Motors, A123 Battery Systems, Nachi Robotics, Toyota Boshoku, Emerson and Nitto.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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