

Plymouth Flex Commercial Condominiums - Inventory Tracker

Project Address: 40450 Schoolcraft Road Plymouth MI 48170

12/3/2025

Unit #	Status	Unit Position	Unit Upgrades	Unit Width	Unit Depth	Unit Ground Floor SF	Installed Mezzanine SF	Potential Mezzanine SF	Current Rentable SF	Rear Yard SF	List NNN Base Rent per SF	List Base Rent per Month	List Price per Ground Floor SF	List Price per Rentable SF	List Price	PRE-CONSTRUCTION DISCOUNT PER SF	PRE-CONSTRUCTION DISCOUNT PRICE	Est. CAM per Month
Address: Building A - 40450 Schoolcraft Road Plymouth MI 48170																		
A01	Available	End Cap	See Model 2 Unit Features on page 3 - Mezzanine & Shower Installed	30	50	1,500	500	500	2,000	N/A	\$17.00	\$2,833	\$304	\$228	\$456,000	\$20.00	\$426,000	\$441
A02	Available	Interior	See Model 2 Unit Features on page 3	25	50	1,250	0	417	1,250	N/A	\$20.00	\$2,083	\$255	\$255	\$318,750	\$20.00	\$293,750	\$368
A03	Available	Interior	See Model 2 Unit Features on page 3	25	50	1,250	0	417	1,250	N/A	\$20.00	\$2,083	\$255	\$255	\$318,750	\$20.00	\$293,750	\$368
A04	Available	Interior	See Model 2 Unit Features on page 3	25	50	1,250	0	417	1,250	N/A	\$20.00	\$2,083	\$255	\$255	\$318,750	\$20.00	\$293,750	\$368
A05	Available	Interior	See Model 2 Unit Features on page 3	30	50	1,500	0	500	1,500	N/A	\$20.00	\$2,500	\$255	\$255	\$382,500	\$20.00	\$352,500	\$441
A06	Available	Interior	See Model 2 Unit Features on page 3	25	50	1,250	0	417	1,250	N/A	\$20.00	\$2,083	\$255	\$255	\$318,750	\$20.00	\$293,750	\$368
A07	Available	Interior	See Model 2 Unit Features on page 3	25	50	1,250	0	417	1,250	N/A	\$20.00	\$2,083	\$255	\$255	\$318,750	\$20.00	\$293,750	\$368
A08	Available	Interior	See Model 2 Unit Features on page 3	25	50	1,250	0	417	1,250	N/A	\$20.00	\$2,083	\$255	\$255	\$318,750	\$20.00	\$293,750	\$368
A09	Available	End Cap	See Model 2 Unit Features on page 3 - Mezzanine Installed	30	50	1,500	495	500	1,995	N/A	\$17.00	\$2,826	\$300	\$225	\$449,625	\$20.00	\$419,625	\$441

Unit #	Status	Unit Position	Unit Upgrades	Unit Width	Unit Depth	Unit Ground Floor SF	Installed Mezzanine SF	Potential Mezzanine SF	Current Rentable SF	Rear Yard SF	List NNN Base Rent per SF	List Base Rent per Month	List Price per Ground Floor SF	List Price per Rentable SF	List Price	PRE-CONSTRUCTION DISCOUNT PER SF	PRE-CONSTRUCTION DISCOUNT PRICE	Est. CAM per Month
Address: Building B - 40450 Schoolcraft Road Plymouth MI 48170																		
B01	Available	End-Cap	See Model 1 Unit Features - Mezzanine Installed	40	45	1,800	600	600	2,400	N/A	\$16.00	\$3,200	\$290	\$218	\$522,000	\$20.00	\$486,000	\$530
B02	Available	Interior	See Model 1 Unit Features on page 3	25	45	1,125	0	375	1,125	N/A	\$19.00	\$1,781	\$245	\$245	\$275,625	\$20.00	\$253,125	\$331
B03	Available	Interior	See Model 1 Unit Features on page 3	25	45	1,125	0	375	1,125	N/A	\$19.00	\$1,781	\$245	\$245	\$275,625	\$20.00	\$253,125	\$331
B04	Available	Interior	See Model 1 Unit Features on page 3	30	45	1,350	0	450	1,350	N/A	\$19.00	\$2,138	\$245	\$245	\$330,750	\$20.00	\$303,750	\$397
B05	Available	Interior	See Model 1 Unit Features on page 3 - Mezzanine Installed	30	45	1,350	450	450	1,800	N/A	\$16.00	\$2,400	\$270	\$203	\$364,500	\$20.00	\$337,500	\$397
B06	Available	Interior	See Model 1 Unit Features on page 3	25	45	1,125	0	375	1,125	N/A	\$19.00	\$1,781	\$245	\$245	\$275,625	\$20.00	\$253,125	\$331
B07	Available	Interior	See Model 1 Unit Features on page 3	25	45	1,125	0	375	1,125	N/A	\$19.00	\$1,781	\$245	\$245	\$275,625	\$20.00	\$253,125	\$331
B08	Available	End Cap	See Model 1 Unit Features on page 3	40	45	1,800	0	600	1,800	N/A	\$19.00	\$2,850	\$265	\$265	\$477,000	\$20.00	\$441,000	\$530
B09	Available	End Cap	See Model 1 Unit Features on page 3 - Mezzanine Installed	40	45	1,800	600	600	2,400	N/A	\$16.00	\$3,200	\$290	\$218	\$522,000	\$20.00	\$486,000	\$530
B10	Available	Interior	See Model 1 Unit Features on page 3	25	45	1,125	0	375	1,125	N/A	\$19.00	\$1,781	\$245	\$245	\$275,625	\$20.00	\$253,125	\$331
B11	Available	Interior	See Model 1 Unit Features on page 3	25	45	1,125	0	375	1,125	N/A	\$19.00	\$1,781	\$245	\$245	\$275,625	\$20.00	\$253,125	\$331
B12	Available	Interior	See Model 1 Unit Features on page 3 - Mezzanine Installed	30	45	1,350	450	450	1,800	N/A	\$16.00	\$2,400	\$270	\$203	\$364,500	\$20.00	\$337,500	\$397
B13	Available	Interior	See Model 1 Unit Features on page 3	30	45	1,350	0	450	1,350	N/A	\$19.00	\$2,138	\$245	\$245	\$330,750	\$20.00	\$303,750	\$397
B14	Available	Interior	See Model 1 Unit Features on page 3	25	45	1,125	0	375	1,125	N/A	\$19.00	\$1,781	\$245	\$245	\$275,625	\$20.00	\$253,125	\$331
B15	Available	Interior	See Model 1 Unit Features on page 3	25	45	1,125	0	375	1,125	N/A	\$19.00	\$1,781	\$245	\$245	\$275,625	\$20.00	\$253,125	\$331
B16	Available	End Cap	See Model 1 Unit Features on page 3	40	45	1,800	0	600	1,800	N/A	\$19.00	\$2,850	\$265	\$265	\$477,000	\$20.00	\$441,000	\$530

Unit #	Status	Unit Position	Unit Upgrades	Unit Width	Unit Depth	Unit Ground Floor SF	Installed Mezzanine SF	Potential Mezzanine SF	Current Rentable SF	Rear Yard SF	List NNN Base Rent per SF	List Base Rent per Month	List Price per Ground Floor SF	List Price per Rentable SF	List Price	PRE-CONSTRUCTION DISCOUNT PER SF	PRE-CONSTRUCTION DISCOUNT PRICE	Est. CAM per Month
Address: Building C - 40450 Schoolcraft Road Plymouth MI 48170								0										
C01	Available	End Cap	See Model 3 Unit Features on page 3 - Mezzanine Installed, Shower Installed	30	60	1,800	600	600	2,400	1,260	\$20.00	\$4,000	\$333	\$250	\$600,000	\$20.00	\$564,000	\$530
C02	Available	Interior	See Model 3 Unit Features on page 3	30	60	1,800	0	600	1,800	1,260	\$23.00	\$3,450	\$285	\$285	\$513,000	\$20.00	\$477,000	\$530
C03	Available	Interior	See Model 3 Unit Features on page 3	30	60	1,800	0	600	1,800	1,260	\$23.00	\$3,450	\$285	\$285	\$513,000	\$20.00	\$477,000	\$530
C04	Available	Interior	See Model 3 Unit Features on page 3	30	60	1,800	0	600	1,800	1,260	\$23.00	\$3,450	\$285	\$285	\$513,000	\$20.00	\$477,000	\$530
C05	Available	Interior	See Model 3 Unit Features on page 3	30	60	1,800	0	600	1,800	1,260	\$23.00	\$3,450	\$285	\$285	\$513,000	\$20.00	\$477,000	\$530
C06	Available	Interior	See Model 3 Unit Features on page 3	30	60	1,800	0	600	1,800	1,260	\$23.00	\$3,450	\$285	\$285	\$513,000	\$20.00	\$477,000	\$530
C07	Available	Interior	See Model 3 Unit Features on page 3	30	60	1,800	0	600	1,800	1,260	\$23.00	\$3,450	\$285	\$285	\$513,000	\$20.00	\$477,000	\$530
C08	Available	End Cap	See Model 3 Unit Features on page 3 - Mezzanine Installed	30	60	1,800	600	600	2,400	1,260	\$20.00	\$4,000	\$330	\$248	\$594,000	\$20.00	\$558,000	\$530

Unit #	Status	Unit Position	Unit Upgrades	Unit Width	Unit Depth	Unit Ground Floor SF	Installed Mezzanine SF	Potential Mezzanine SF	Current Rentable SF	Rear Yard SF	List NNN Base Rent per SF	List Base Rent per Month	List Price per Ground Floor SF	List Price per Rentable SF	List Price	PRE-CONSTRUCTION DISCOUNT PER SF	PRE-CONSTRUCTION DISCOUNT PRICE	Est. CAM per Month
Address: Building D - 40450 Schoolcraft Road Plymouth MI 48170																		
D01	Available	End Cap	See Model 3 Unit Features on page 3 - Mezzanine Installed, Shower Installed	30	50	1,500	500	500	2,000	1,302	\$20.00	\$3,333	\$330	\$248	\$495,000	\$20.00	\$465,000	\$441
D02	Available	Interior	See Model 3 Unit Features on page 3	25	50	1,250	0	417	1,250	1,102	\$23.00	\$2,396	\$285	\$285	\$356,250	\$20.00	\$331,250	\$368
D03	Available	Interior	See Model 3 Unit Features on page 3	25	50	1,250	0	417	1,250	1,150	\$23.00	\$2,396	\$285	\$285	\$356,250	\$20.00	\$331,250	\$368
D04	Available	Interior	See Model 3 Unit Features on page 3	40	50	2,000	0	667	2,000	1,920	\$23.00	\$3,833	\$285	\$285	\$570,000	\$20.00	\$530,000	\$588
D05	Available	Interior	See Model 3 Unit Features on page 3	40	50	2,000	0	667	2,000	1,820	\$23.00	\$3,833	\$285	\$285	\$570,000	\$20.00	\$530,000	\$588
D06	Available	Interior	See Model 3 Unit Features on page 3	25	50	1,250	0	417	1,250	1,095	\$23.00	\$2,396	\$285	\$285	\$356,250	\$20.00	\$331,250	\$368
D07	Available	Interior	See Model 3 Unit Features on page 3	25	50	1,250	0	417	1,250	760	\$23.00	\$2,396	\$285	\$285	\$356,250	\$20.00	\$331,250	\$368
D08	Available	End Cap	See Model 3 Unit Features on page 3 - Mezzanine Installed	30	50	1,500	500	500	2,000	705	\$20.00	\$3,333	\$330	\$248	\$495,000	\$20.00	\$465,000	\$441

THREE MODEL TYPES AVAILABLE

Standard Features

All units in all buildings include:

- Option to increase usable square footage by up to 33% with the addition of a mezzanine
- Option to combine adjacent units
- 14x14' insulated garage door with windows and opener
- Man door in front of unit
- Finished restroom
- Forced-air ducted furnace heat
- Finished & painted walls & ceiling
- Fire sprinklers
- Polished concrete floor
- 3-phase power ready | 100-amp 120/240-volt power
- LED lighting
- 20-foot ceiling front to back
- Utility sink | Interior hose spigot
- Side windows on end cap units

Model 1 Unit Features

(Building B, 16 units available)

All Model 1 units include:

- **All Standard Features**

Select Model 1 units include:

- Full-width mezzanine

Model 2 Unit Features

(Building A, 9 units available)

All Model 2 units include:

- **All Standard Features**
- Finished restroom plumbed for shower
- Air conditioning
- Large rear windows

Select Model 2 units include:

- Full-width mezzanine
- Shower in restroom

Model 2 upgrades may include:

- Shower in restroom

Model 3 Unit Features

(Buildings C & D, 16 units available)

All Model 3 units include:

- **All Standard Features**
- **All Model 2 Unit Features**
- Fenced-in rear yard with gravel surface
- Private, gated vehicular access in back
- 10x10' insulated garage door in back of unit with windows and opener
- Additional man door in back of unit
- Additional hose spigot near rear door

Select Model 3 units include:

- Full-width mezzanine
- Shower in restroom

Model 3 upgrades may include:

- Shower in restroom



**PLYMOUTH
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Create Your Vision. Own Your Space.