

FOR LEASE

46860 WEST ROAD
NOVI, MICHIGAN

36,070 SF AVAILABLE



QUADRANTS

PROPERTY FEATURES

- 36,070 SF
- Two Story Office to Suit
- 26' Clear
- 2 Truckwells
- 1 Grade Level Door
- 80 Car Parking

FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com
(248) 567-8000



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

46860 WEST ROAD
NOVI, MICHIGAN



PROPERTY TYPE:	Industrial
TOTAL SF:	36,070
OFFICE:	Two-Story Office to Suit
LAND (AC):	4.00
ZONING:	Industrial
PARCEL ID:	22-04-326-006
YEAR BUILT:	2019
CEILING HEIGHT:	24'
GRADE LEVEL DOORS:	1
TRUCKWELLS:	2
PARKING SPACES:	77
BUILDING CLASS:	A

PROPERTY PRICING

TRANSACTION TYPE:	Lease
ASKING LEASE RATE:	TBD

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ISSUED FOR	DATE
PRELIM	11.17.11
PRE-APP	4.19.11
SFA	12.10

ARCHITECTURAL DESIGN
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL



ASSOCIATES

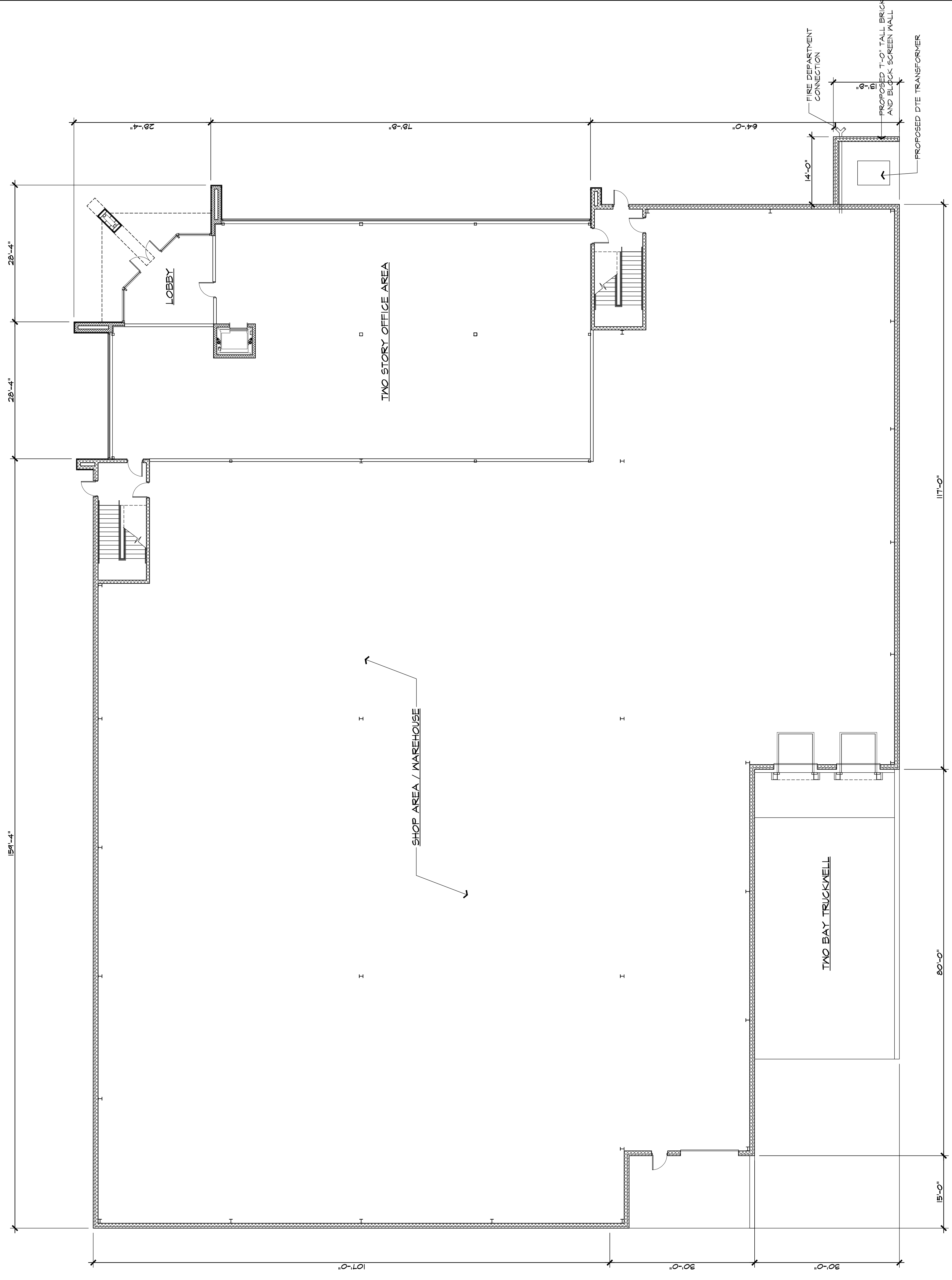
G.A.V. ASSOCIATES, INC.
 2401 ORCHARD LAKE RD., STE. 100A
 FARMINGTON HILLS, MI 48334
 PH: (248) 964-9101
 WEB: WWW.GAVASSOCIATES.COM

Quadrant Development, LLC
 49132 Wixom Tech Drive
 Wixom, Michigan
 (248) 858-8554

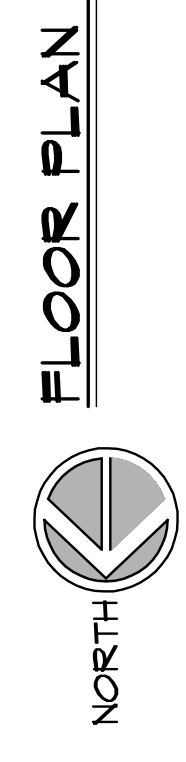
PROPOSED NEW FACILITY :
 46860 WEST ROAD
 NOVI, MICHIGAN

DRAWN: DESIGNED: CHECKED:
 SCALE :
 FILE NAME : .

JOB # : 16151
 SHEET TITLE
 PLAN
 ELEVATION
 STUDY
 SHEET #
A.101



BUILDING DATA
 BUILDING AREA: MAIN LEVEL OFFICE: 4,821 GROSS SF.
 SHOP / WAREHOUSE: 26,645 GROSS SF.
 TOTAL MAIN LEVEL = 31,466 GROSS SF.
 UPPER LEVEL +/-: 4,821 GROSS SF.
 TOTAL BUILDING AREA: +/- 36,287 GROSS SF.
 USE GROUP: MIXED NONSEPARATED B / S-1 / F-1
 CONSTRUCTION CLASS: 2B
 FIRE SUPPRESSED BUILDING



ISSUED FOR	DATE
PRELIM	11.17
PRE-APP	11.17
SPA	12.18

ARCHITECTURAL DESIGN
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL

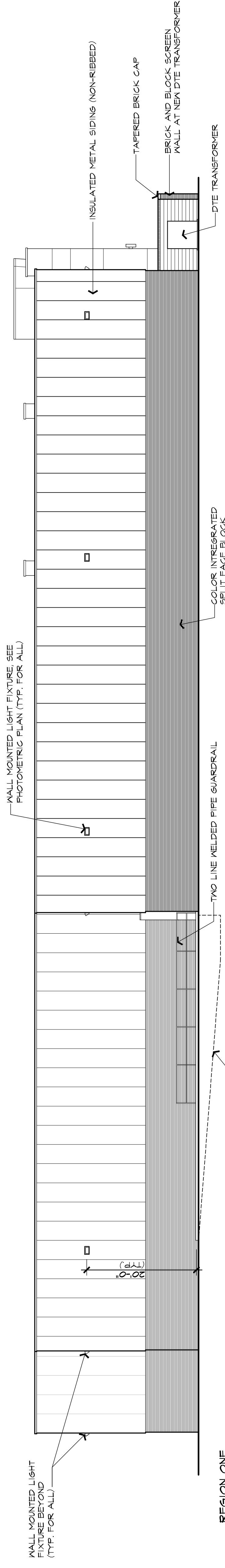
G.A.V. ASSOCIATES, INC
 2401 ORCHARD LAKE RD., STE. 100A
 FARMINGTON, CT 06030
 PH: (860) 964-9101
 WEB: WWW.GAVASSOCIATES.COM



Quadrants Development, LLC
 4913 Wikom Tech Drive
 Wilson, Michigan
 (248) 858-8534

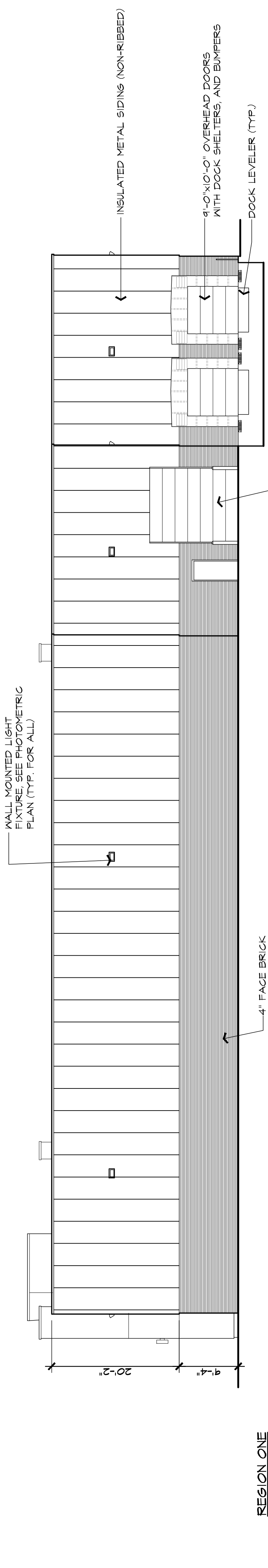
ROPOSHED NEW FACILITY
 46860 MIST ROAD
 NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
SCALE :		
FILE NAME :		
JOB # : 16151		
SHEET TITLE		
EXTERIOR ELEVATION		
SHEET #		
A.201		



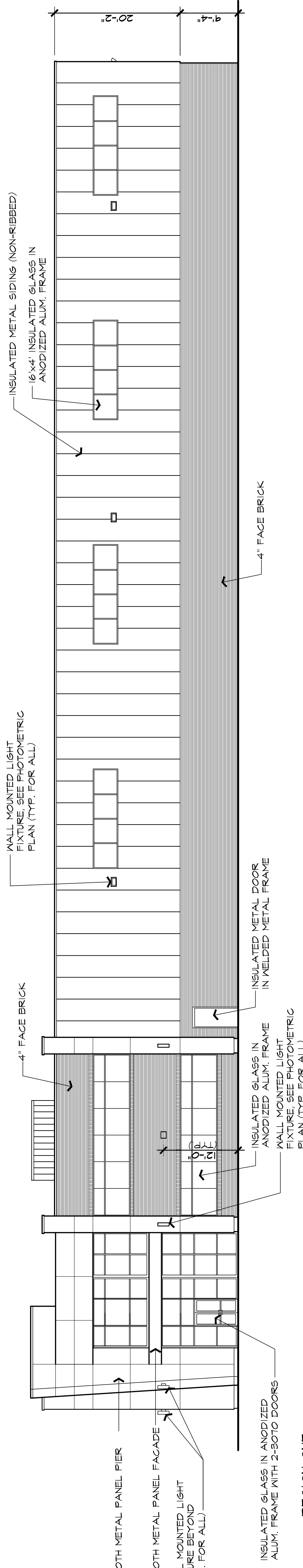
WEST ELEVATION
 SCALE: 3/32" = 1'-0"

REGION ONE
 FACADE PERCENTAGE OF MATERIAL:
 TOTAL FACADE: 6381 S.F.
 INSUL. MTL PANEL SIDING = 4282 S.F. = 66%
 BRICK = 2,044 S.F. = 32%



NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

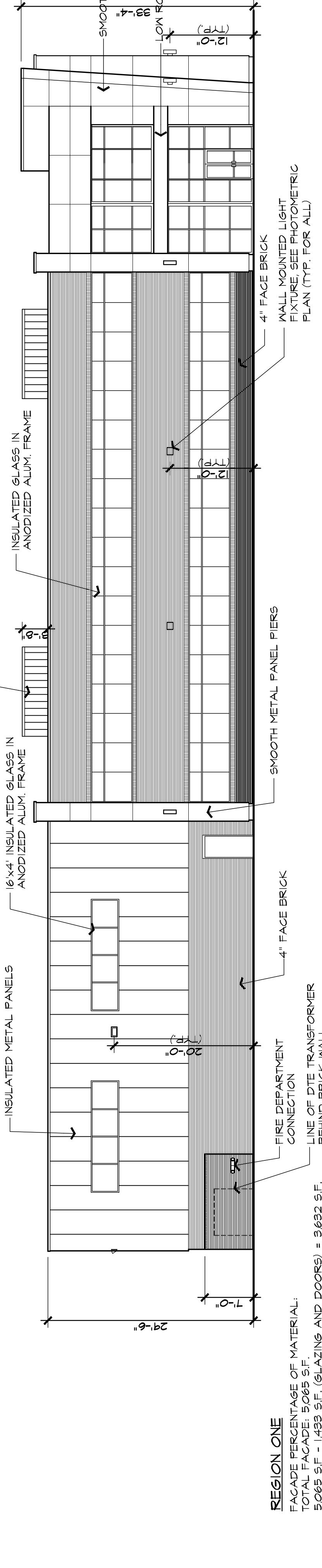
REGION ONE
 FACADE PERCENTAGE OF MATERIAL:
 TOTAL FACADE: 4928 S.F.
 4928 S.F. = 910 S.F. (DOORS) = 4558 S.F.
 INSUL. MTL PANEL SIDING = 3,920 S.F. = 79%
 BRICK = 1,858 S.F. = 30%



EAST ELEVATION
 SCALE: 3/32" = 1'-0"

REGION ONE
 FACADE PERCENTAGE OF MATERIAL:
 TOTAL FACADE: 6440 S.F.
 6440 S.F. = 992 S.F. (GLAZING AND DOORS) = 5456 S.F.
 FLAT INSUL. MTL PANEL SIDING = 665 S.F. = 10%
 INSUL. MTL PANEL SIDING = 2,900 S.F. = 55%
 BRICK = 456 S.F. = 24%

NOTE
 1. ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF NOVI FOR REVISION APPROVAL.
 2. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET VIEW.
 3. ALL BUILDING SIGNAGE SHALL BE APPROVED UNDER A SEPARATE SIGN PERMIT FROM THE CITY OF NOVI.



SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

REGION ONE
 FACADE PERCENTAGE OF MATERIAL:
 TOTAL FACADE: 5658 S.F.
 5658 S.F. = 925 S.F. (GLAZING AND DOORS) = 5692 S.F.
 FLAT INSUL. MTL PANEL SIDING = 670 S.F. = 18%
 INSUL. MTL PANEL SIDING = 1104 S.F. = 31%
 BRICK = 1,859 S.F. = 51%