

FOR SALE, LEASE OR BUILD-TO-SUIT

27629 HAGGERTY ROAD
NOVI, MICHIGAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NEW CONSTRUCTION



18,000 SF UP TO 44,000 SF

PROPERTY FEATURES

- Up to 44,000 SF on Ground Floor
- 24' Clear Ceiling Height Throughout
- Potential Second Floor/Mezzanine/Crane
- Truckwell and Grade Level Loading
- Layout and Finishes to Suit
- Phased Construction Possible
- High-Image Facility - Main Road Exposure
- Over 30,000 VPD on 12 Mile at Haggerty Rd
- Freeway Access via 12 Mile/M-5 Interchange

FOR DETAILS CONTACT

Scott Lyons

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(248) 567-8002



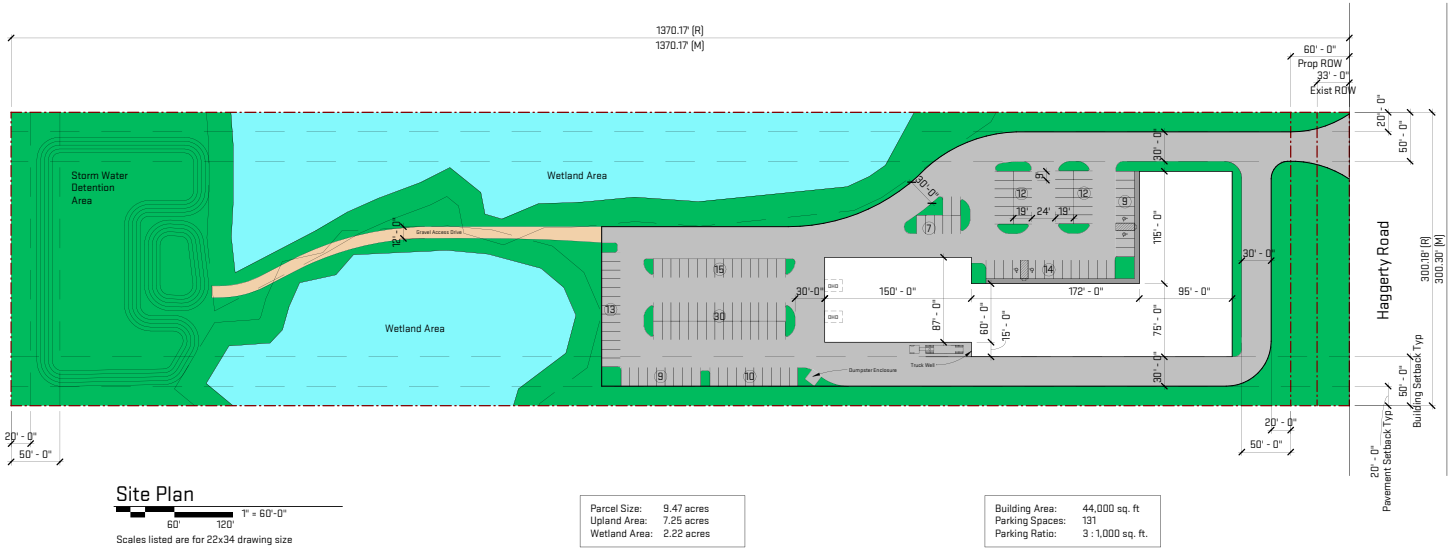
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27629 Haggerty Road, Novi, MI


Property Type: Multi-Use
Available SF: 44,000
Land Size (Acres): 9.47
Market: SE Michigan
Submarket: I-96
County: Oakland

Availability Details

Available SF:	44,000	Transaction Type:	Sale/Lease/Build-to-Suit
Multi-Use SF:	To Suit	Asking Sale Price:	To Be Determined
Office SF:	To Suit	Asking Lease Rate:	To Be Determined

Comments

Comments: This building has the potential to add second floor office/mezzanine and/or crane.

Building & Construction Details

Construction Status:	Planned	Year Built:	2024	Floor Type:	Concrete 6"
Spec/BTS:	Yes	Floors:	1	Sprinkler:	Yes
Primary Uses:	High Tech, Lab, R&D Display	Multi-Tenant:	No		
Flex:	Yes	Construction Type:	Steel, Masonry, Other		
# of Buildings:	1				

Clearance, Dock & Door

Ceiling Height: 24'	# GL/DID: TBD	# Ext. Docks: TBD
Bay/Column Size(WxD): TBD	GL/DID Dim.(HxW): TBD	# Ext. Levelers: TBD
Column Spacing: TBD	Total Doors: TBD	

Loading & Door Comments: The ceiling height could be higher if desired. Building as shown has one truckwell and two grade level doors.

Parking

# Spaces: 131	# Covered Spaces: TBD
Parking Ratio: 3/1,000	

Parking Comments: . Additional parking possible based on building footprint size.

Land Size (Acres): 9.47	Zoning: OST-Office/Service/ Technology District
Land SF: 412,513	Site Shape: Rectangular
Land Usable Acres: Approx. 7.25	Access: 12 Mile Road & I-96
Land Usable SF: 315,810	Frontage: Haggerty Road

Additional Site Information: Site includes City of Novi requirements for on-site storm water detention.

Area Traffic Counts: Over 16,000 VPD on Haggerty Road at Hillstech Drive. Over 30,000 VPD on 12 Mile at Haggerty Road.

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	scott.Lyons@lee-associates.com