

46850 GRAND RIVER

Novi, MI 48374



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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Senior Partner

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OFFERING SUMMARY: 46850 Grand River | Novi, MI 48374



PROPERTY OVERVIEW

Freestanding Industrial Warehouse Building on Grand River in Novi.

OFFERING SUMMARY

Lease Rate: \$9,000.00/month
(Includes property taxes)

Building Size: 9,316 SF

Available SF: 9,316 SF

Year Built: 1973

Zoning: OST - Office Service
Technology

PROPERTY HIGHLIGHTS

- Freestanding Building with frontage on Grand River.
- 2,116 SF of Office/7,208 SF of Warehouse
- Up to 2 acres of outside storage available
- Ceiling Height - 22' Clear; 2 Drive-Ins (12' x 14')

BUILDING/PROPERTY INFORMATION: 46850 Grand River | Novi, MI 48374

BUILDING INFORMATION

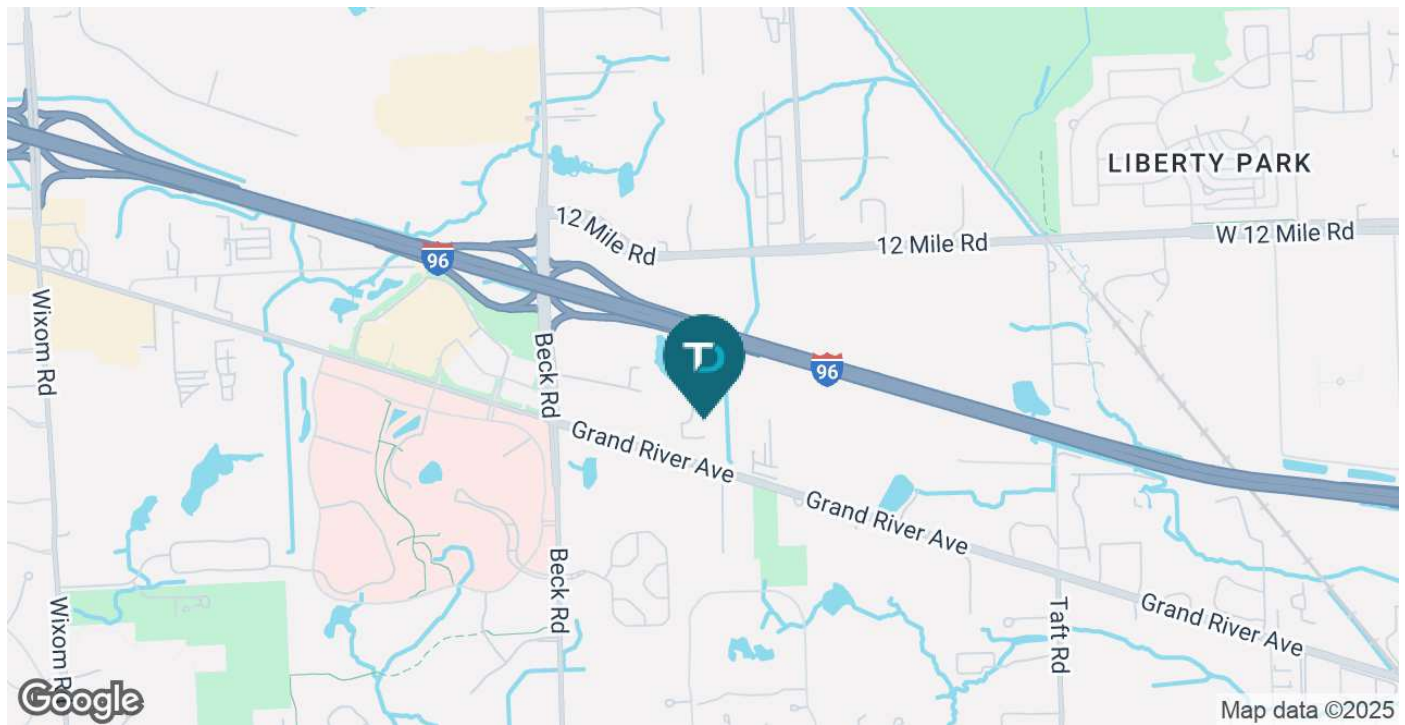
Price/SF:	\$11.60
Building Size:	9,316 SF
Year Built:	1973
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	100

PROPERTY INFORMATION

Lot Size:	Up to 2 acres of outside storage
Property Type:	Industrial Flex Space
Zoning	OST - Office Service Technology
2022 Traffic Count:	Grand River = 15,188
APN:	22-16-176-019

LOCATION INFORMATION

Located on the north side of Grand River, east of Beck Road.



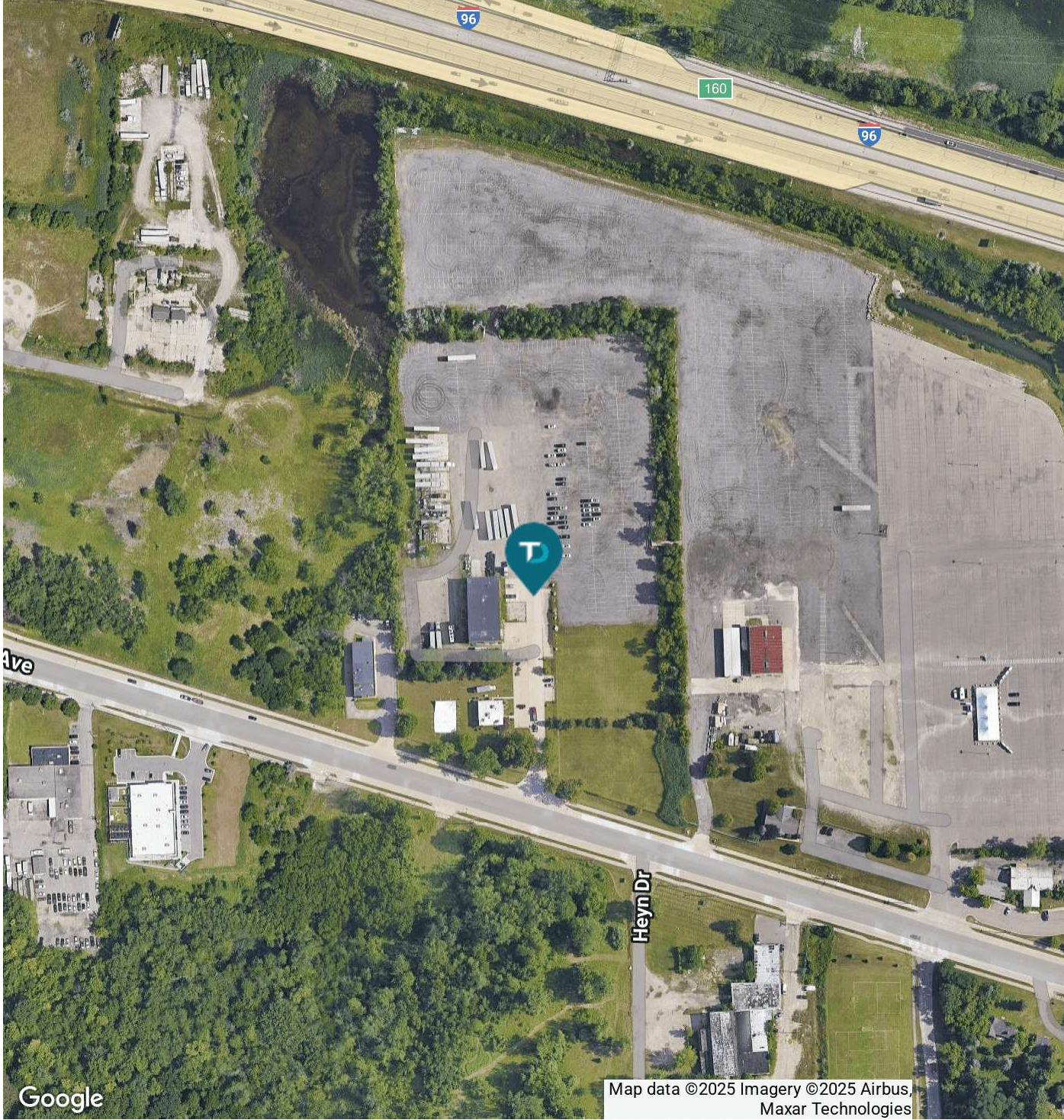


ADDITIONAL PHOTOS: 46850 Grand River | Novi, MI 48374

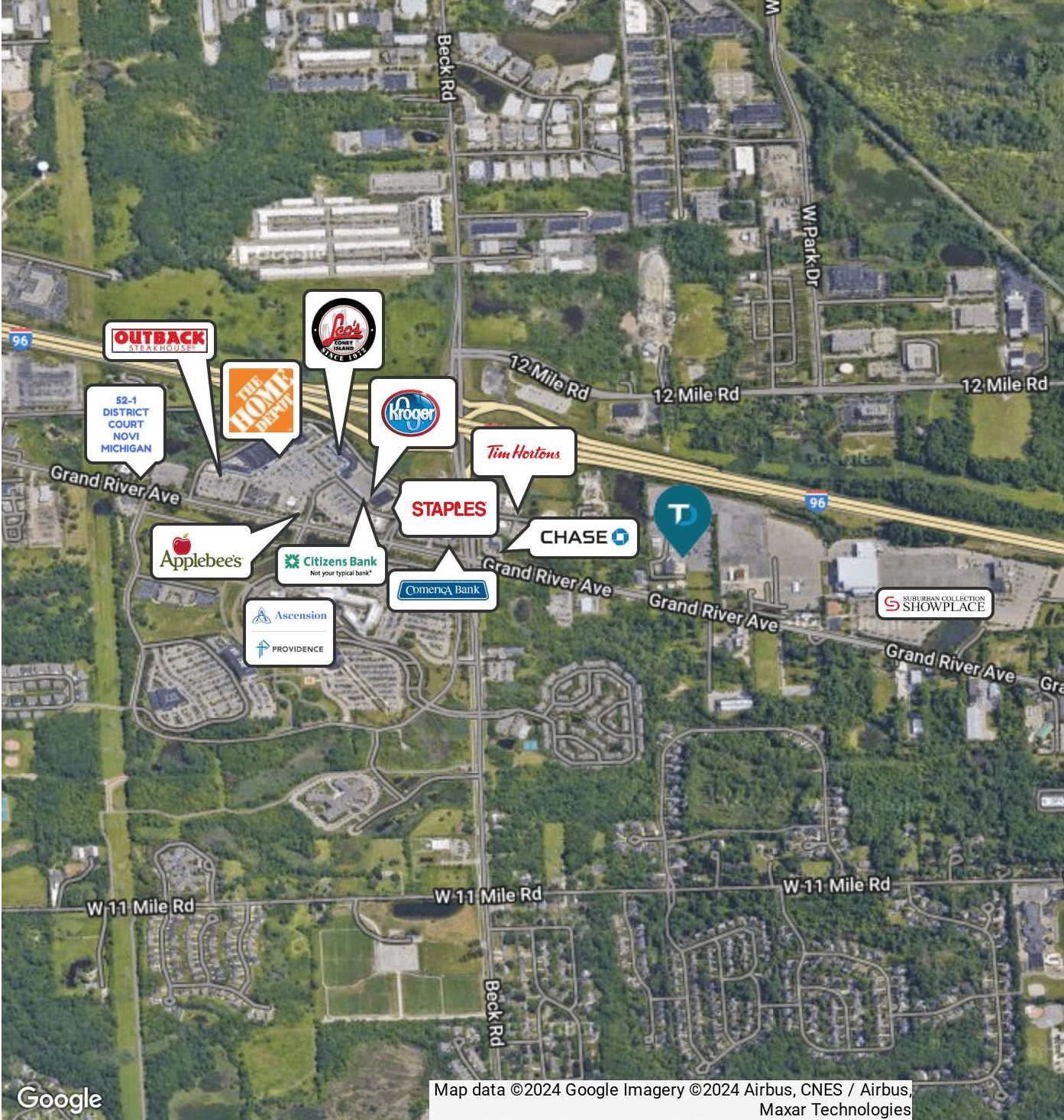




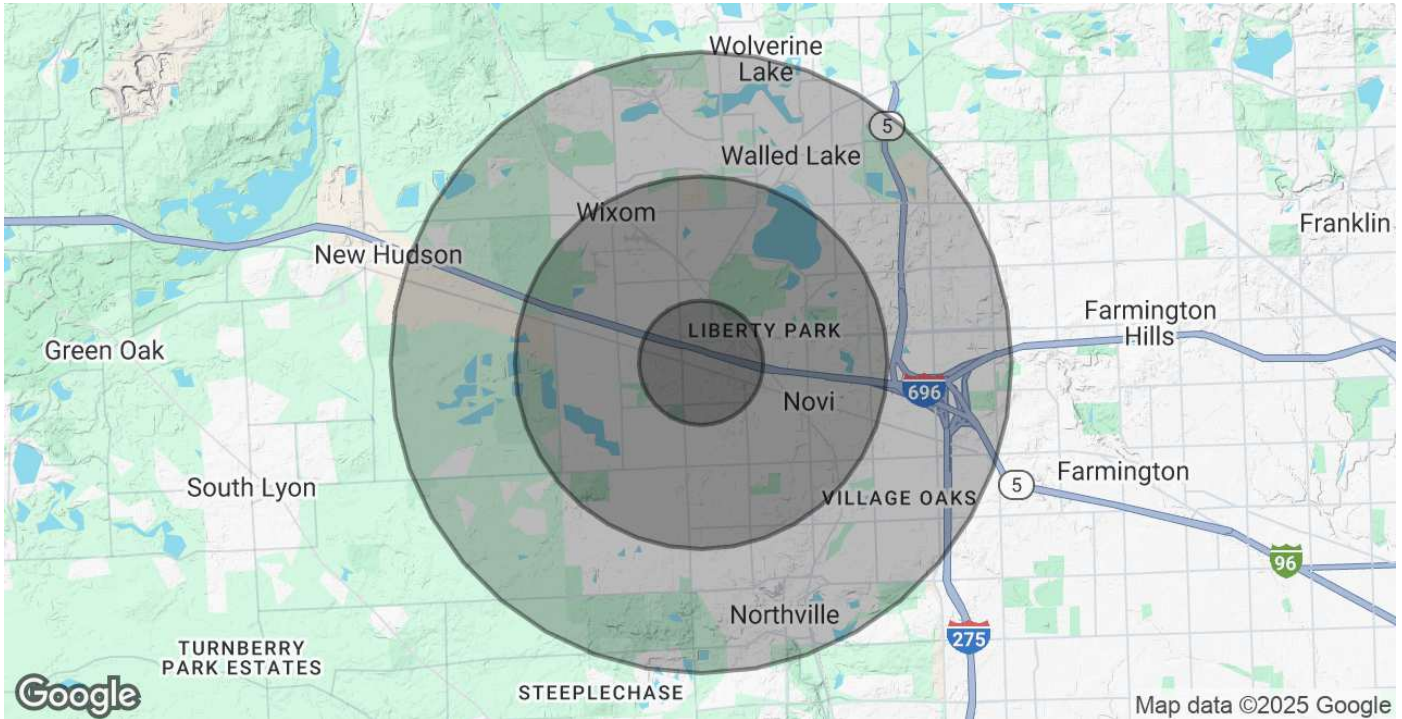
AERIAL MAP: 46850 Grand River | Novi, MI 48374



RETAILER MAP: 46850 Grand River | Novi, MI 48374



DEMOGRAPHICS MAP & REPORT: 46850 Grand River | Novi, MI 48374



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,036	53,413	135,251
Average Age	39	38	41
Average Age (Male)	40	38	40
Average Age (Female)	39	39	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	725	22,547	56,794
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$183,525	\$159,769	\$151,737
Average House Value	\$525,120	\$459,359	\$439,931

Demographics data derived from AlphaMap