

**INDUSTRIAL PROPERTY // FOR SALE / LEASE**

# **16,880 SF NOVI INDUSTRIAL FACILITY BUILT FOR EFFICIENCY**

22960 VENTURE DR  
NOVI, MI 48375



- 16,880 SF industrial building
- Drive-Through Bay and 2 Grade Doors
- 17' clear height ideal for racking, storage, and distribution
- An on-site generator ensures uninterrupted power
- 3-Phase 1000 Amp Power
- Minutes from I-275
- Offered for sale & for lease



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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## EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$2,030,000</b>
<b>Lease Rate</b>	<b>\$10.50 SF/YR (NNN)</b>

### OFFERING SUMMARY

<b>Building Size:</b>	16,880 SF
<b>Available SF:</b>	16,880 SF
<b>Lot Size:</b>	1.86 Acres
<b>Price / SF:</b>	\$120.26
<b>Year Built:</b>	2000
<b>Zoning:</b>	I-1
<b>Market:</b>	Detroit
<b>Submarket:</b>	Novi

### PROPERTY OVERVIEW

This well-maintained, user-friendly industrial building offers a clean, efficient layout ideal for a variety of operational needs. Featuring 17' clear ceilings, the warehouse space is optimized for racking, storage, and distribution. The loading dock provides smooth, direct access to the warehouse, enhancing logistical flow. The property includes 5,800 SF of office space, which can be removed to expand the warehouse footprint if desired. Additional features 3-phase power, a fenced lot for security, and an on-site generator to support uninterrupted operations. Whether you're looking to lease or own, this flexible facility is ready to support your business.

### LOCATION OVERVIEW

Located in Novi's Hickory Corporate Business Park within the Central I-96 Corridor, this property offers excellent access to I-96 and key regional routes. Positioned in business-friendly Oakland County—one of Michigan's most affluent and diverse areas—it's ideal for distribution, flex industrial, or service uses. Just 30 minutes from Detroit Metro Airport and one hour from Windsor International, the site supports efficient regional and cross-border operations. This suburban location offers a strong balance of accessibility, affordability, and functionality.



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**Anthony Pellegrino** SENIOR ASSOCIATE

**D:** 248.358.5341 | **C:** 313.878.7735

[anthony@pacommercial.com](mailto:anthony@pacommercial.com)

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## INDUSTRIAL DETAILS

Property Type:	Industrial/Warehouse/Flex
Building Size:	16,880 SF
Space Available:	16,880 SF
Shop SF:	11,080 SF
Office SF:	5,800 SF
Occupancy:	Immediate
Zoning:	I-1
Lot Size:	1.86 Acres
Parking Spaces:	30
Fenced Yard:	No
Trailer Parking:	N/A
Year Built:	2000
Construction Type:	Masonry
Clear Height:	17'
Overhead Doors:	Two (2)
Truckwells/Docks:	One (1)
Cranes:	None
Column Spacing:	Clear Span
Power:	3-Phase, 1000 Amps
Buss Duct:	No
Air Conditioning:	Office
Heat Type:	Forced Air
Lighting:	N/A
Sprinklers:	Yes
Floor Drains:	Yes, Multiple



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ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



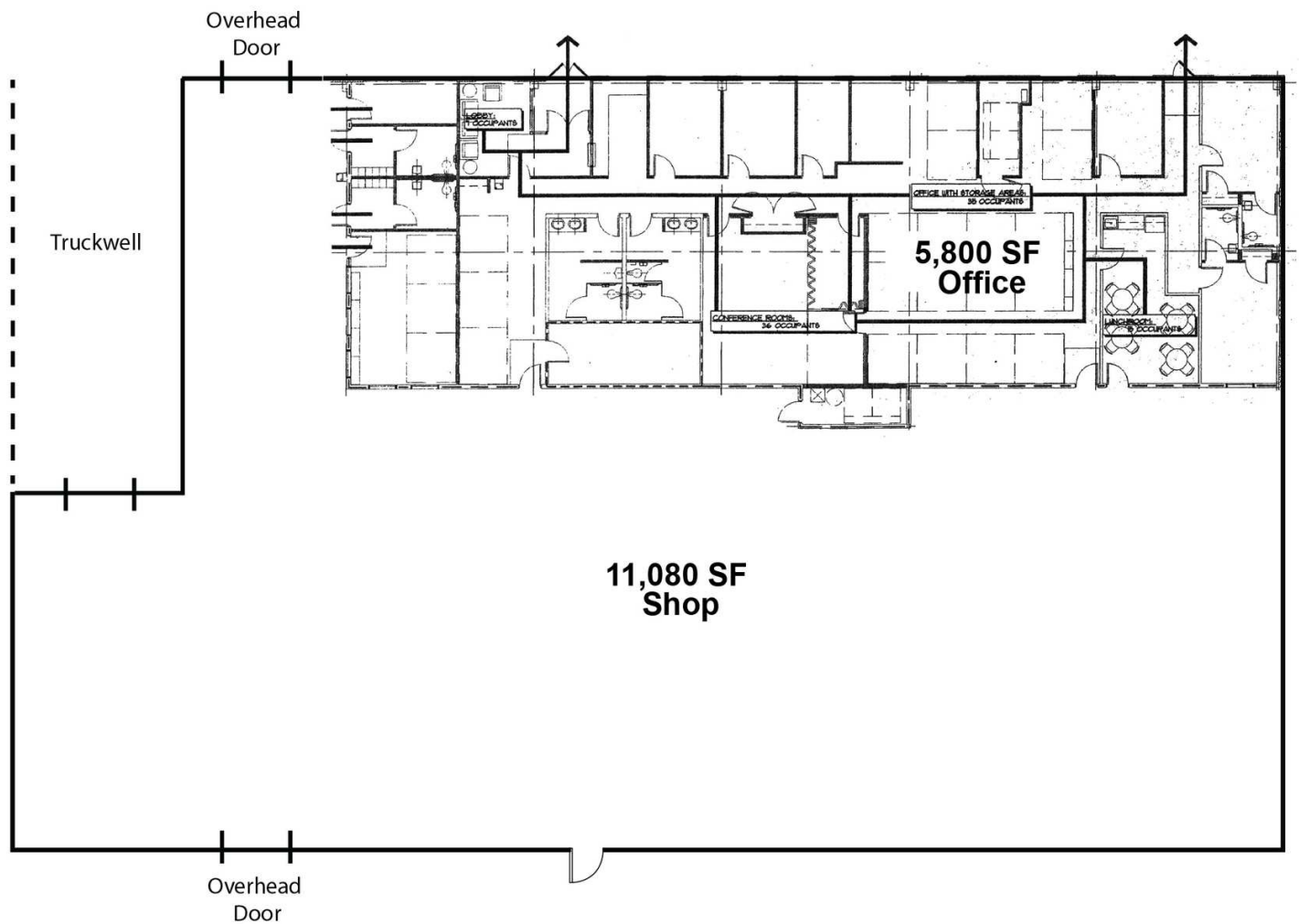
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## FLOOR PLANS



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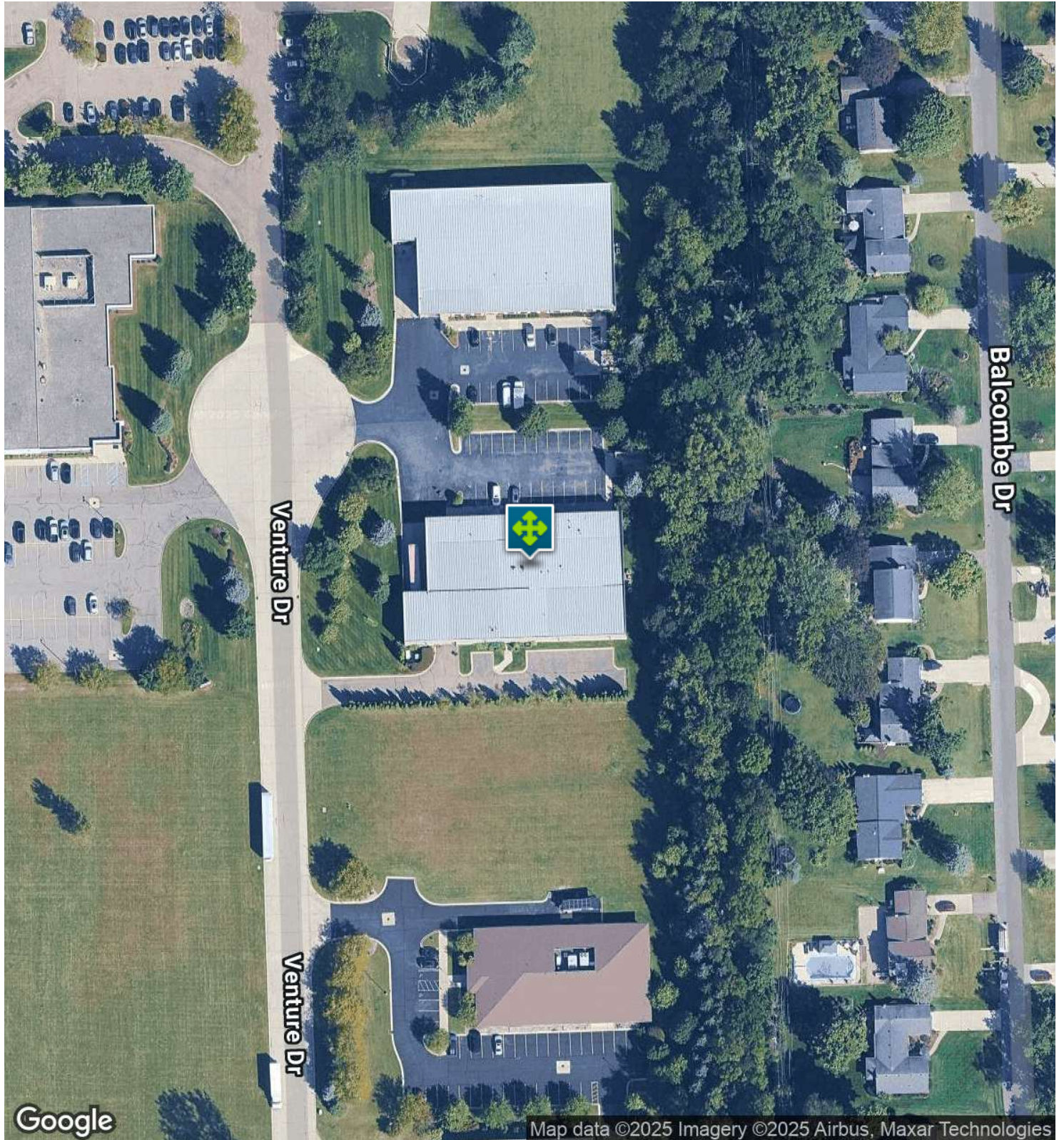
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## AERIAL MAP



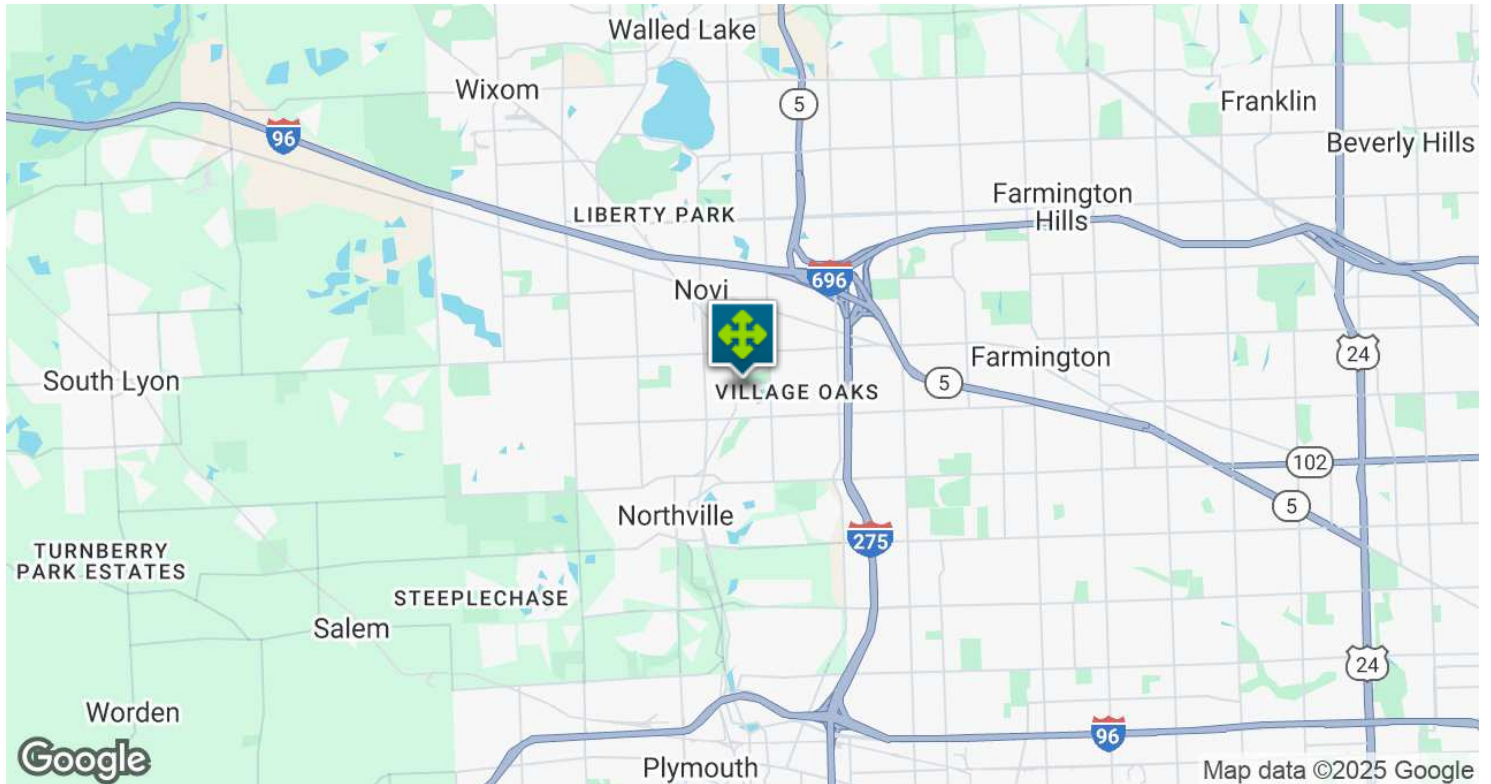
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## LOCATION MAP

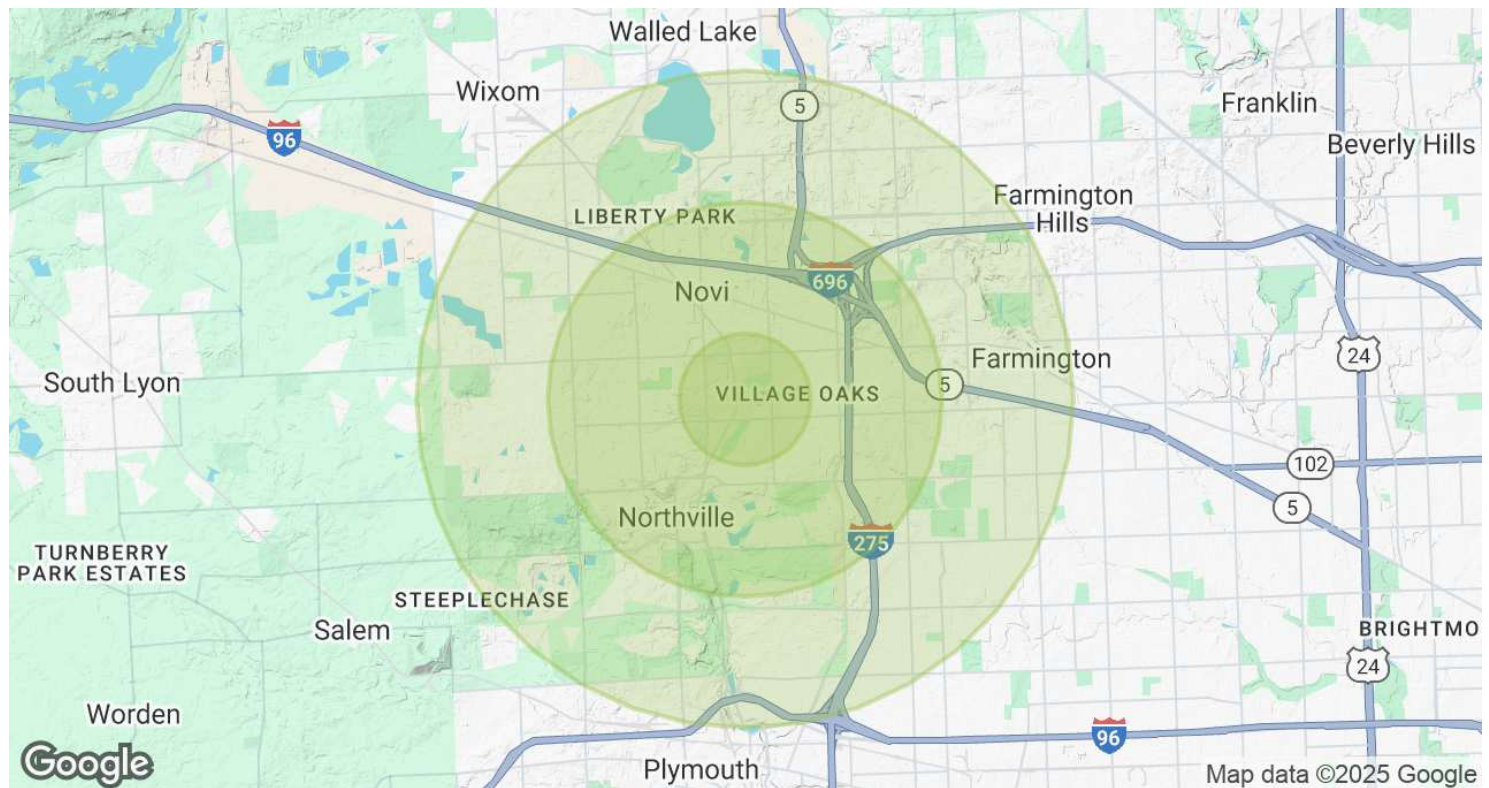


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,359	62,703	177,835
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,736	25,578	73,454
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$149,845	\$161,346	\$159,042
Average House Value	\$433,277	\$449,950	\$442,276

Demographics data derived from AlphaMap



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CONTACT US



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