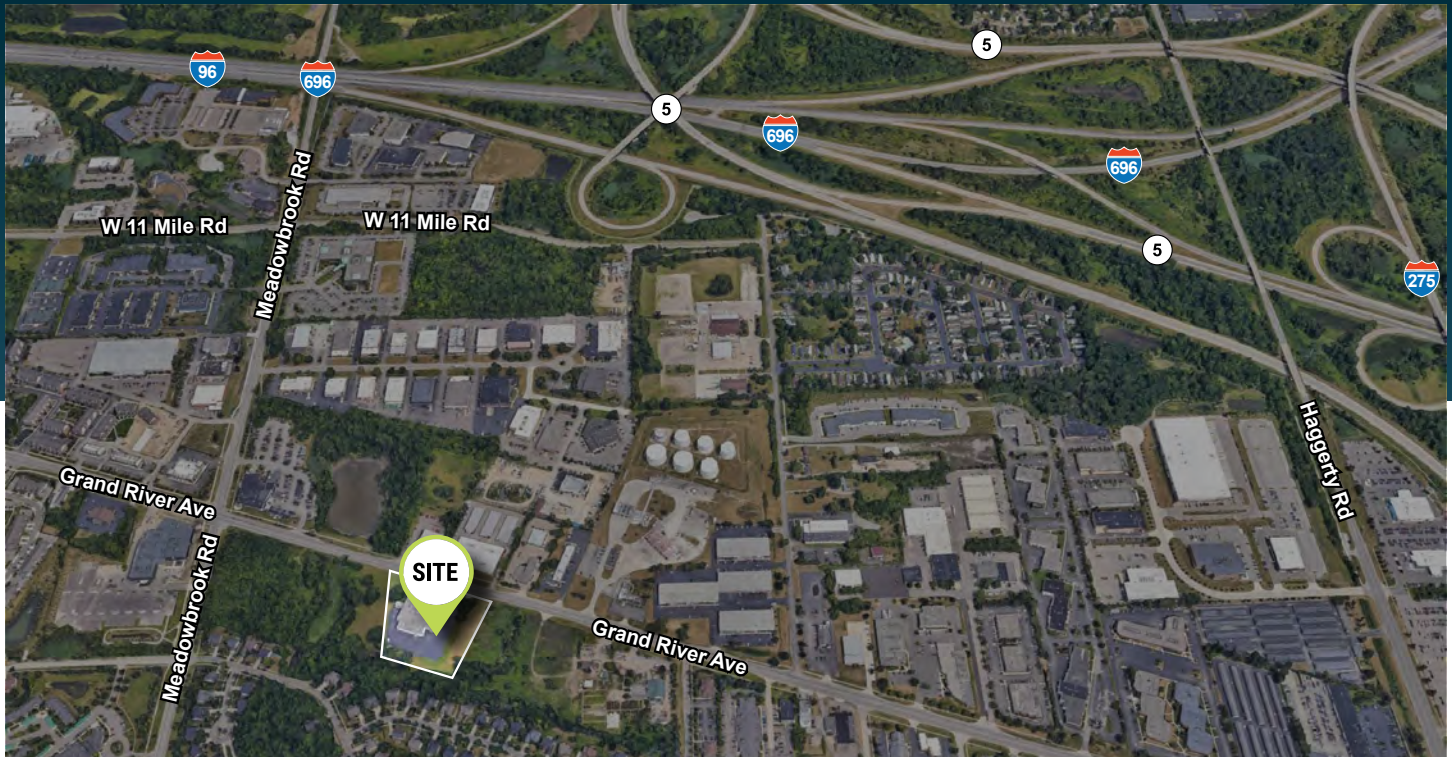




41001 GRAND RIVER AVENUE

34,581 SF | 4.3 Acres | Easy Access to I-696/I-96 | Premier Novi Location



For information, please contact:

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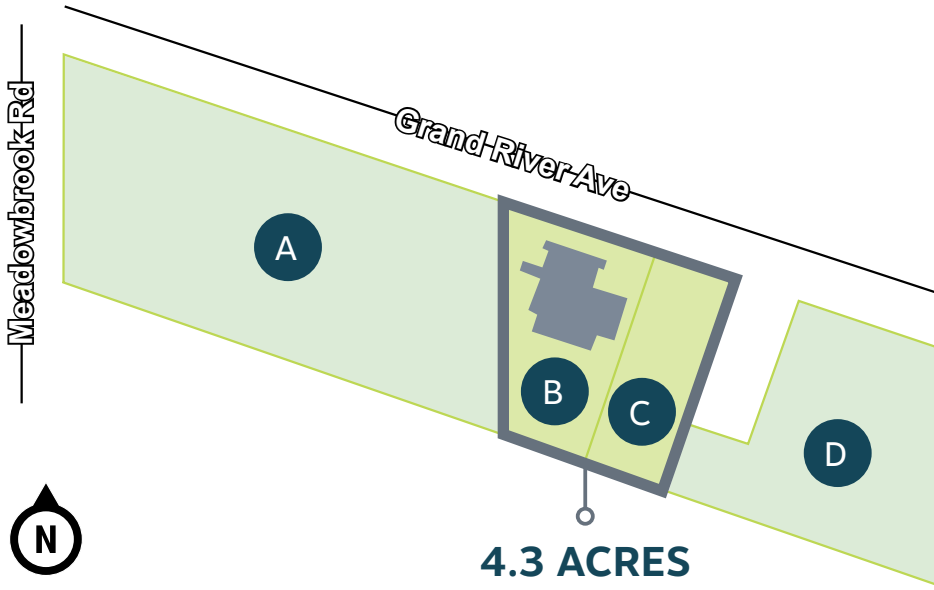
39400 Woodward Avenue, Suite 100
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NEWMARK

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Site Plan



Parcel A	9.3 Acres
Parcel B & C	4.3 Acres
Parcel D	4.3 Acres

*Parcels A and D can be included in the sale.

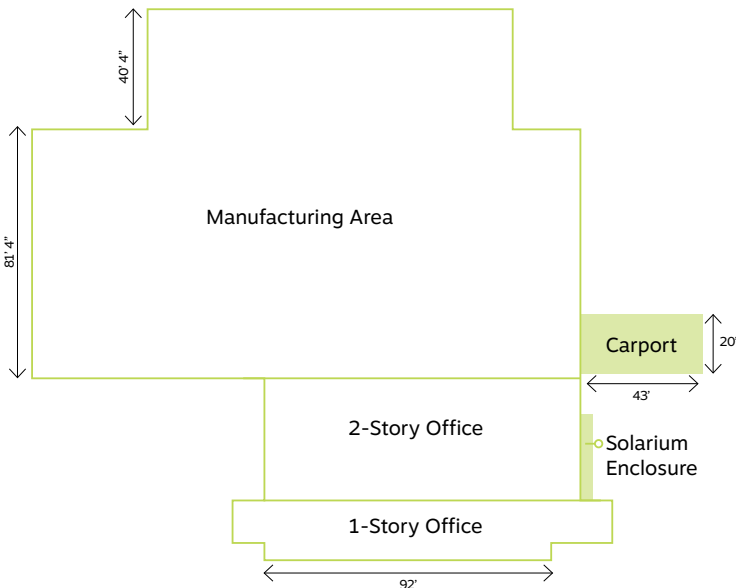
PROPERTY OVERVIEW

- 34,581 SF total
- 20,623 SF warehouse/shop
- 13,958 SF office

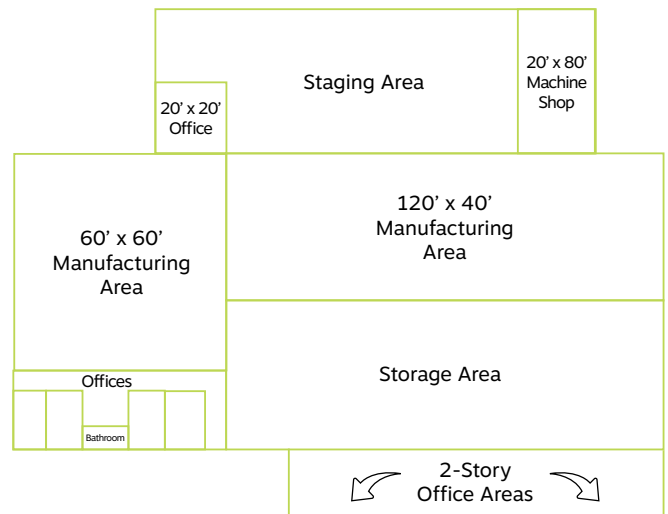
PROPERTY FEATURES

- Ample, expandable parking
- Fully sprinklered throughout
- 1,000-amp, 480-volt power service
- 24' clear ceiling height
- Five 14' x 14' overhead doors
- Cranes available
- Exceptional visibility along Grand River Avenue with convenient access to I-696 and I-96

Building Configuration



Manufacturing Areas



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