

FOR SALE & LEASE

COMPLETELY RENOVATED BUILDING

PRICE REDUCED

16350 NORTHVILLE ROAD, PLYMOUTH, MICHIGAN 48170



[CLICK HERE TO VIEW
PROPERTY HIGHLIGHT VIDEO](#)

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16350 NORTHVILLE ROAD

PROPERTY HIGHLIGHTS

- Completely renovated building (2025) to a high standard, excellent opportunity for an owner/user, corporate headquarters or high-tech tenant
- Stunning architecture in an attractive park-like setting with abundant glass-line to view natural landscaping and a captivating active river
- Proximity to I-275, I-96, downtown Plymouth and Northville
- 20 Minutes from Metropolitan Airport
- Demising options available (see proposed options below)
- Attractive lease rates and leasehold improvements available to qualified Tenants
- 67 parking spaces available

Sale Price	\$4,195,000
Lease Type	NNN
Estimated NNN Charges	\$4.57/SF
Lease Rate	\$16.00/SF
Parcel IDs	77-054-01-0047-008 & 77-054-01-0047-003
Total Building SF	19,232 SF
Property Type	Industrial
Floors	Two (2)
Ceiling Height	14'8"-21'4"
Drive-In Door Height	14'

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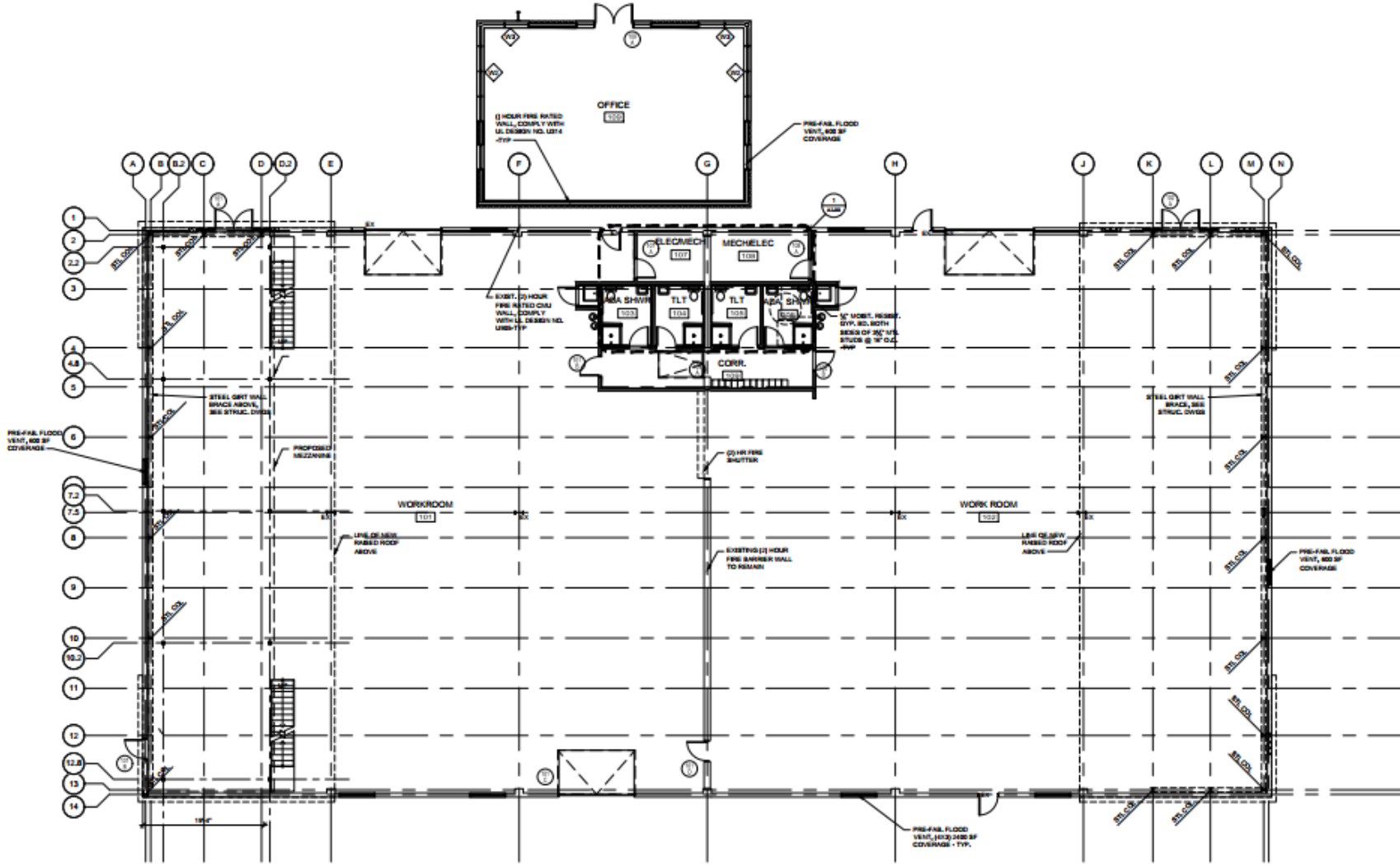
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PROPERTY HIGHLIGHTS

16350 NORTHVILLE ROAD

GROUND FLOOR PLAN & AVAILABILITY

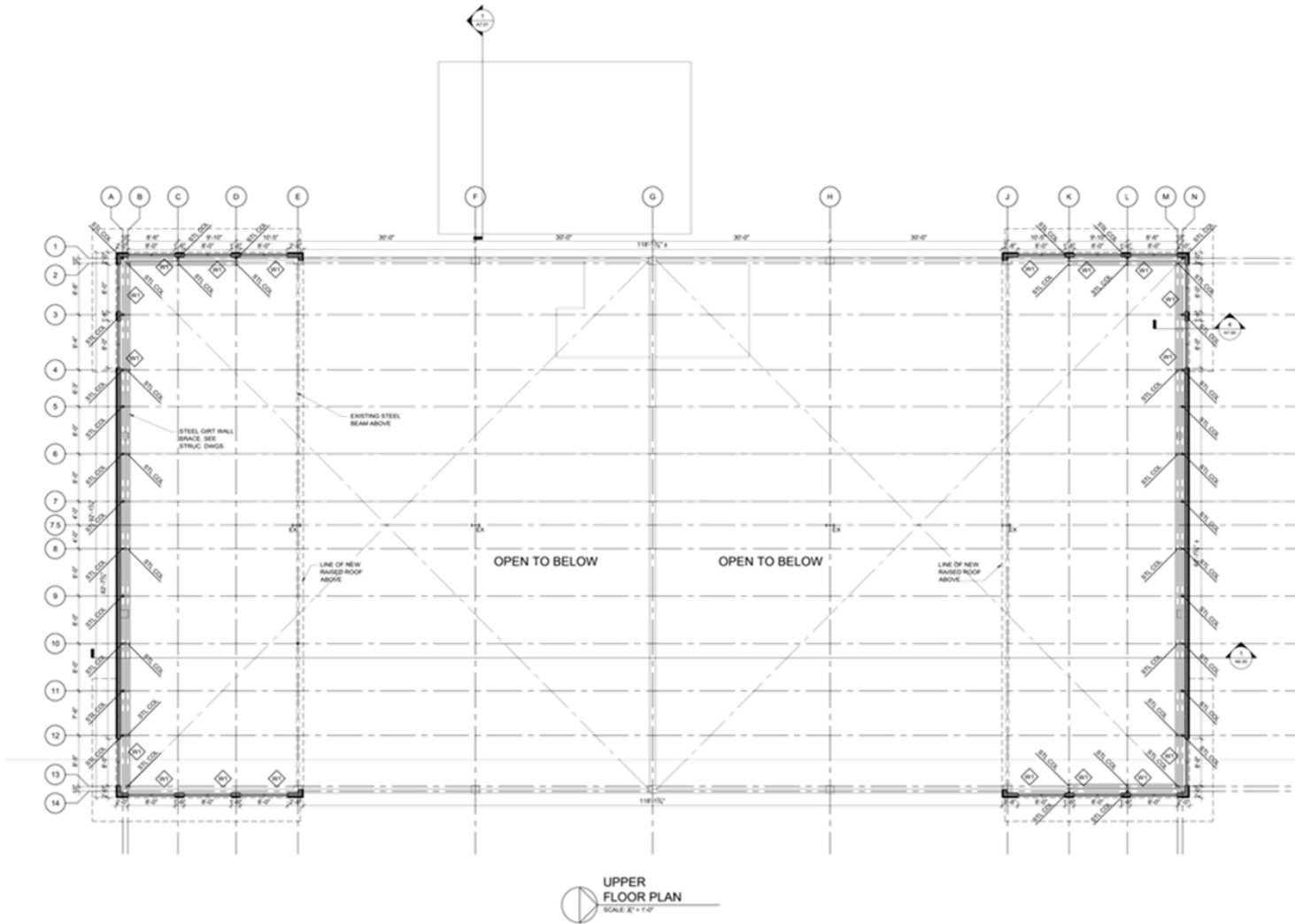


GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Suite #	SF	Lease Rate	Monthly Base Rent	Lease Type	Availability Date
100	8,100	\$16.00	\$10,800	NNN	Immediate
200	11,132	\$16.00	\$14,843	NNN	Immediate
Contiguous Suites 100 & 200	19,232	\$16.00	\$25,643	NNN	Immediate

16350 NORTHVILLE ROAD

UPPER FLOOR PLAN & AVAILABILITY

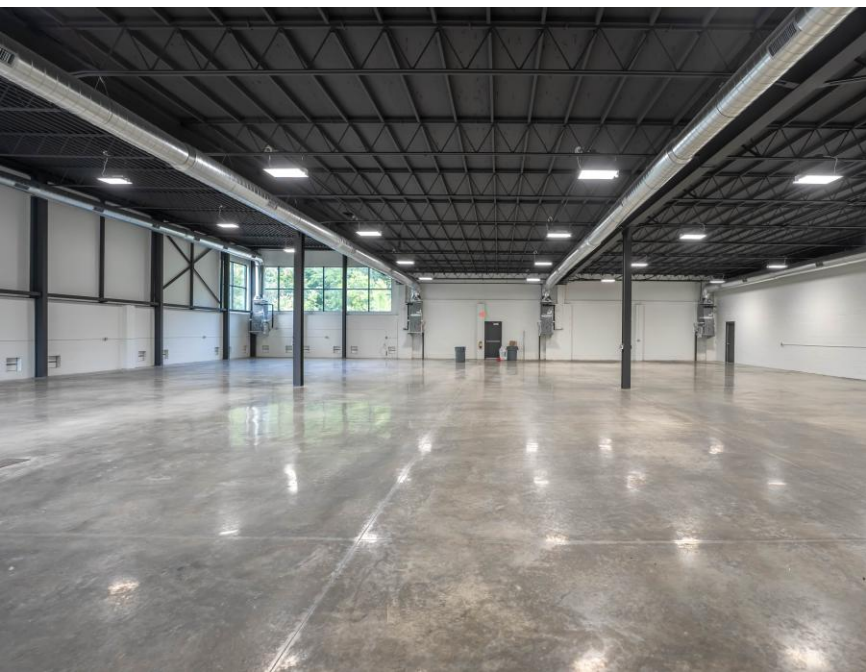
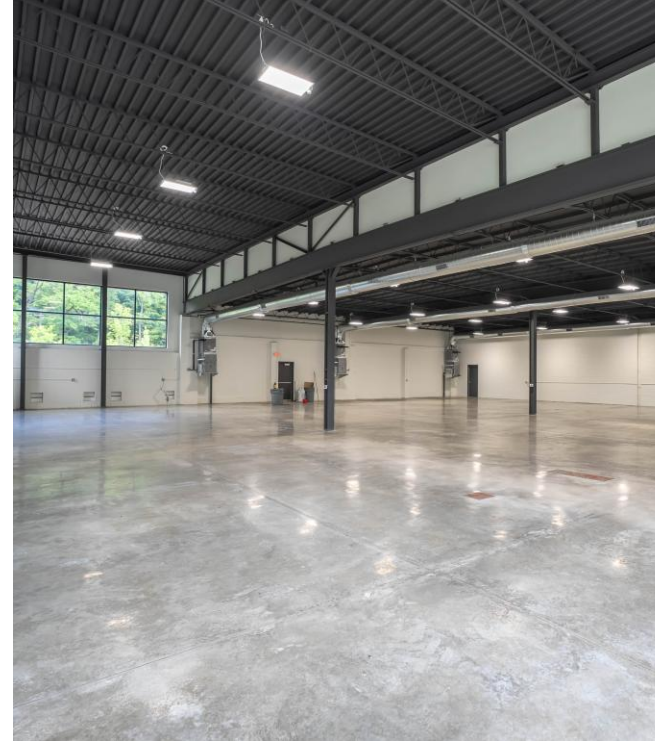


BOWERS ASSOCIATES 2400 South Main Street • Ann Arbor, MI 48106 P: 734.769.4000 www.bowersassociates.com
CONSULTANT • NAME
PROJECT • INFORMATION HINES INDUSTRIAL 16350 NORTHVILLE ROAD NORTHVILLE TOWNSHIP, MI
PROJECT • NUMBER 21-604
ISSUE • DATE 28 OCT 2022 PERMIT
SHEET • TITLE UPPER FLOOR PLAN 21604.dwg
SHEET • NUMBER A1.01

Suite #	SF	Lease Rate	Monthly Base Rent	Lease Type	Availability Date
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ADDITIONAL PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



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PROPERTY HIGHLIGHT VIDEO](#)

SUBJECT PROPERTY

Includes 29 existing parking spaces plus 38 additional parking spaces coming soon for a total of 67 parking spaces, outdoor storage permitted

NORTHVILLE ROAD

 **\$10,739 VPD**

LOCATION OVERVIEW



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PROPERTY HIGHLIGHT VIDEO](#)

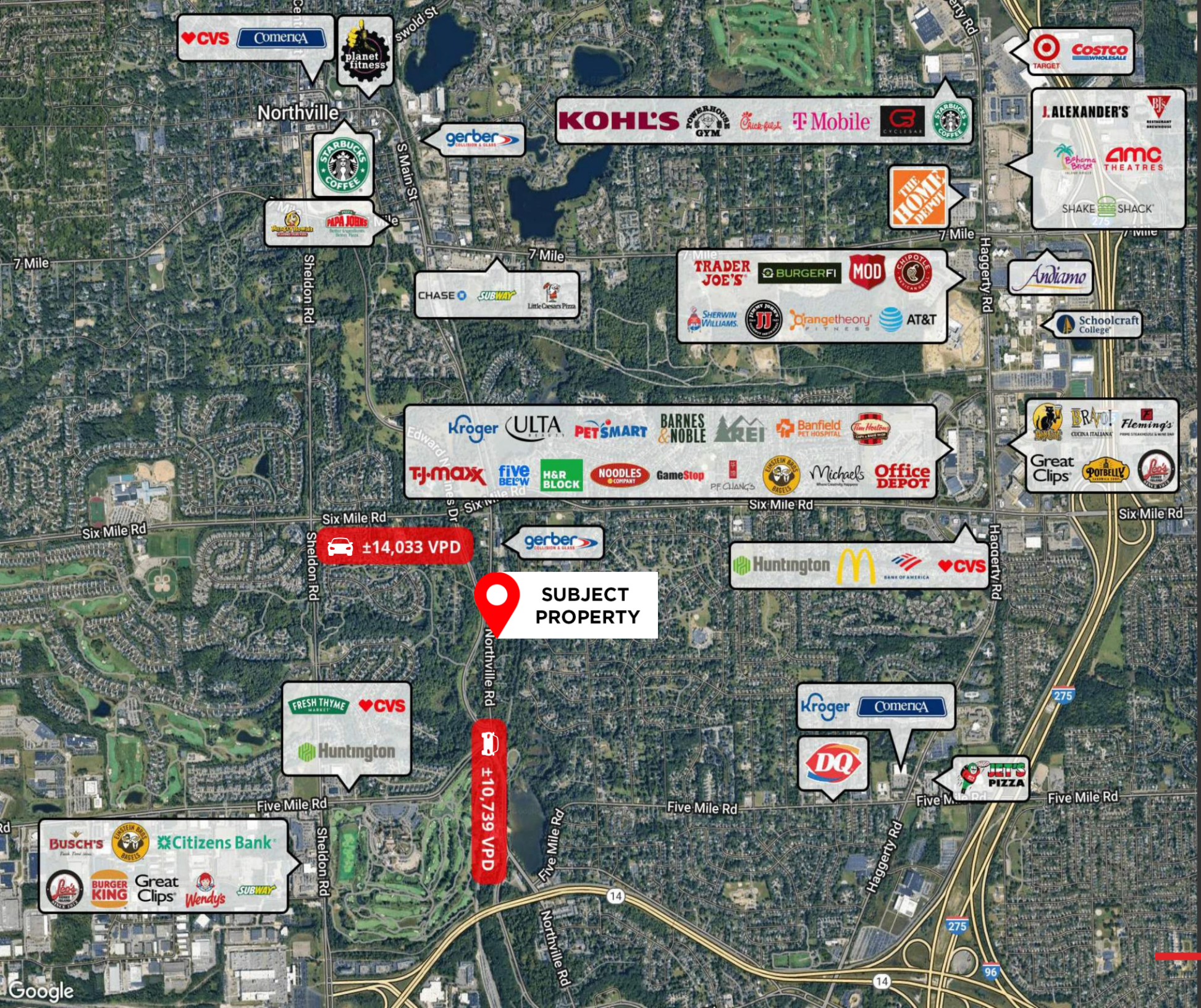
NORTHVILLE ROAD

 **±10,739 VPD**

SUBJECT PROPERTY
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LOCATION OVERVIEW

NEARBY AMENITIES



CVS
Comerica
planet fitness

TARGET
COSTCO WHOLESALE

Northville

KOHL'S
POWERHOUSE GYM
Chick-fil-ee
T-Mobile
G
STARBUCKS COFFEE

J. ALEXANDER'S
AMC THEATRES
SHAKE SHACK

STARBUCKS COFFEE
PAPA JOHN'S
PAPA JOHN'S

gerber

THE HOME DEPOT

7 Mile

7 Mile

7 Mile

CHASE
SUBWAY
Little Caesars Pizza

TRADER JOE'S
BURGERFI
MOD
SHERWIN WILLIAMS
OrangeTheory FITNESS
AT&T

Andiamo

Schoolcraft College

Kroger
ULTA
PETSMART
BARNES & NOBLE
KREI
Banfield PET HOSPITAL
TJ-MAXX
five BELOW
H&R BLOCK
NOODLES & COMPANY
GameStop
MICHAEL'S
Office DEPOT

Great Clips
POTBELLY
Fleming's

Six Mile Rd

Six Mile Rd

Six Mile Rd

Six Mile Rd

±14,033 VPD

gerber

Huntington
McDonald's
CVS

SUBJECT PROPERTY

FRESH THYME MARKET
CVS
Huntington

Kroger
Comerica

DQ

PIZZA HUT

Five Mile Rd

Five Mile Rd

Five Mile Rd

Five Mile Rd

±10,739 VPD

BUSCH'S
Burger King
Great Clips
Wendy's
SUBWAY
Citizens Bank



PLYMOUTH, MICHIGAN

Plymouth, Michigan, is a vibrant suburban community located in Wayne County, roughly halfway between Detroit and Ann Arbor. Known for its historic charm and small-town atmosphere, Plymouth offers a walkable downtown filled with boutique shops, restaurants, cafes, and galleries. The city's central gathering spot, Kellogg Park, hosts numerous events throughout the year, including the popular Plymouth Ice Festival and Fall Festival, drawing visitors from across the region. Its tree-lined streets and well-preserved architecture add to the area's appeal, making it a desirable place to live, work, and visit.

In addition to its cultural attractions, Plymouth boasts a strong local economy supported by a mix of small businesses, light industrial firms, and professional services. The area also benefits from its proximity to major highways like I-275 and M-14, offering easy access to surrounding metro areas and key employment hubs. With top-rated schools, a range of housing options, and a strong sense of community, Plymouth continues to attract families, professionals, and entrepreneurs looking for a balanced lifestyle that blends suburban comfort with urban convenience.

PLYMOUTH, MICHIGAN

EST POPULATION (2023)	±9,234
HOUSEHOLDS	±4,116
AVERAGE HH INCOME	±\$151,742



City of Northville Michigan

Northville, Michigan, has become a thriving community with a revitalized downtown area, making it an ideal place to live and own a business. The Northville Downtown Development Authority (DDA) has played a crucial role in enhancing the area's economic and physical growth, ensuring a safe, clean, and attractive business district. With over 150 businesses, including unique shops, art galleries, and restaurants, the downtown is a bustling hub that attracts both residents and visitors. The city's commitment to preserving its historic charm, with Victorian-era architecture, adds to its appeal, making it an attractive place to settle down and build a business.

In addition to its vibrant downtown, Northville offers ample green spaces such as Maybury State Park and Edward N. Hines Park, providing residents with outdoor recreational opportunities. The city's strong community spirit, excellent schools, and family-friendly atmosphere make it a great place to live, while its growing residential base and strong local economy create a supportive environment for businesses to thrive. With easy access to nearby business hubs and a high quality of life, Northville presents a perfect blend of urban amenities and small-town charm for both residents and entrepreneurs.

NORTHVILLE, MICHIGAN

EST POPULATION (2023)	±6,080
HOUSEHOLDS	±2,574
AVERAGE HH INCOME	±\$164,877

CREATING
VALUE
BEYOND
REAL
ESTATE



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