

FOR SALE & LEASE

COMPLETELY RENOVATED BUILDING

16350 NORTHVILLE ROAD, PLYMOUTH, MICHIGAN 48170



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

GLENN N. DESROSIERS

SENIOR VICE PRESIDENT | BROKERAGE SERVICES

P: 248.324.2000 **E:** GLENN.DESROSIERS@FREG.COM

34975 WEST TWELVE MILE ROAD | FARMINGTON HILLS, MI 48331

WWW.FRIEDMANREALESTATE.COM

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	\$4,500,000
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	18'
Drive-In Door Height	14'

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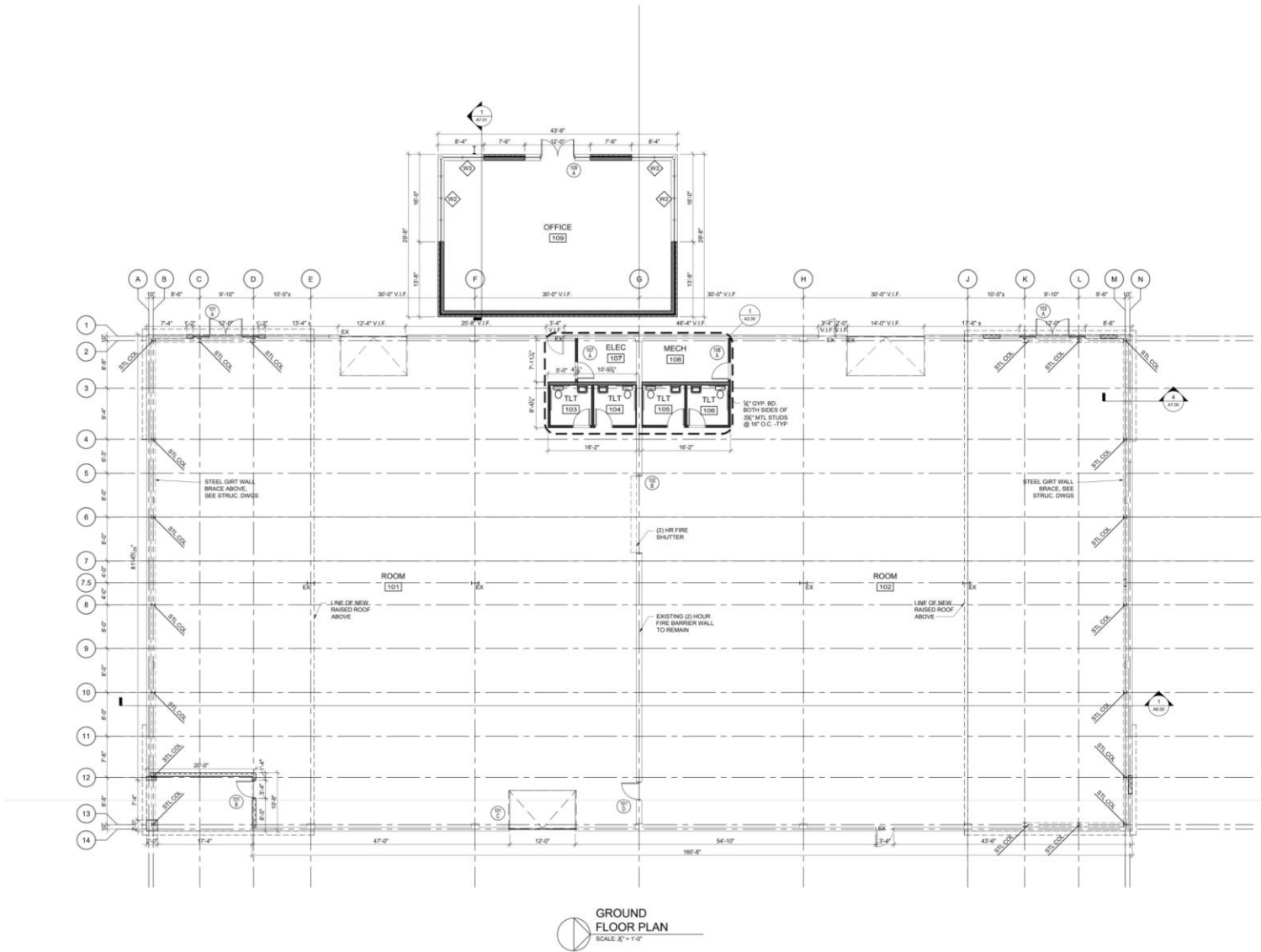
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PROPERTY HIGHLIGHTS

16350 NORTHVILLE ROAD

GROUND FLOOR PLAN & AVAILABILITY



BOWERS & ASSOCIATI
 2800 SOUTH HAZEL PARKWAY • ANN ARBOR, MI 48106
 P: 734.963.1100 • F: 734.963.1101 • WWW.BOWERSANDASSOCIATES.COM

CONSULTANT + NAME

PROJECT + INFORMATION
HINES INDUSTRIAL
 16350 NORTHVILLE ROAD
 NORTHVILLE TOWNSHIP, MI

PROJECT + NUMBER
21-604

ISSUE + DATE
 25 OCT 2022 PERMIT

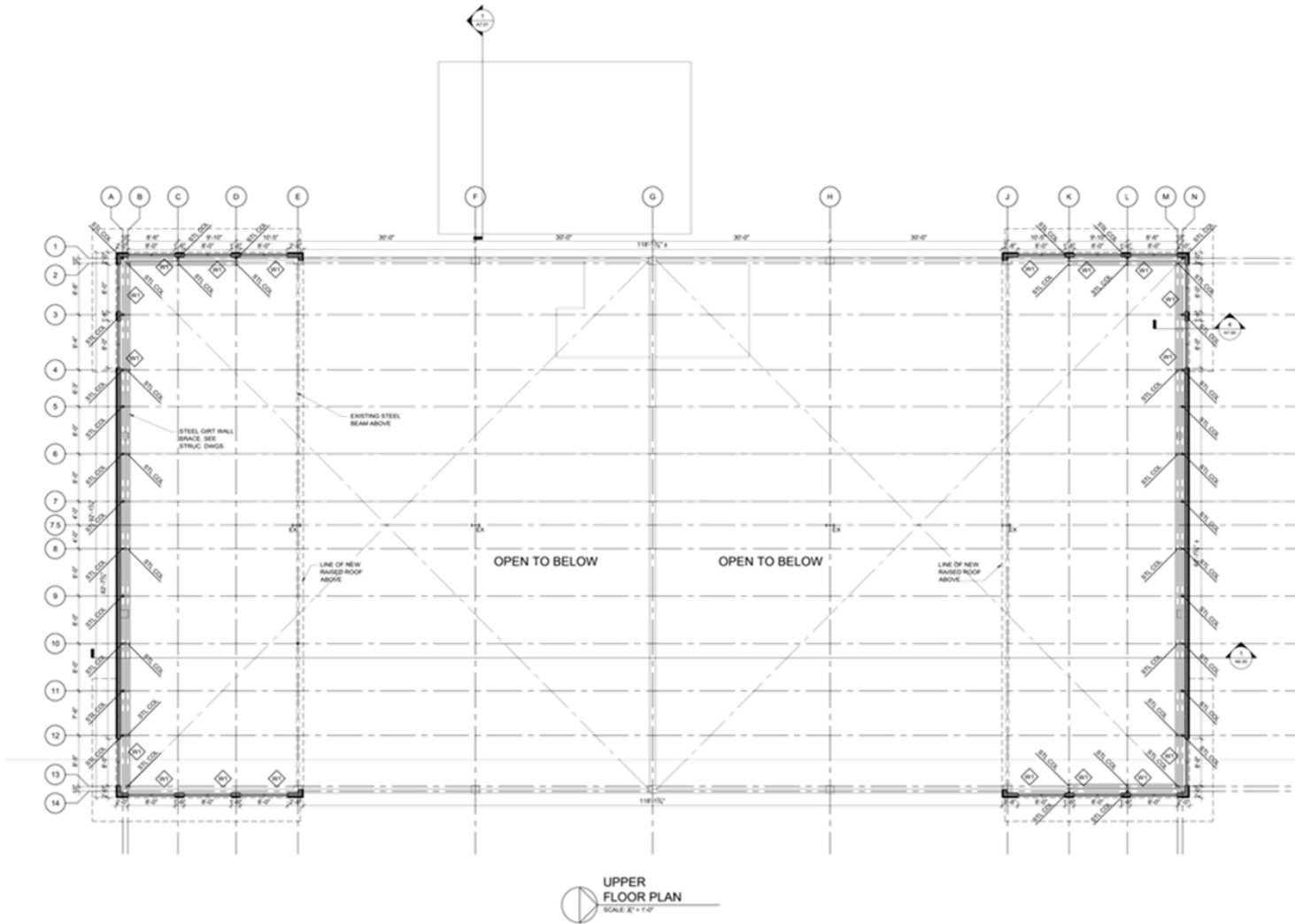
SHEET + TITLE
 GROUND FLOOR PLAN
 21604m01.dwg

SHEET + NUMBER
A1.00

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

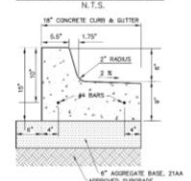
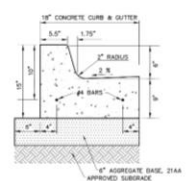
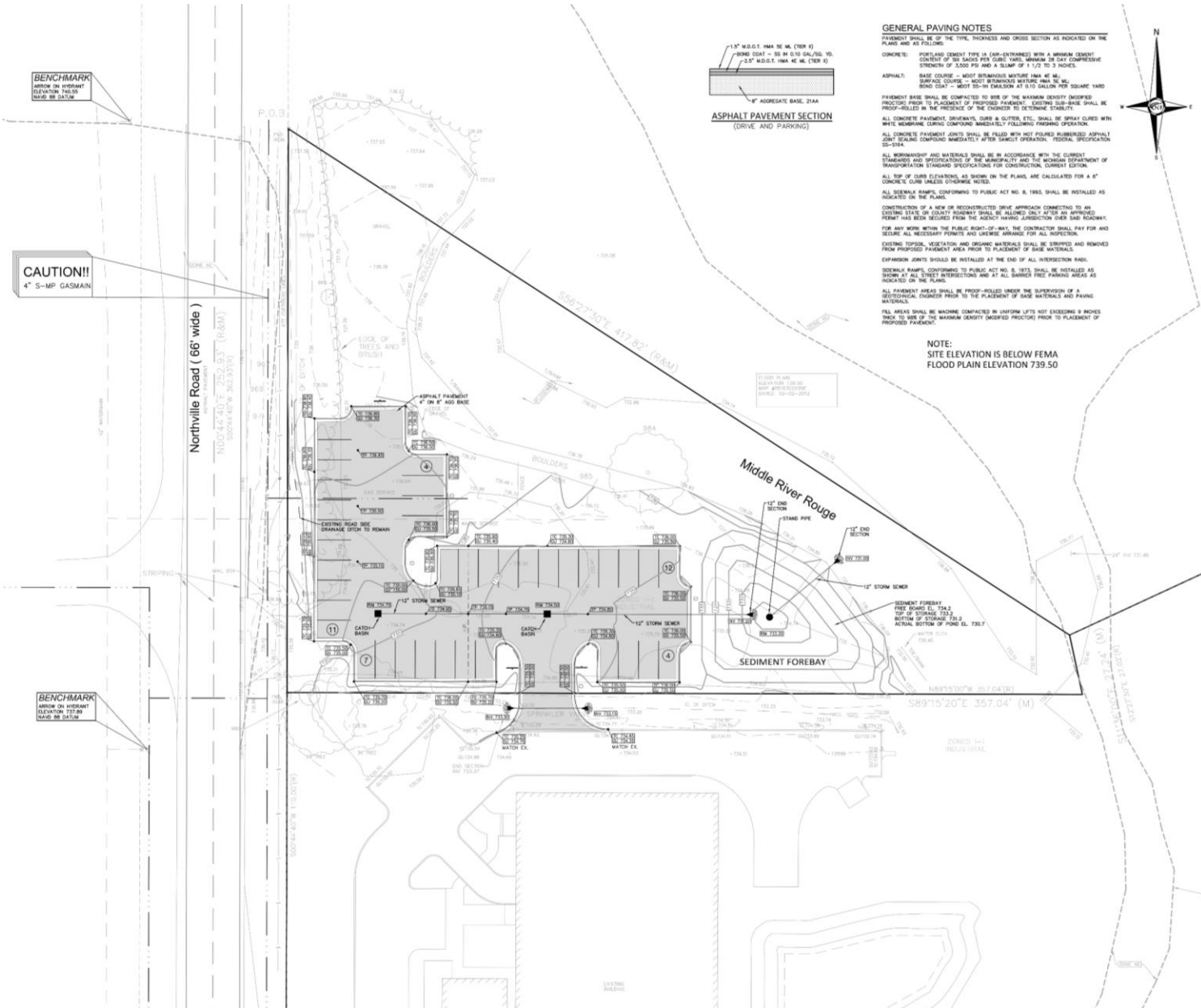


BOWERS ASSOCIATES 2400 South Main Street • Ann Arbor, MI 48106 P: 734.769.4000 www.bowersassociates.com
CONSULTANT • NAME
PROJECT • INFORMATION HINES INDUSTRIAL 16350 NORTHVILLE ROAD NORTHVILLE TOWNSHIP, MI
PROJECT • NUMBER 21-604
ISSUE • DATE 26 OCT 2022 PERMIT
SHEET • TITLE UPPER FLOOR PLAN 21604.dwg
SHEET • NUMBER A1.01

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

SITE PLAN - PARKING LOT EXPANSION COMING SOON



PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING BURIED CABLES
	EXISTING LIGHT POLE
	EXISTING CATCH BASIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. ALTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF POINT ELEVATION
	FINISH GRADE ELEVATION

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PLYMOUTH, MI 48134-5032
TEL (844) 416-3364
FAX (248) 332-8257
WWW.NFE-ENG.COM

SEAL

MICHAEL D. PETERSON
ENGINEER
MICHIGAN
LICENSE NO. 96302

PROJECT
Hines Industrial
16400 Northville Road
Northville Township

CLIENT
Emmett Contracting
10670 Warren Road
Plymouth, Michigan 48170

Contact: Brad Emmett
Phone: (734) 846-7280

PROJECT LOCATION
Part of the N.W. 1/4
of Section 14
T.15S., R.9E.
Northville Township
Wayne County, Michigan

SHEET
Paving & Grading Plan

811
Know where below
Call before you dig.

DATE ISSUED/REVISED

02-21-2024 - ISSUED FOR PERMITS
02-21-2024 - REV FOR ENGINEERING DEPT. COMMENTS
04-01-2024 - REV FOR FIRE & PLANNING DEPT.
05-27-2024 - REV FOR PLANNING DEPT.

DRAWN BY:
N. Naoum

DESIGNED BY:
M. Kattaras

APPROVED BY:
M. Peterson

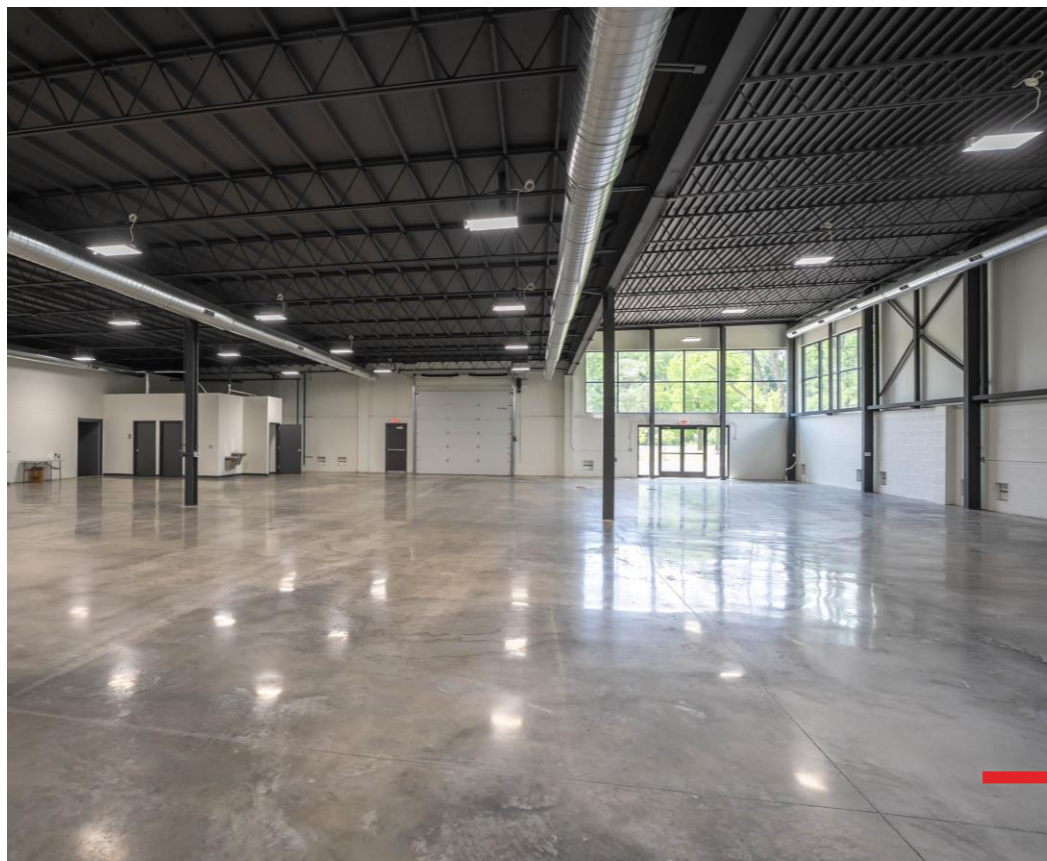
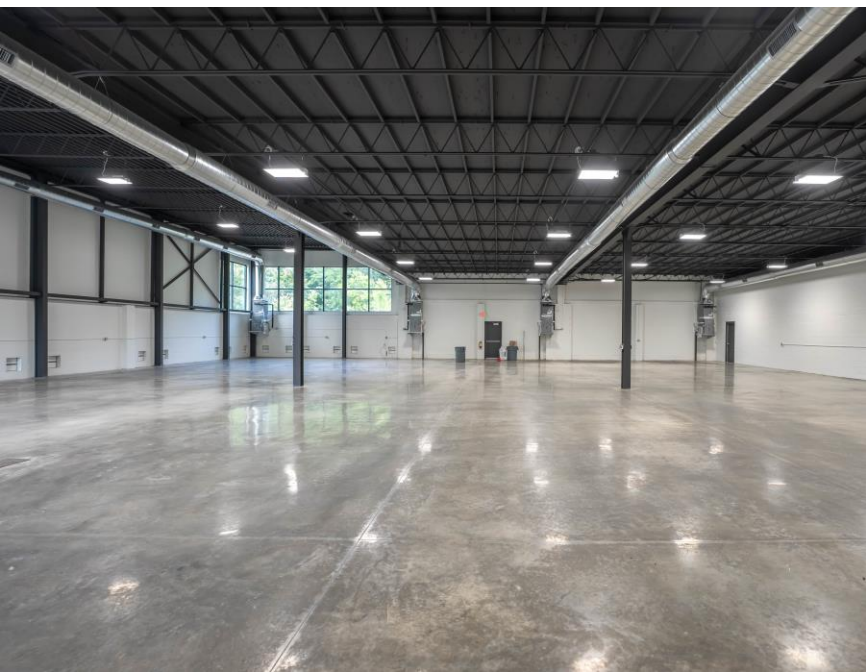
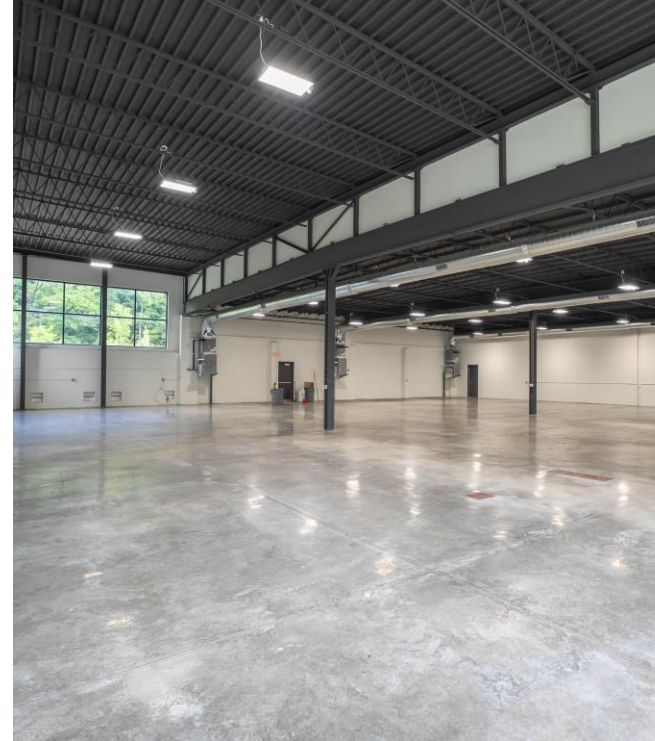
DATE:
12-12-2024

SCALE:
1" = 20'

PROJECT:
NFF JOB NO.3 SHEET NO.3



ADDITIONAL PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



[CLICK HERE TO VIEW
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

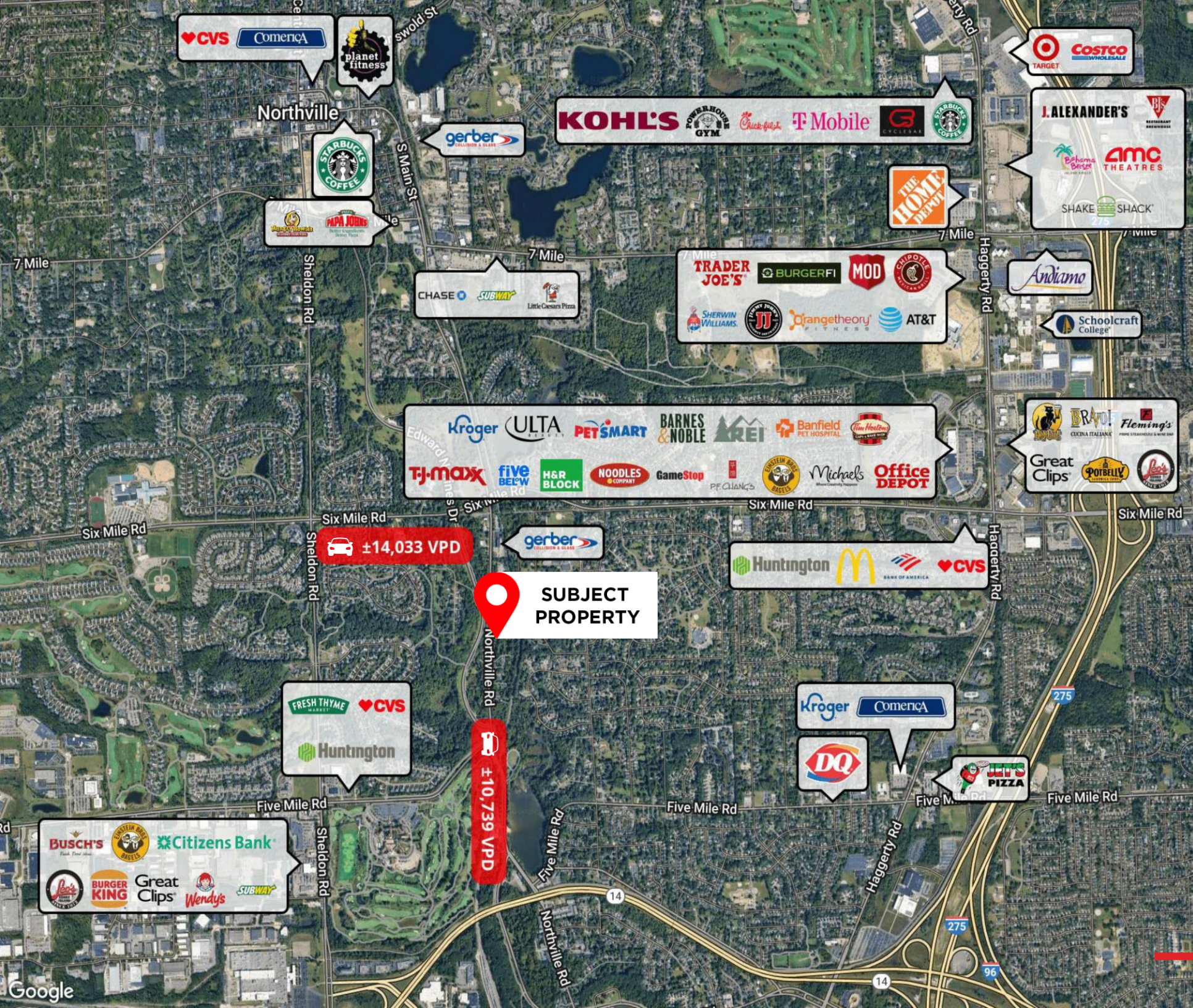
 ±10,739 VPD

SUBJECT PROPERTY

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LOCATION OVERVIEW

NEARBY AMENITIES



SUBJECT PROPERTY

±14,033 VPD

±10,739 VPD



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



GLENN N. DESROSIERS | SENIOR VICE PRESIDENT | BROKERAGE SERVICES

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