

INDUSTRIAL PROPERTY // FOR SALE

BEAUTIFUL UPGRADED NOVI FLEX BUILDING

6.5% CAP RATE

29770 HUDSON DRIVE
NOVI, MI 48377



- 14,000 square feet of upgraded offices and 7,443 square feet of clean shop and testing areas
- Fully air-conditioned with 20' height and fire suppression throughout
- Heavy 480 volt, 3-phase power
- Concrete storage mezzanine and 4 - 12'x14' overhead doors
- Park-like setting on 2.27 acres
- Convenient expressway access
- NOI of \$188,912 | 6.5% Cap Rate



P.A. COMMERCIAL 29770
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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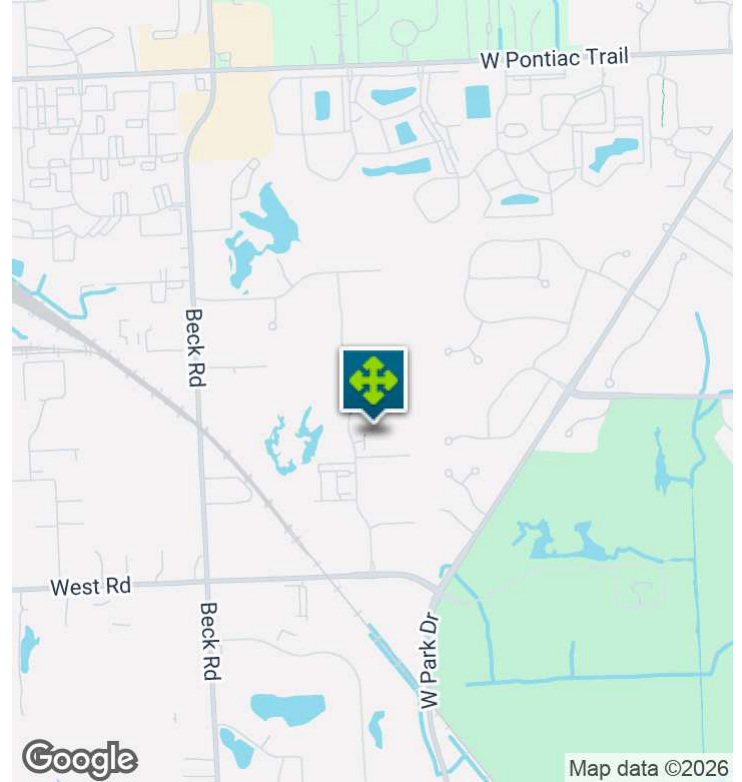
EXECUTIVE SUMMARY

29770 HUDSON DRIVE, NOVI, MI 48377 // FOR SALE

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HESCO

Knowledgeable • Professional • Attentive • Likeable



Google

Map data ©2026

Sale Price

\$2,900,000

OFFERING SUMMARY

Building Size: 21,443 SF

Lot Size: 2.27 Acres

Number of Units: 1

Price / SF: \$135.24

Cap Rate: 6.51%

NOI: \$188,912

Year Built: 2004

Zoning: I-1

Market: Detroit

Submarket: Commercial

PROPERTY OVERVIEW

This state-of-the-art building showcases stunning upgraded finishes and abundant windows, creating a bright and inviting atmosphere. Nestled in a serene location, it offers corner exposure and is surrounded by wooded property on the north side. The custom-designed offices and multiple conference rooms provide a professional and tailored environment, while open collaborative areas foster creativity and teamwork. The technology area encompasses labs and anechoic chamber rooms, reflecting a commitment to innovation. Currently leased at a rate significantly below market value, this property presents a compelling opportunity for savvy investors seeking a high-potential, tech-focused space.

LOCATION OVERVIEW

Experience the vibrant community surrounding Hesco bldg. in Novi, MI. A hub for innovation and business, Novi offers a wide range of amenities, including convenient access to major expressways, ensuring easy connectivity. The area is home to a variety of dining options, hotels, and retail centers, providing essential resources for employees and visitors. Nearby, you'll find the Suburban Collection Showplace, a premier exhibition and conference center, ideal for hosting industry events and trade shows. With its dynamic offerings and strategic location, Novi presents an enticing environment for industrial and flex space investors seeking a robust, supportive community for their ventures.



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John E. De Wald, CPA PARTNER
D: 248.663.0504 | C: 313.510.3777
john@pacommercial.com

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PROPERTY DETAILS

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Sale Price	\$2,900,000
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-1
Lot Size	2.27 Acres
APN #	50-22-04-378-021

LOCATION INFORMATION

Building Name	Hesco Building
Street Address	29770 Hudson Drive
City, State, Zip	Novi, MI 48377
County	Oakland
Market	Detroit
Sub-market	Commercial
Cross-Streets	East of Beck Road and North of West Road in the City of Novi.
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-96
Nearest Airport	DTW

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Space	44+

UTILITIES & AMENITIES

Number of Elevators	0
Central HVAC	Yes

BUILDING INFORMATION

Building Size	21,443 SF
NOI	\$188,912.00
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Average Floor Size	21,443 SF
Year Built	2004
Gross Leasable Area	21,443 SF
Construction Status	Existing
Condition	Excellent
Mezzanine	1+

ADDITIONAL PHOTOS

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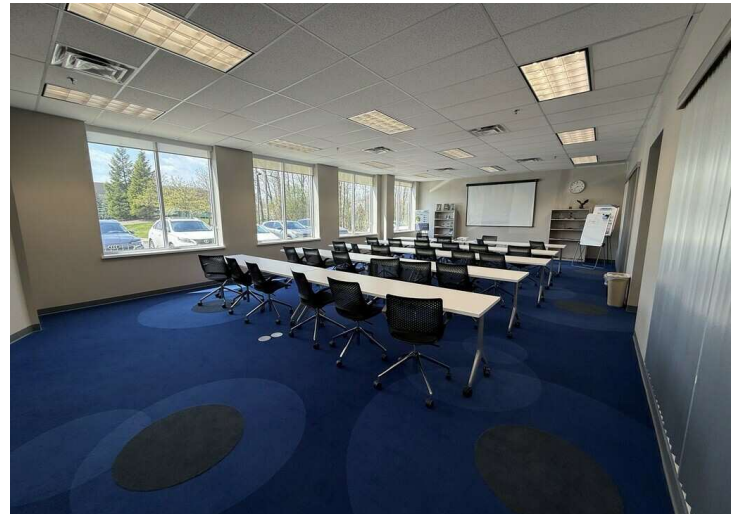
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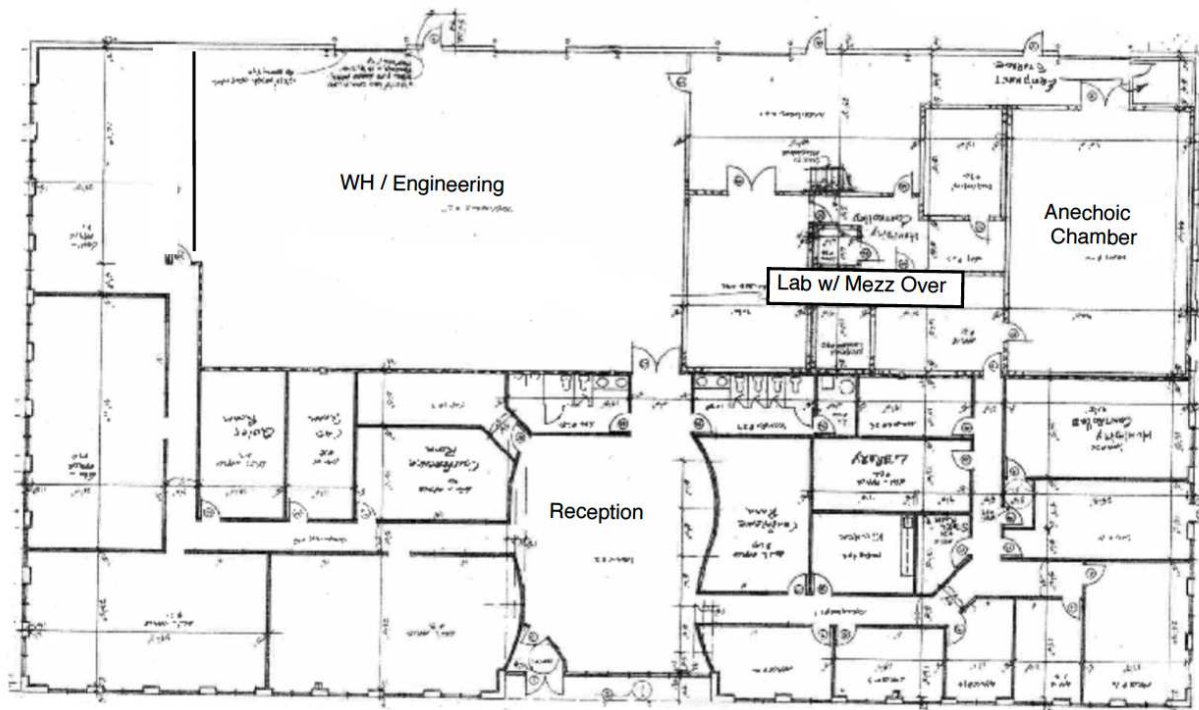
FLOOR PLANS

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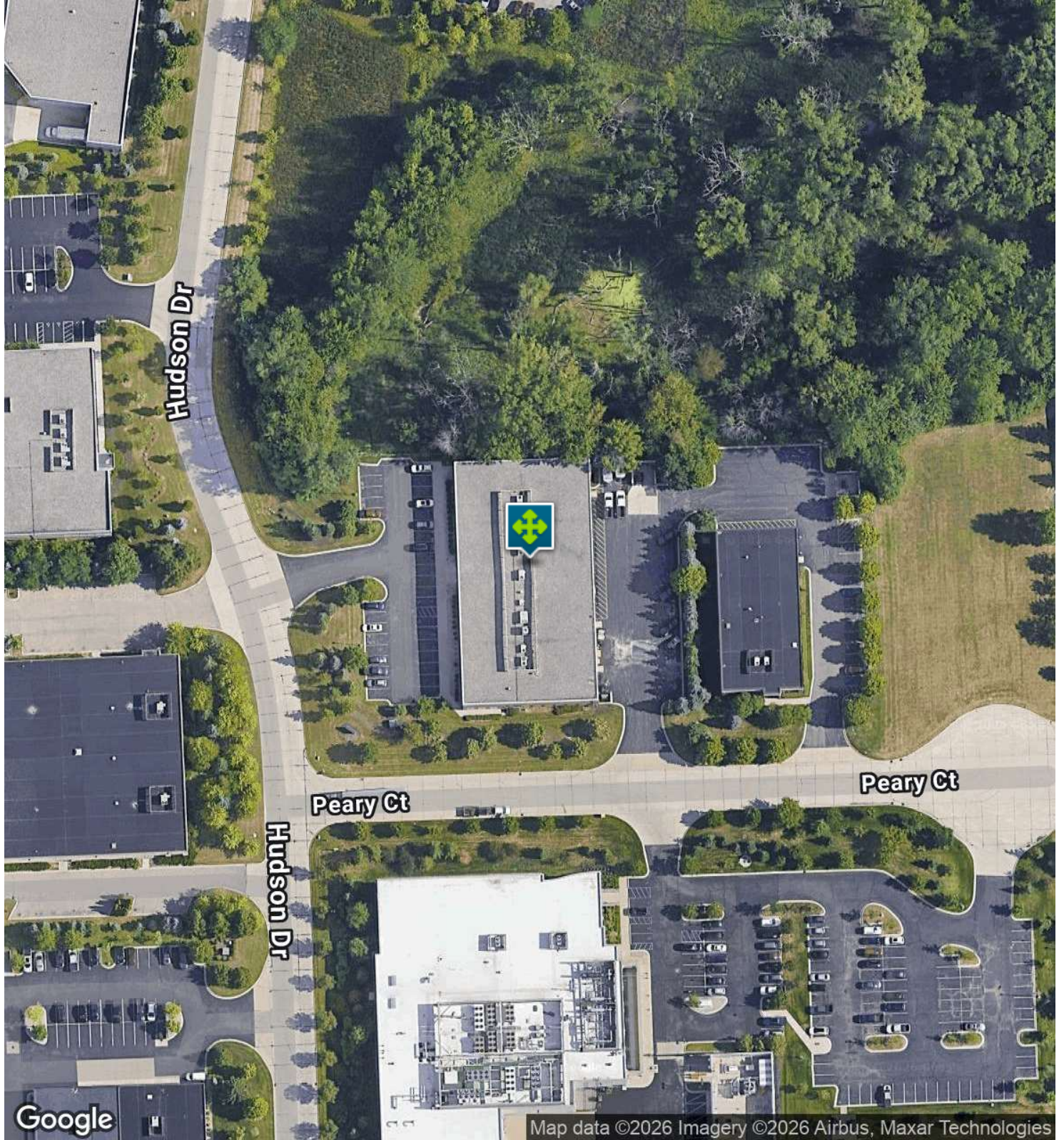
AERIAL MAP

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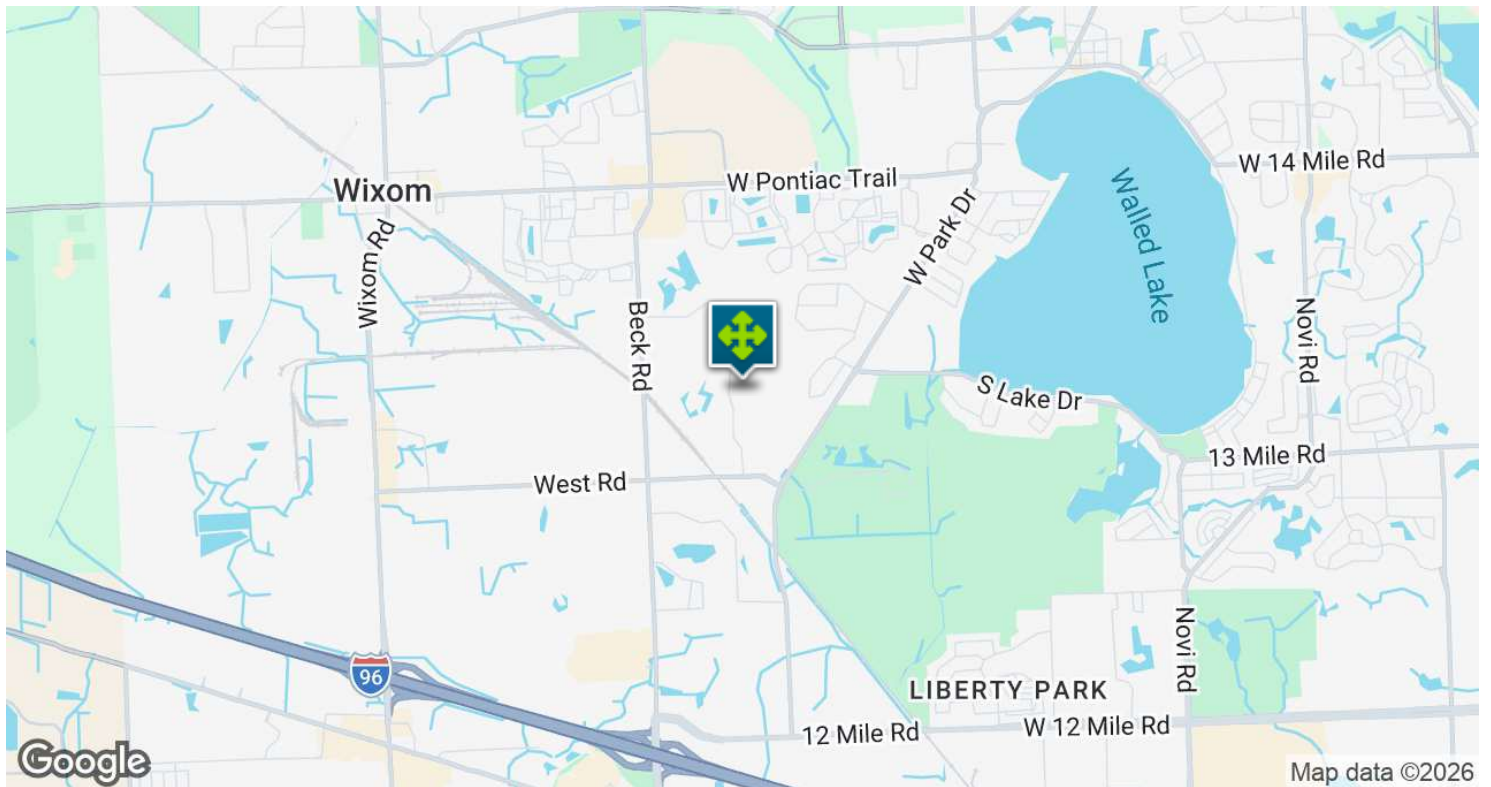
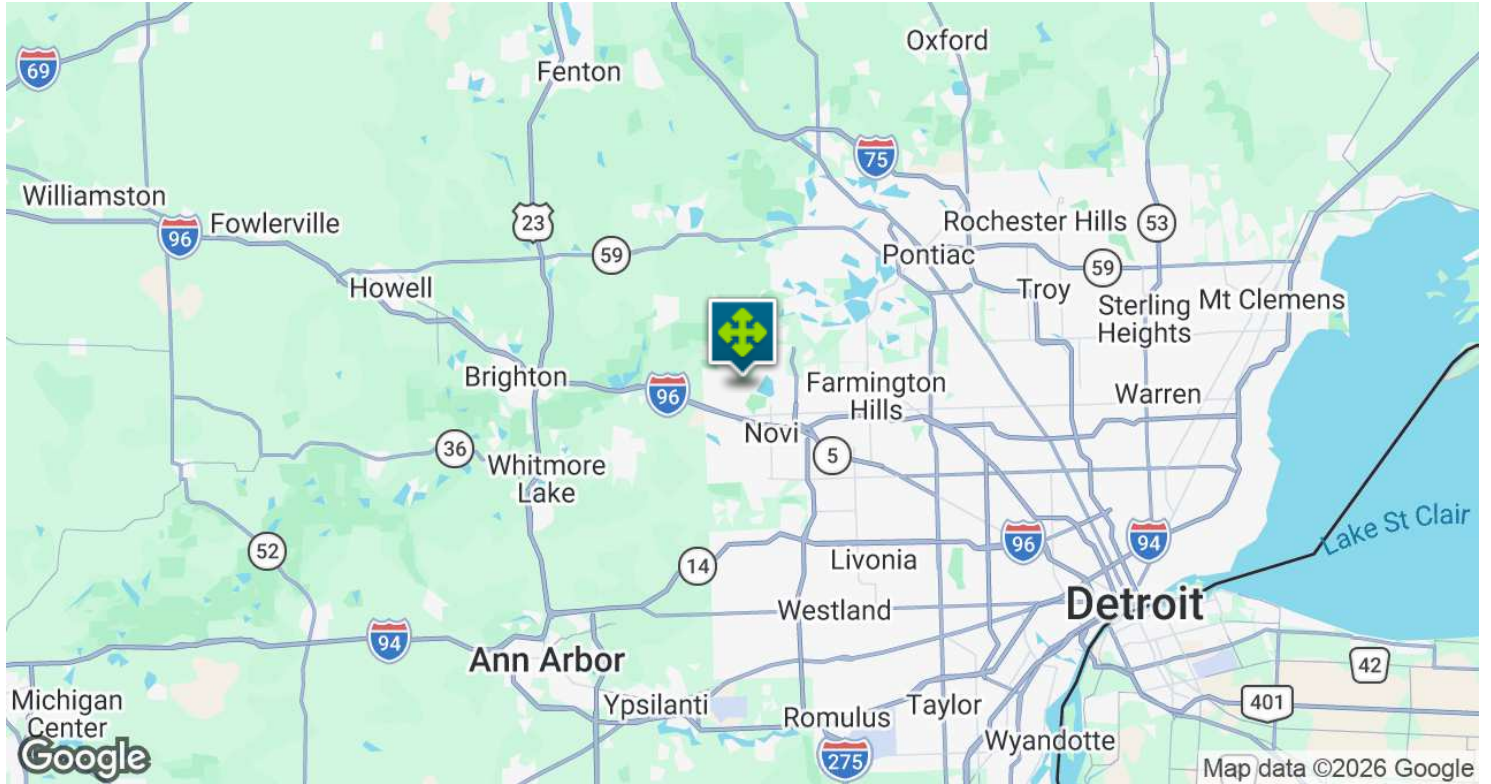
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,103	54,302	126,820
Average Age	34.2	40.4	42.2
Average Age (Male)	35.7	41.2	42.2
Average Age (Female)	32.8	39.4	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,577	24,709	53,168
# of Persons per HH	1.6	2.2	2.4
Average HH Income	\$68,323	\$111,731	\$131,975
Average House Value	\$383,195	\$344,290	\$373,849

2023 American Community Survey (ACS)



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CONTACT US

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26555 Evergreen Road, Suite 1500
Southfield, MI 48076

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F: 248.358.5300

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