

FOR SALE / LEASE

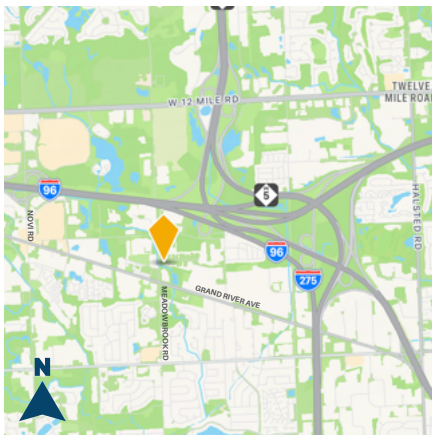
41369 VINCENTI COURT, NOVI



RH COMMERCIAL
REALTY



12,446 SF HI-TECH / FLEX FACILITY WITH 100% AC



PROPERTY DETAILS

- 12,446 SF with 6,142 SF office and 6,304 SF climate-controlled warehouse
- Two warehouse mezzanines totaling approximately 2,600 SF of additional storage
- Fully climate-controlled warehouse with 19'+ clear heights and fire suppression
- One 12' x 16' grade-level door and one dock door with leveler
- Ideal for R&D, engineering, advanced manufacturing, robotics, and high-tech users
- Prime Meadowbrook Road frontage just minutes from I-96

For information, please contact:



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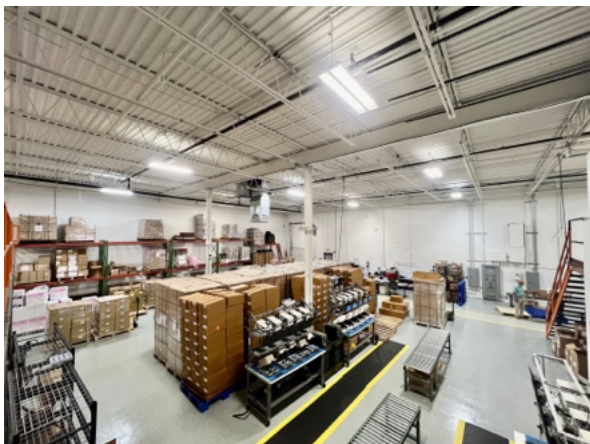
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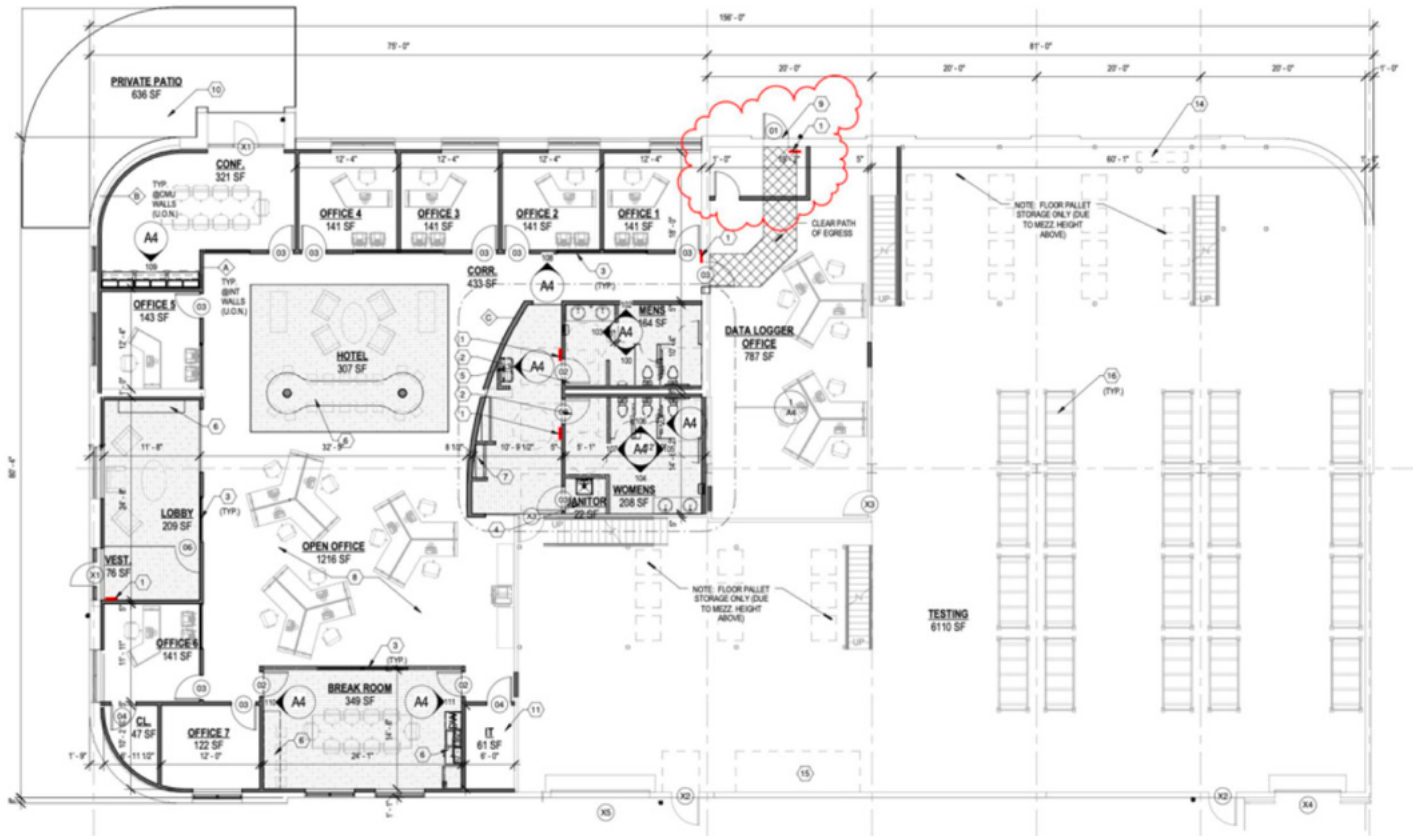
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BUILDING SKETCH

(NOT TO SCALE)



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SITE AERIAL



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PRICING INFORMATION

Sale Price: \$2,115,000.00

Price / SF: \$170.00

Lease Rate: \$12.95 / SF, NNN

NNN: Contact Agents

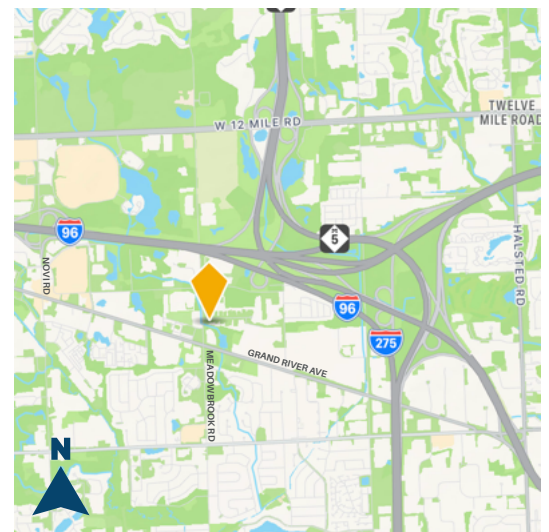
PROPERTY DESCRIPTION

Total SF:	12,446	Parking Spaces:	33
Office SF:	6,142	Cranes:	No
Property Type:	Flex / Hi-Tech / Ind.	Air-Conditioning:	Yes (100%)
Tenancy:	Single	Clearance:	19'-20'
Year Built:	1983	Grade / Dock:	1 / 1
Zoning:	I-1 (Lt. Industrial)	Fire Suppression:	Yes
Site/Parcel Area:	1.37 AC	Power:	600a / 240v, 3p
Parcel ID:	50-22-24-100-047		

SUMMARY

This 12,446 SF facility checks every box, featuring attractive office space, 19'+ clearance, grade-level and dock doors, plus fully air-conditioned shop area and fire suppression. Strategically located just minutes from the full-service I-96 interchanges at Novi Road or the M-5 interchange on 12 Mile Road.

ROAD MAP



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