

**FOR SALE, LEASE OR BUILD-TO-SUIT**

27629 HAGGERTY ROAD  
NOVI, MICHIGAN

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NEW CONSTRUCTION**

**SITE PLAN APPROVED**

### PROPERTY FEATURES

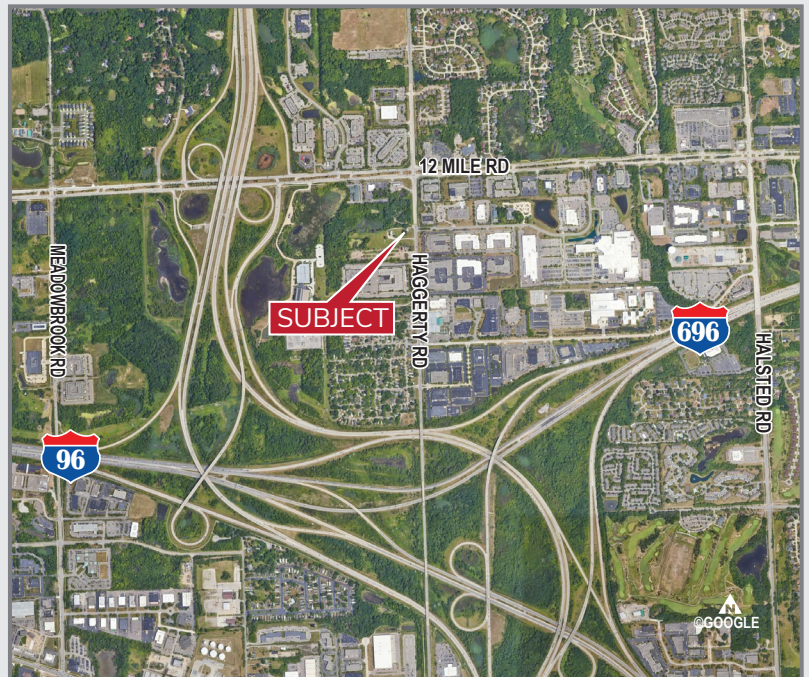
- Up to 37,725 SF on Ground Floor
- 24' Clear Ceiling Height Throughout
- Potential to Add Second Floor/Mezzanine/Crane
- Truckwell and Grade Level Loading
- Layout and Finishes to Suit
- Building Footprint Makes Phased Construction Possible
- High-Image Facility - Main Road Exposure
- Over 30,000 VPD on 12 Mile at Haggerty Rd
- Freeway Access via 12 Mile/M-5 Interchange

### FOR DETAILS CONTACT

Scott Lyons

scott.lyons@lee-associates.com

(248) 567-8002



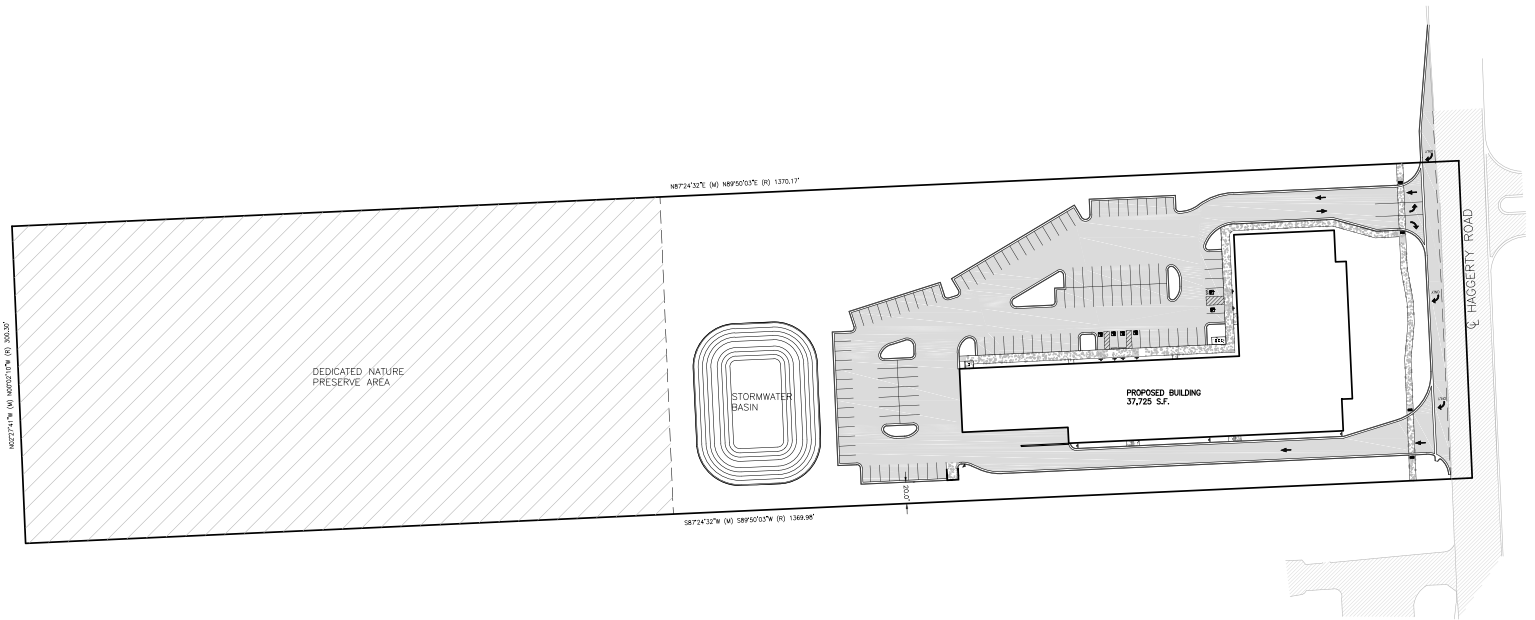
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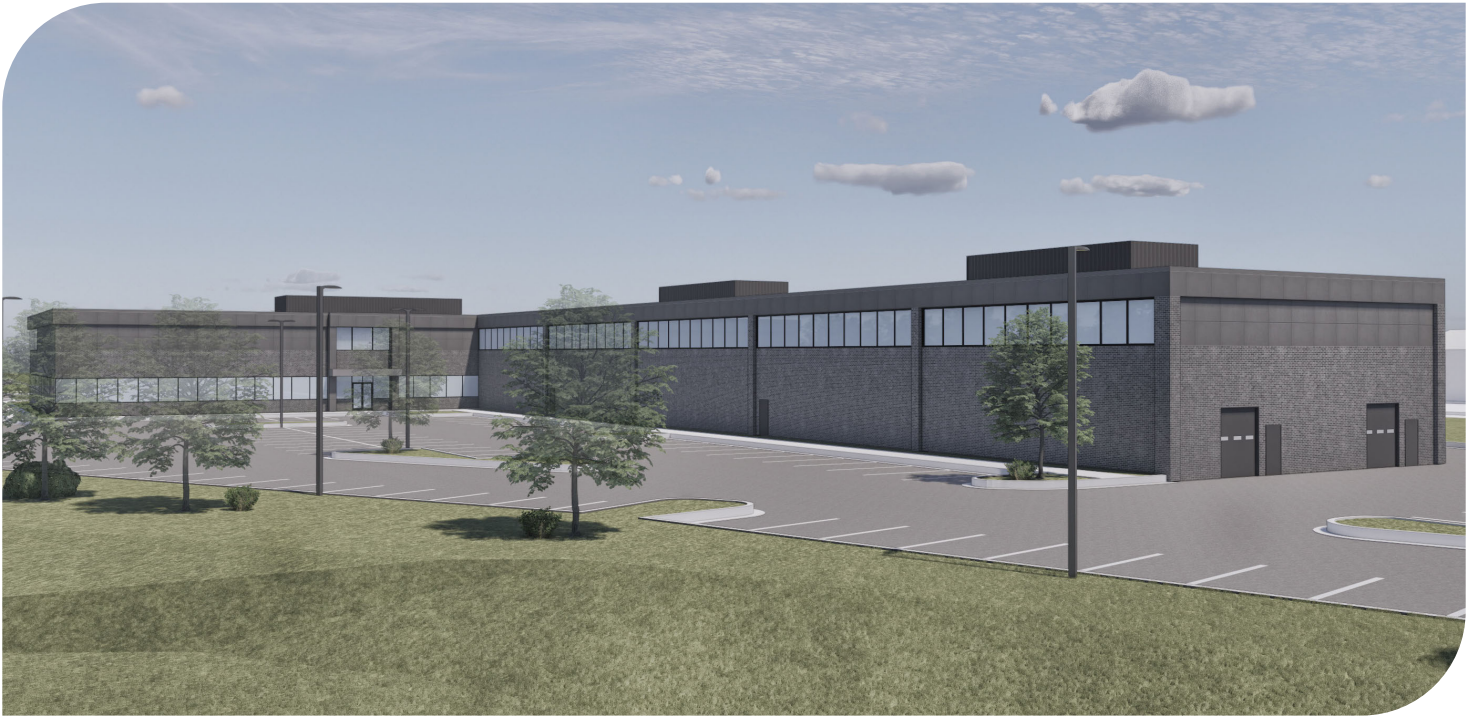
[scott.lyons@lee-associates.com](mailto:scott.lyons@lee-associates.com)

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<b>PROPERTY TYPE:</b>	Flex Industrial
<b>TOTAL SF:</b>	37,725
<b>OFFICE SF:</b>	To Suit
<b>FLEX SF:</b>	To Suit
<b>TRUCKWELLS:</b>	1
<b>GRADE LEVEL:</b>	2
<b>LAND SIZE:</b>	9.47 Acres (Including Dedicated Nature Preserve)
<b>ZONING:</b>	Office/Service/Technology
<b>MARKET:</b>	SE Michigan
<b>SUBMARKET:</b>	I-96
<b>COUNTY:</b>	Oakland
<b>FLOOR TYPE:</b>	Concrete 6"
<b>SPRINKLER:</b>	Yes
<b>CONSTRUCTION TYPE:</b>	Steel/Masonry/Glass
<b>PARKING:</b>	123 Total - 3.26/1000 Ratio Additional parking possible based on final building size.

## PROPERTY PRICING

<b>TRANSACTION TYPE:</b>	Sale/Lease/BTS
<b>ASKING SALE PRICE:</b>	To be Determined
<b>ASKING LEASE RATE:</b>	To be Determined

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