

INDUSTRIAL PROPERTY // FOR LEASE

17,340 SF INDUSTRIAL BUILDING IN CANTON TRUCKWELL & HIGH-DENSITY FIRE SUPPRESSANT

41158 KOPPERNICK RD
CANTON, MI 48187



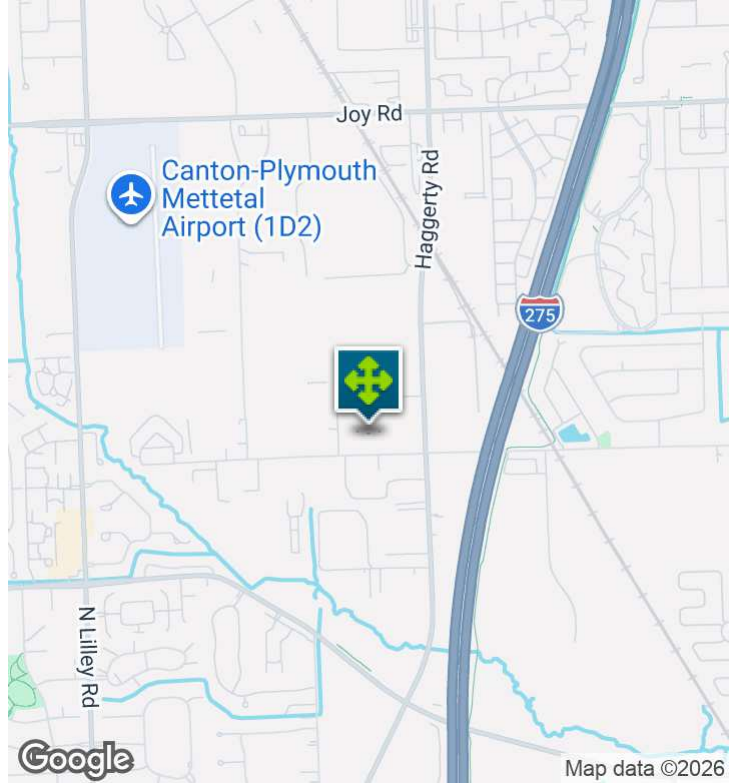
- 17,340 SF Industrial Building
- 1,880 SF Office
- Truckwell with Leveler
- (1) 12' x 14' Overhead Door
- 18' Clear Height, 220 Volt / 1000 AMP
- High-Density Fire Suppressant
- Excellent location near Haggerty Rd w/ quick access to I-275



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



Lease Rate	\$9 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	17,340 SF
Available SF:	17,340 SF
Lot Size:	1.2 Acres
Year Built:	1997
Renovated:	2019
Zoning:	L-1
Market:	Detroit
Submarket:	I-275 Corridor

PROPERTY OVERVIEW

This 17,340 SF manufacturing/warehouse building offers a seamless blend of functionality and comfort, with 1,880 SF dedicated to office space. Enjoy the convenience of a truckwell with leveler and a 12' x 14' overhead door. With an 18' clear height, 220 Volt / 1000 AMP power supply, and high-density fire suppressant system, this property is designed for efficiency and safety. Located near Haggerty Rd with quick access to I-275, and a circular drive with ingress and egress, it's perfectly positioned for seamless logistics. Elevate your operations in this prime industrial space.

LOCATION OVERVIEW

Located between Koppernick & Haggerty Road in an industrial corridor of Canton. Easy access to I-275 & I-96! Close proximity to Plymouth, Livonia, and Westland.

PROPERTY HIGHLIGHTS

- 17,340 SF Industrial Building
- 1,880 SF Office
- Truckwell with Leveler
- (1) 12' x 14' Overhead Door

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INDUSTRIAL DETAILS

Property Type:	Industrial
Lease Rate:	\$9.00 SF / NNN
Building Size:	17,340 SF
Space Available:	17,340 SF
Shop SF:	15,460 SF
Office SF:	1,880 SF
Occupancy:	Immediate
Zoning:	L-1
Lot Size:	1.2 Acres
Parking Spaces:	35 +
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1997 / 2019
Construction Type:	Brick / Block
Clear Height:	18'
Overhead Doors:	(1) 12' x 14'
Truckwells/Docks:	(1) Exterior
Power:	220 Volt 1000 AMP
Air Conditioning:	Office Only
Heat Type:	Tube Radiant
Lighting:	Metal Halide
Fire Sprinklers:	100% High-Density Fire Suppressant
Taxes:	\$25,310.38



P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PARTNER

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ADDITIONAL PHOTOS



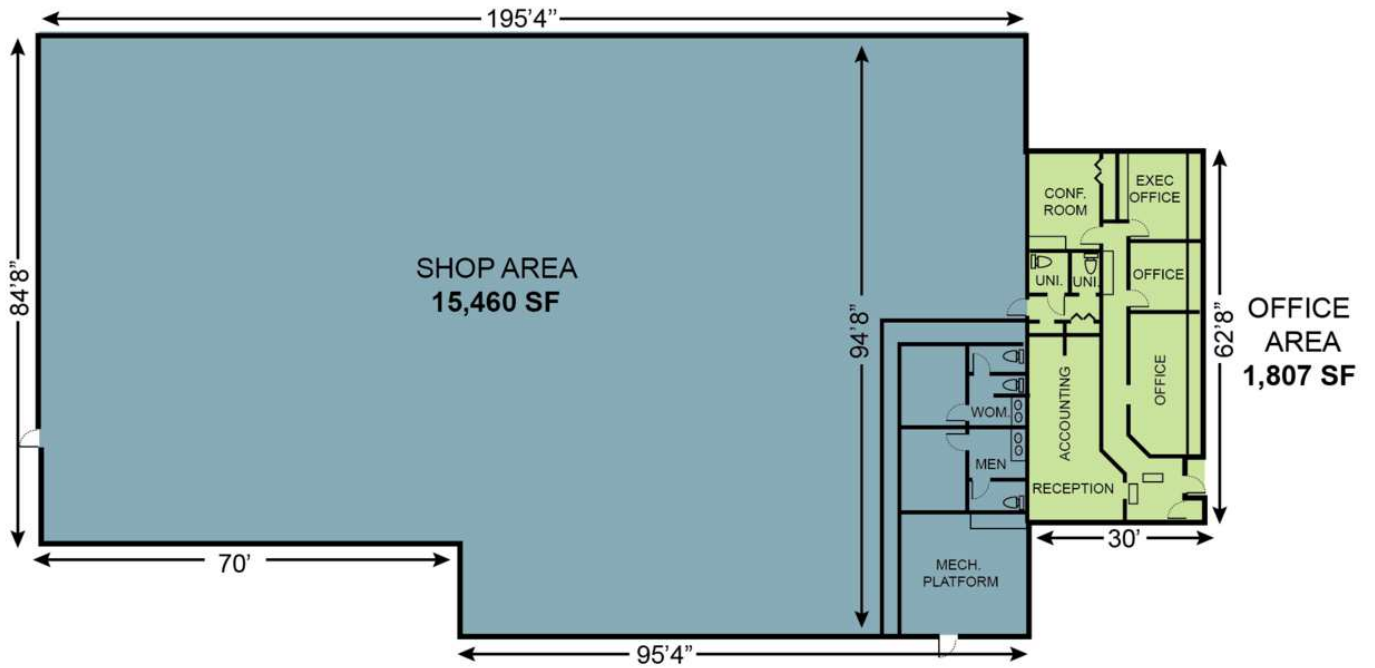
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ADDITIONAL PHOTOS



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FLOOR PLANS



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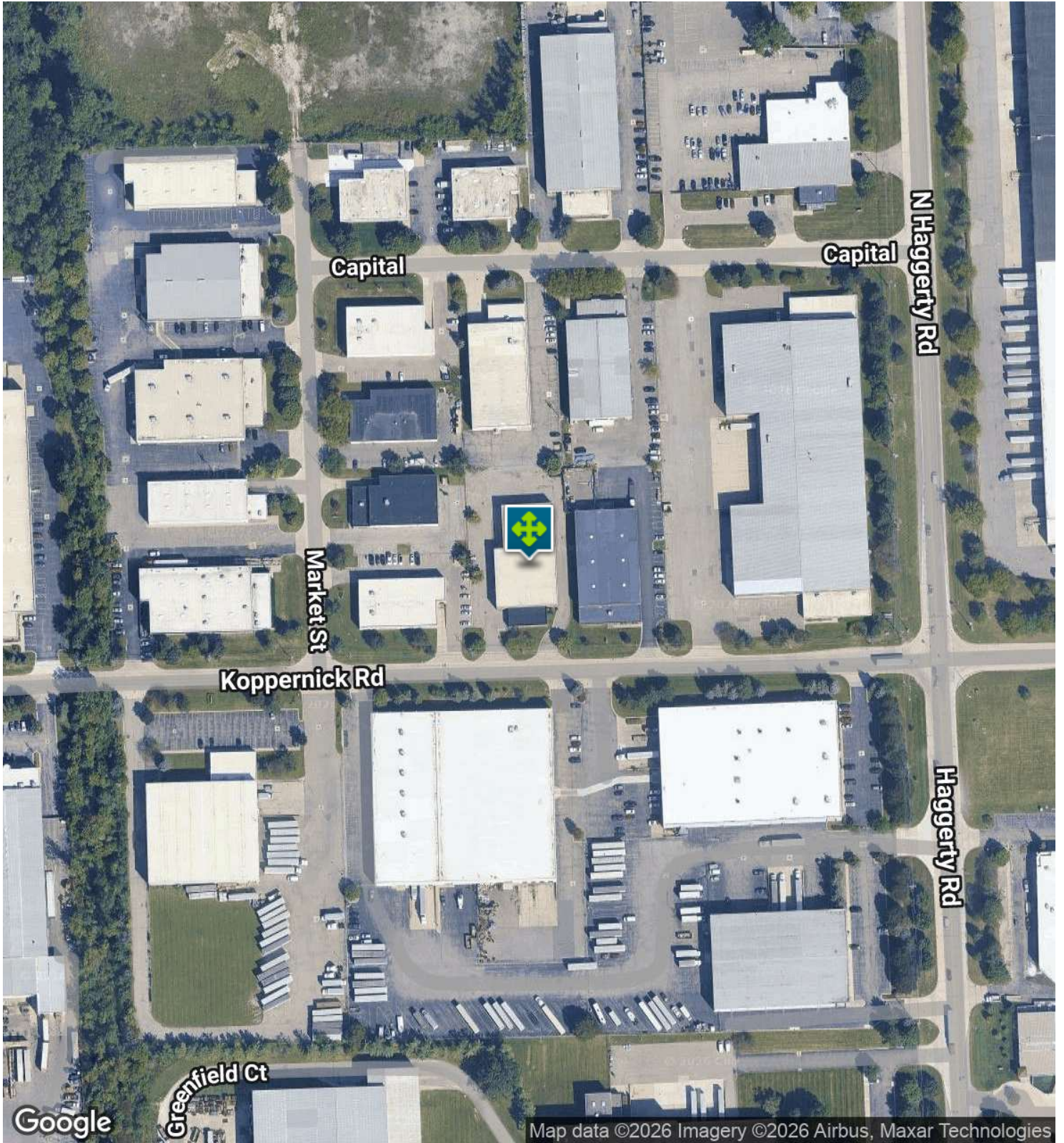
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AERIAL MAP



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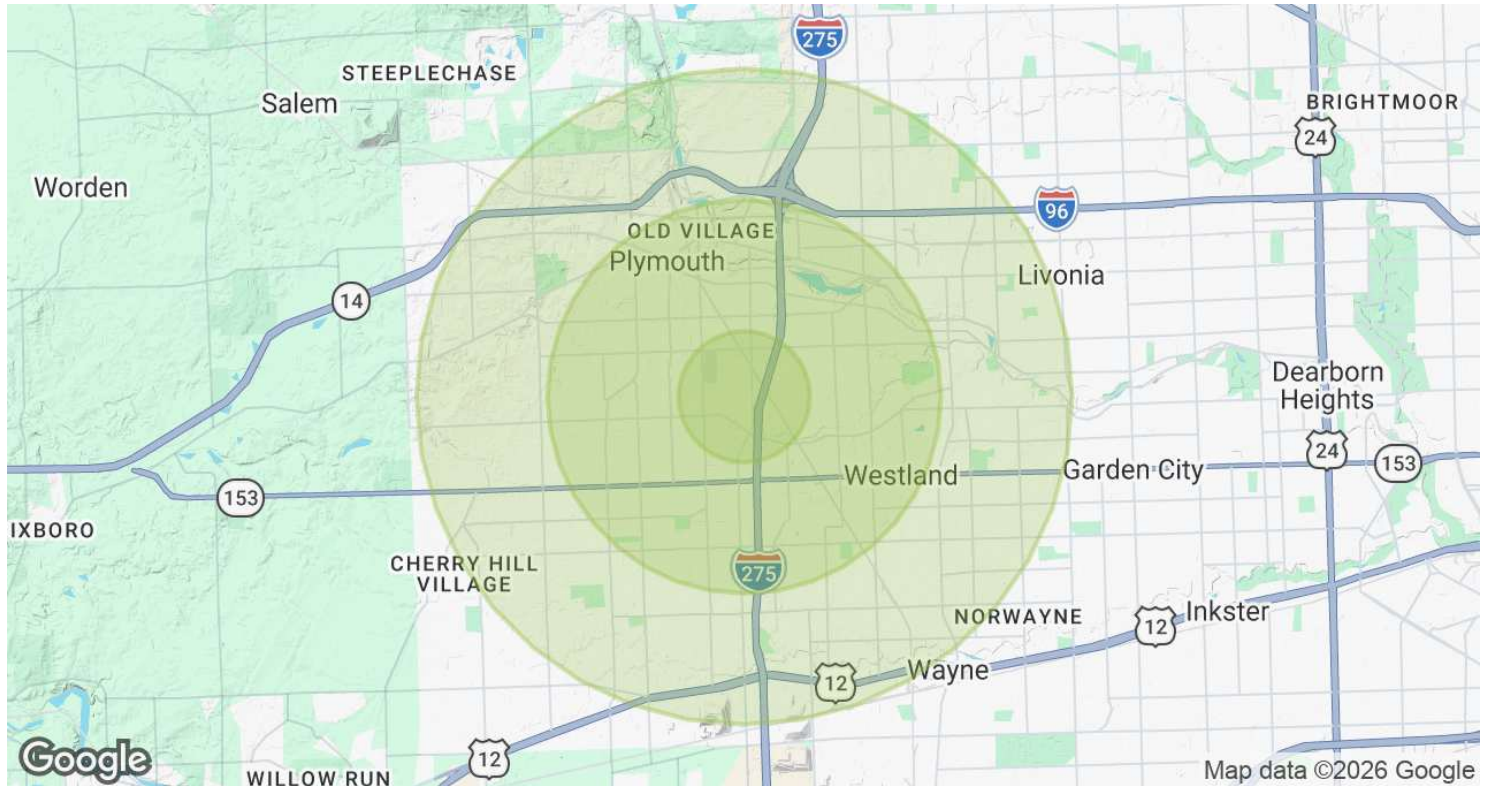
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,811	92,451	224,253
Average Age	33.9	37.9	39.4
Average Age (Male)	32.6	36.7	38.4
Average Age (Female)	34.4	38.6	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,417	36,765	87,408
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$68,119	\$75,171	\$80,627
Average House Value	\$194,215	\$202,352	\$231,475

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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