



FOR LEASE
+/- 37,900 SF

43155-43159

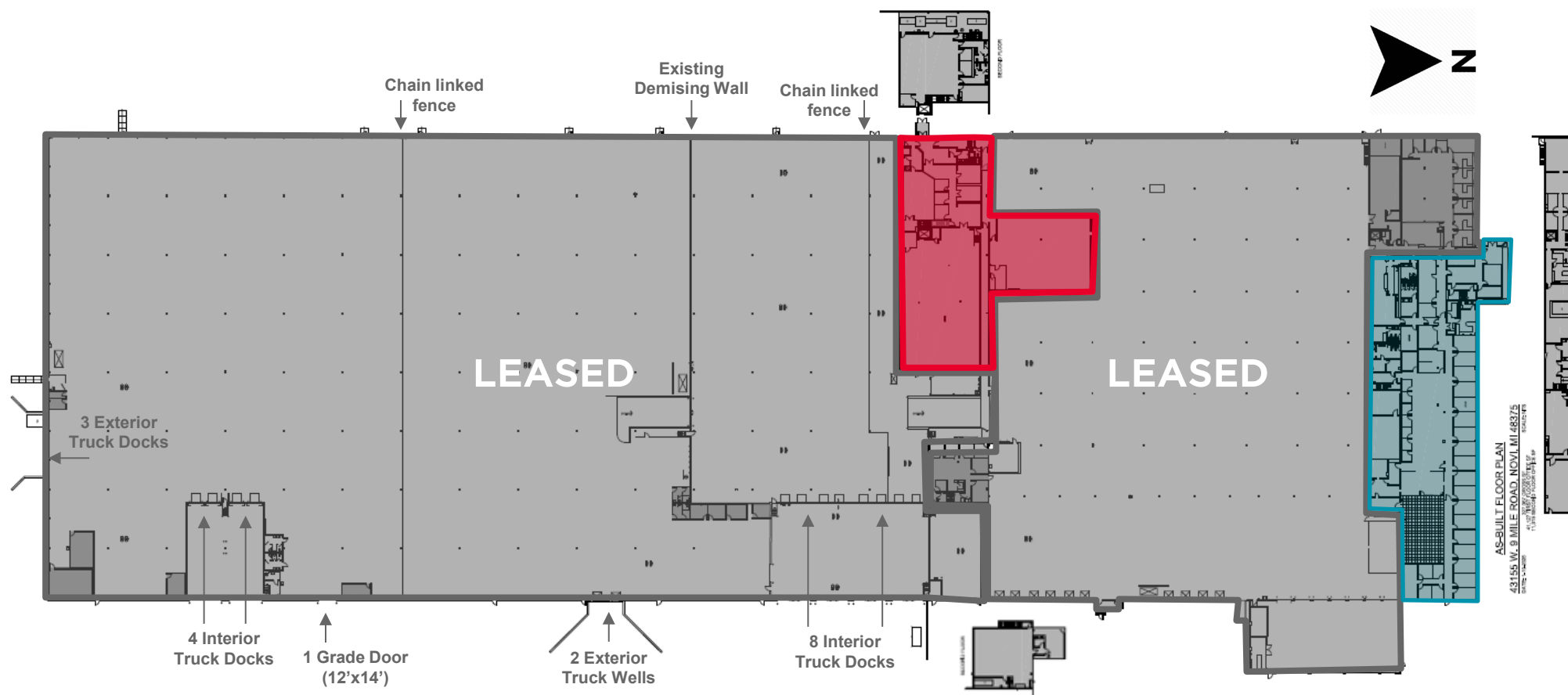
West 9 Mile Road
Novi, MI 48375



PROPERTY FEATURES

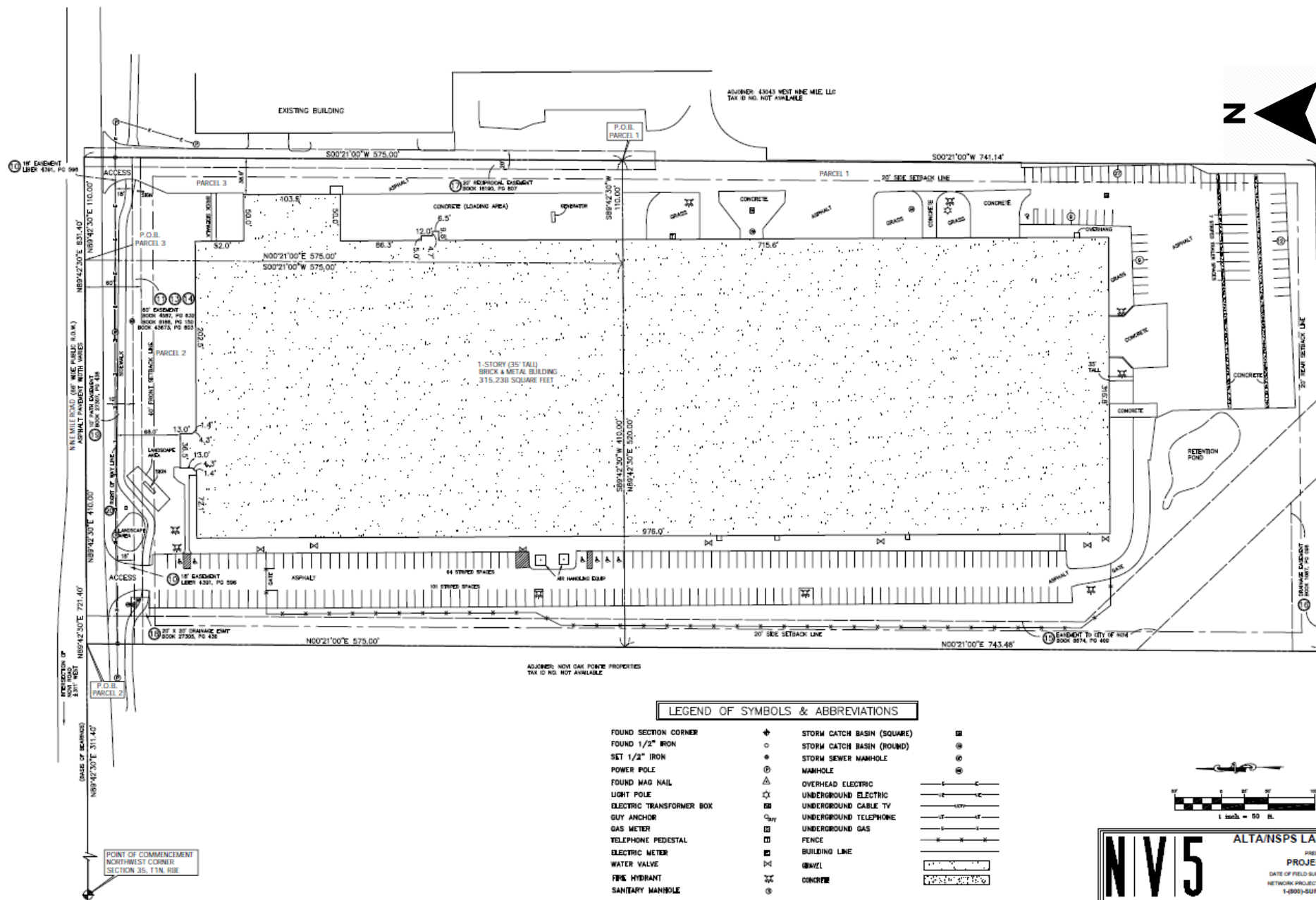
Address:	43155-43159 W 9 Mile Rd Novi, MI 48375	Total Auto Parking:	450 spaces
Total Building Square Footage:	318,390 SF	Elevator:	Yes
Available Square Footage:	37,900 SF (two non-contiguous suites)	Construction Type:	Masonry & ISP
Office / Flex Suite: Flex / R&D Suite:	+/- 20,000 SF (can be reduced) +/- 17,900 SF	Roof:	EDPM & TPO
Site Area:	15.72 acres	Floors:	6" reinforced
Year Built:	1979	Power:	TBD
Parcel ID:	22-35-101-027	Sprinkler:	Yes, ordinary hazard
Zoning:	Light Industrial	HVAC:	100% HVAC in office / R&D areas Gas forced air heat in warehouse
Clear Height:	24' - 32'	Asking Rate:	\$6.95 - \$7.25/SF NNN
Total Building Docks:	34	Estimated Operating Expenses:	\$2.32/SF - 2025 Total \$1.13/SF - CAM (includes base utilities) \$0.20/SF - Insurance \$0.99/SF - Taxes
Available Docks:	TBD		
Available Grade Level Doors:	1 (12' x 14')		
Column Spacing:	40' x 40'		

FLOORPLAN

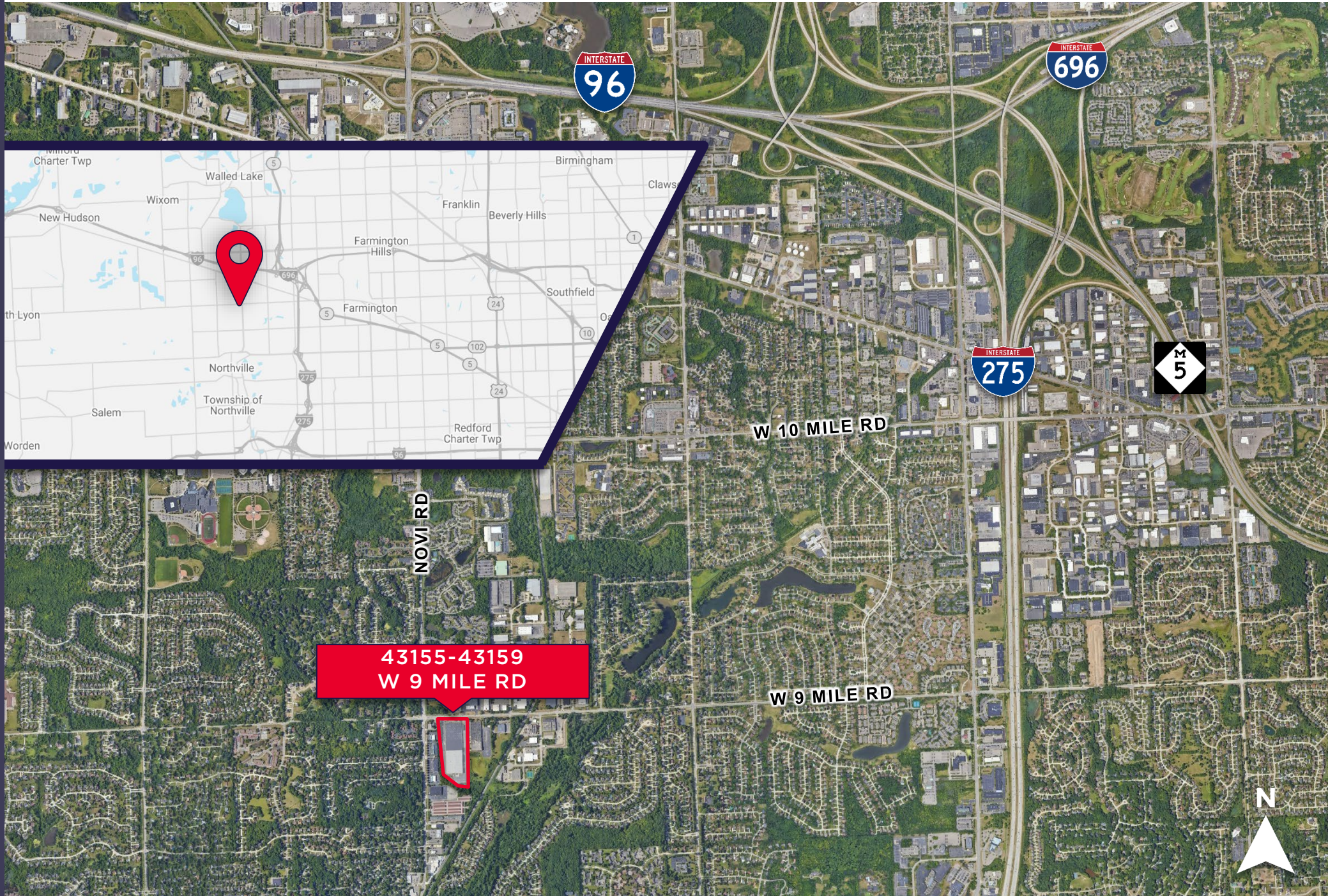


AS-BUILT FLOOR PLAN
43155 W. 9 MILE ROAD, NOVI, MI 48375
DATE: 10/20/2023
CUSHMAN & WAKEFIELD

-  Available +/- 17,900 SF flex / R&D area
-  Available +/- 20,000 SF office / flex area
-  Leased



LOCATION





CONTACT

TONY AVENDT

Executive Director

+1 248 358 6115

tony.avendt@cushwake.com

CONNER SALSBERY

Director

+1 248 358 6114

conner.salsberry@cushwake.com