

PRICE REDUCED!

FOR SALE OR LEASE

42300 W 9 Mile Road
Novi, MI

Industrial Building Available

Property Highlights

- ± 40,100 SF Corporate Image Facility
  - ± 11,600 SF Office
  - ± 28,500 SF of Warehouse
- 6 Cranes – Three (3) 1-Ton & Three (3) 5-Ton
- Up to 26' Clear Height
- 3-Phase Heavy Power
- ± 130 Parking Spaces
- New Roof and Parking Lot in 2024
- 2023 Complete Building Renovation
- Excellent Owner/User Opportunity in Desirable Industrial Park

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Building Specifications



Property Summary

Gross SF	± 40,100
Office SF	± 11,600
Warehouse SF	± 28,500
Year Built / Renovated	1967 / 2023
Construction	Brick / Block
Ceiling Height	Up to 26’
Grade Level Doors	Three (3) 18’ | One (1) 12’
Docks	One (1) Dock Leveler
Bus Duct	Yes
Power	Heavy 3-Phase
Sprinkles	Yes
Rail	No
Parking	± 130

Site

Land Size (Acres)	3.16
Parcel Number	22-26-401-024
Zoning	I-1

Transaction Information

Sale Price	$4,200,000.00
Sale Price Per SF	$104.73
Lease Rate	$10.00 NNN

Annual Property Taxes

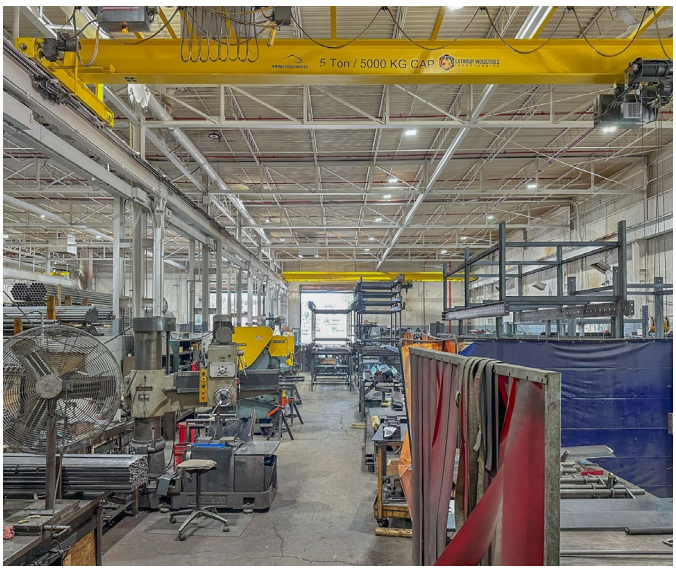
Summer 2024	$23,094.71
Winter 2024	$9,123.21
Property Taxes PSF	$0.80

Exterior Photos



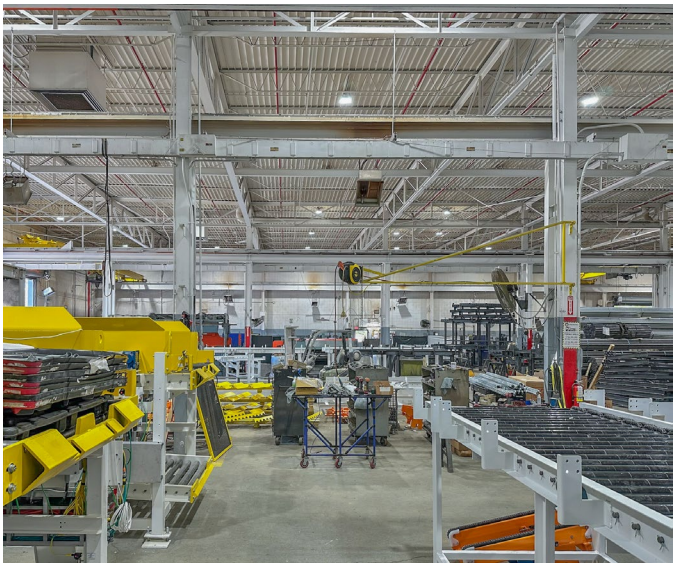


Interior Photos













Interior Photos



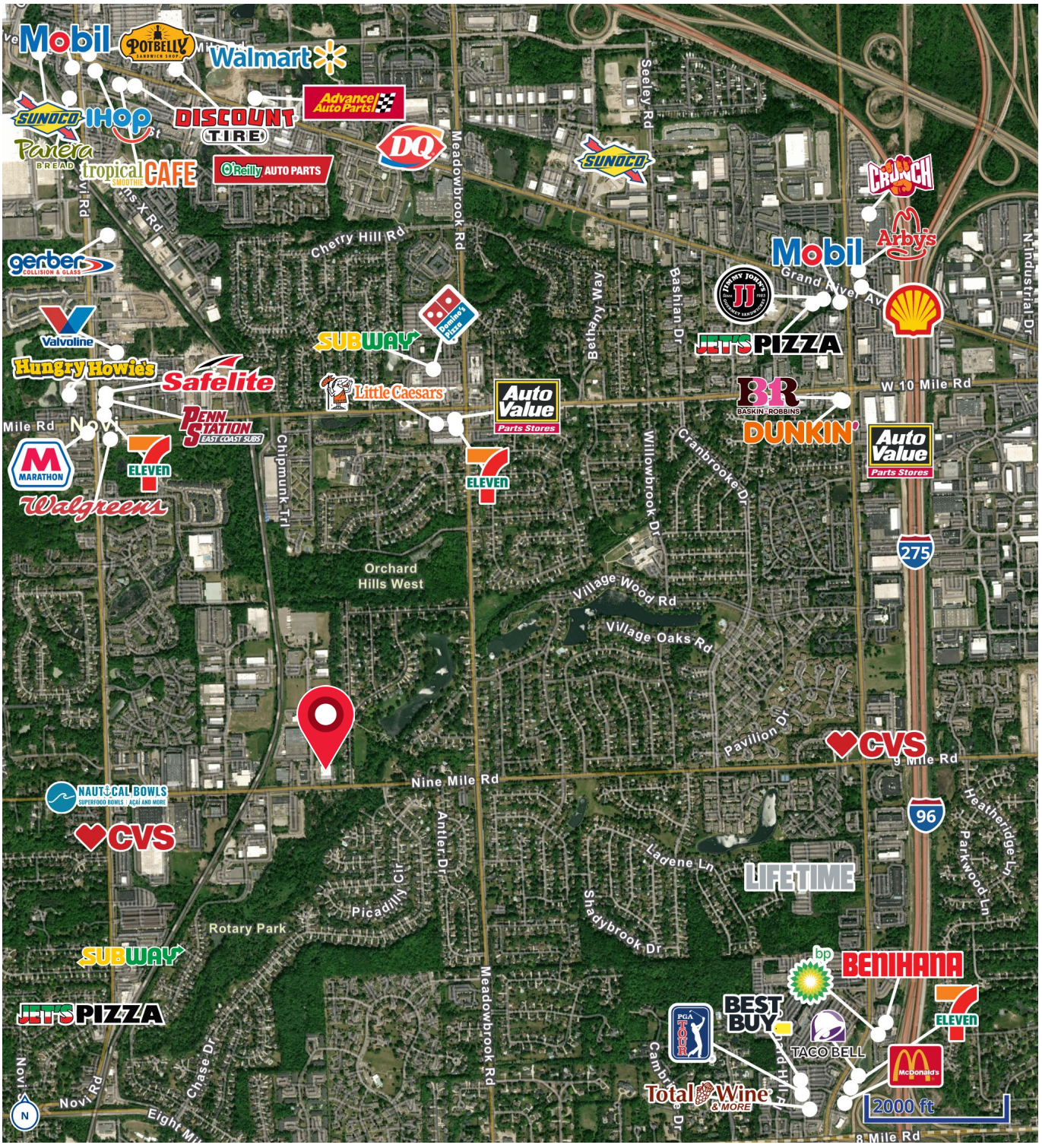




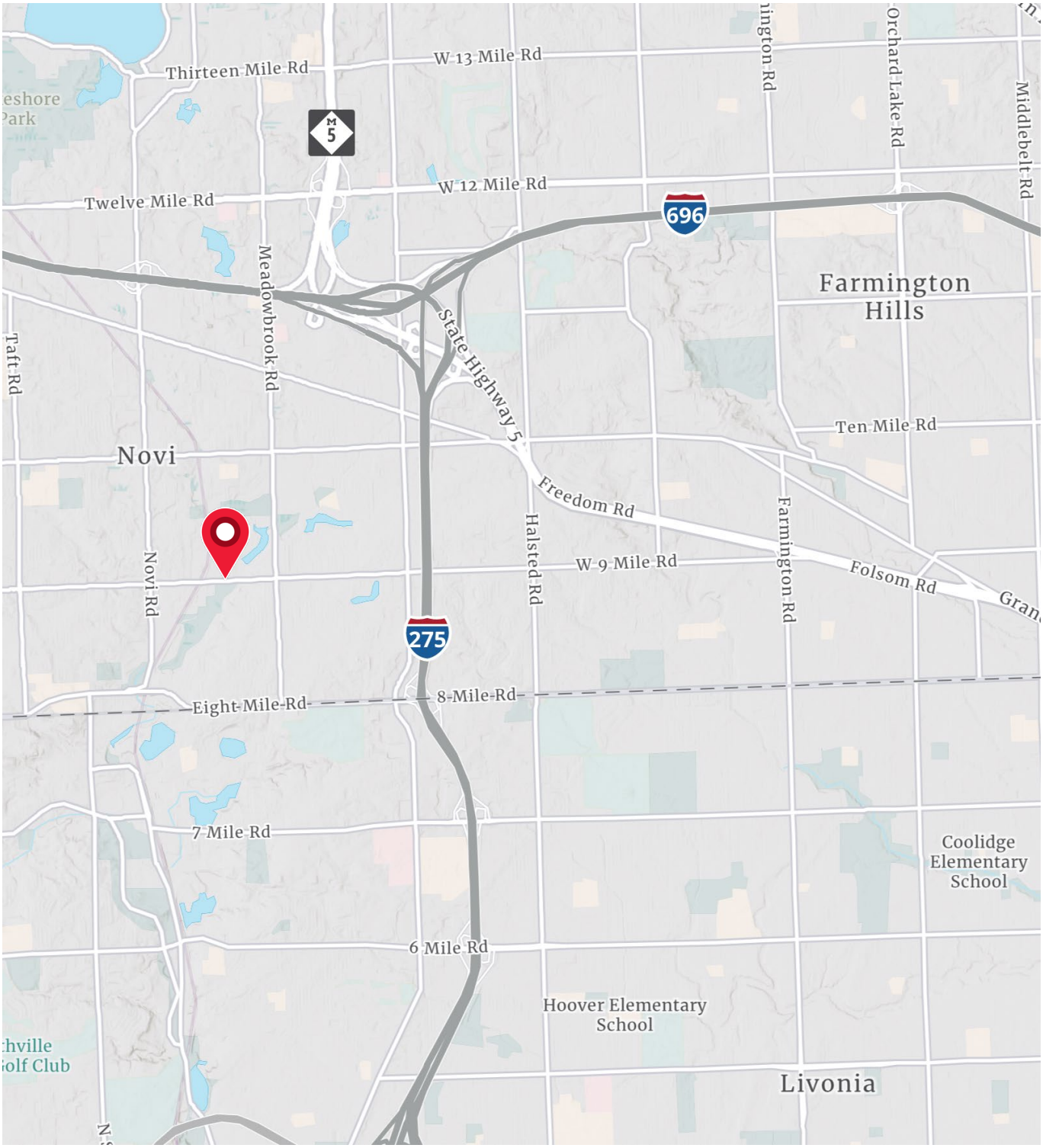
Property Aerial



Merchant Map



Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	10,734	64,447	169,047
Total Households	4,434	26,804	71,393
Total Family Households	2,950	17,614	46,241
Average Household Size	2.42	2.39	2.35
Median Age	41.0	42.5	43.1
Population Age 25+	7,727	46,926	124,289
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.74%	0.51%	1.12%
2020 – 2023 Population: Annual Growth Rate (CAGR)	-0.23%	-0.05%	-0.07%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.10%	0.10%	0.07%
Households	0.31%	0.48%	0.45%
Families	0.16%	0.33%	0.27%
Median Household Income	2.44%	2.57%	2.74%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	5,288 / 49.3%	31,550 / 49.0%	82,916 / 49.0%
Female Population / % Female	5,446 / 50.7%	32,897 / 51.0%	86,131 / 51.0%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	$116,743	$123,173	$117,284
Average Household Income	$148,907	$160,230	$153,614
Per Capita Income	$61,685	$66,702	$64,760
SUMMARY BUSINESS DATA			
Total Businesses	287	3,642	7,915
Total Daytime Population	8,506	92,619	218,726
Daytime Population: Workers	3,225	63,059	137,756
Daytime Population: Residents	5,281	29,560	80,970

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.