

AVAILABLE

45525 Grand River Avenue | Novi, Michigan

Colliers



PROPERTY HIGHLIGHTS

24,973 SF

- Easily Divisible Into Three Multi-Tenant Spaces, Offering Flexibility for Various Business Needs.

Premium Design & Construction Features High-End Stainless-Steel Architecture and Finishes Throughout. The Impressive Buildout Includes:

- A Professional-Grade Kitchen
- Custom-Built File/Storage Room
- Executive Office With Bespoke Design Elements
- Unique Architectural Accents in Every Direction

Climate Controlled Lab/Shop Space

- Immaculately Maintained and Accessible Via Two Overhead Doors-Ideal for Light Industrial, R&D, or Specialty Use

Owner-Occupant Opportunity

- A Rare, Turnkey Asset Perfect for Businesses Seeking a High-Quality Space to Own and Operate From.

Strategically Located in Novi, MI

- Adjacent to the **Newly Proposed Downtown District**, Part of the City of Novi's Master Plan Rezoning. This Vibrant Redevelopment is Set to Transform the Area With Mixed-Use Density and Enhanced Commercial Activity.



For More Information Contact:

Steven Badgero

248 226 1812

steven.badgero@colliers.com

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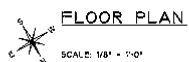
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INTERIOR PHOTOS



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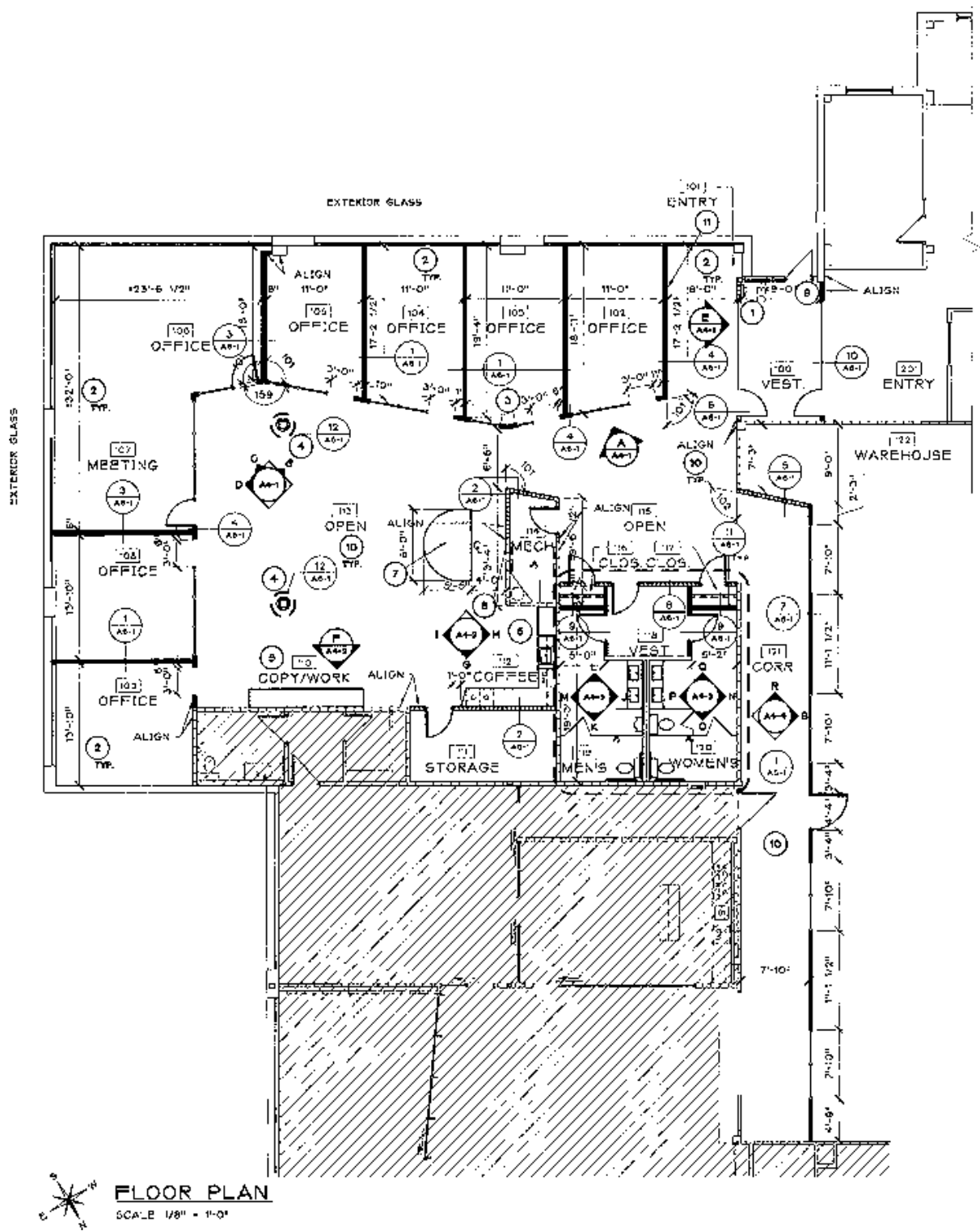


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FLOORPLAN

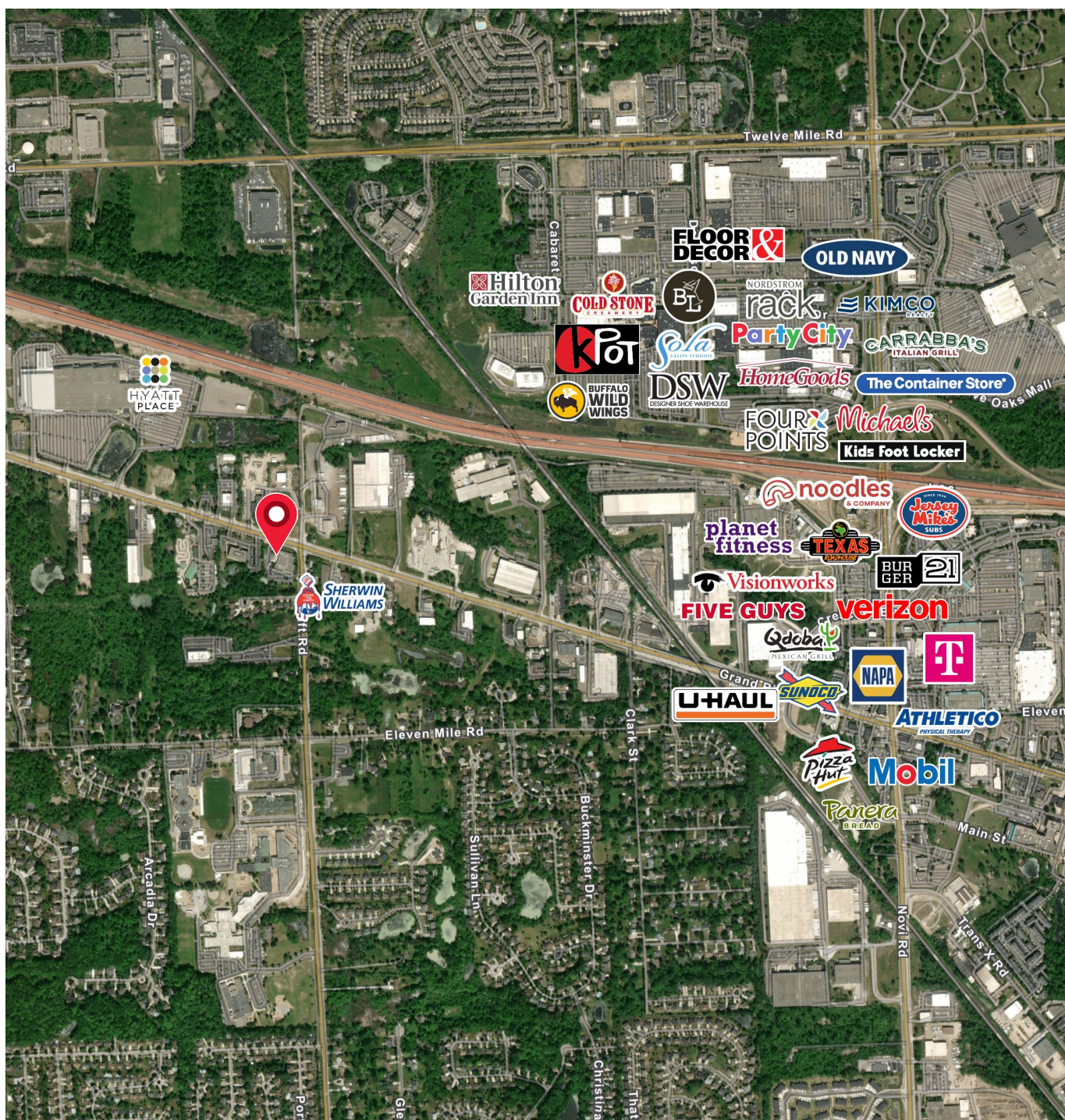


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MERCHANT MAP





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.

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Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit