

FOR LEASE

43100 W NINE MILE ROAD | NOVI, MICHIGAN



ERIK ELWELL
ASSOCIATE

JORDAN JABBORI
ASSOCIATE

eelwell@cmprealestategroup.com

jjabbori@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

| | |
|--------------------|-----------------------------|
| Property Address | 43100 W Nine Mile Road |
| City/Township | Novi |
| Building Size | 124,227 SF |
| Land Size | 5.65 AC |
| Space Available | 65,814 SF |
| Asking Rental Rate | \$8.75 PSF |
| Warehouse Space | 53,181 SF |
| Office Space | 12,633 SF |
| Building Height | 31' / 25'-6" Clear |
| Power | 480/277V/2000 Amps |
| Accessibility | 5 Drive-Ins / 3 Truck Docks |

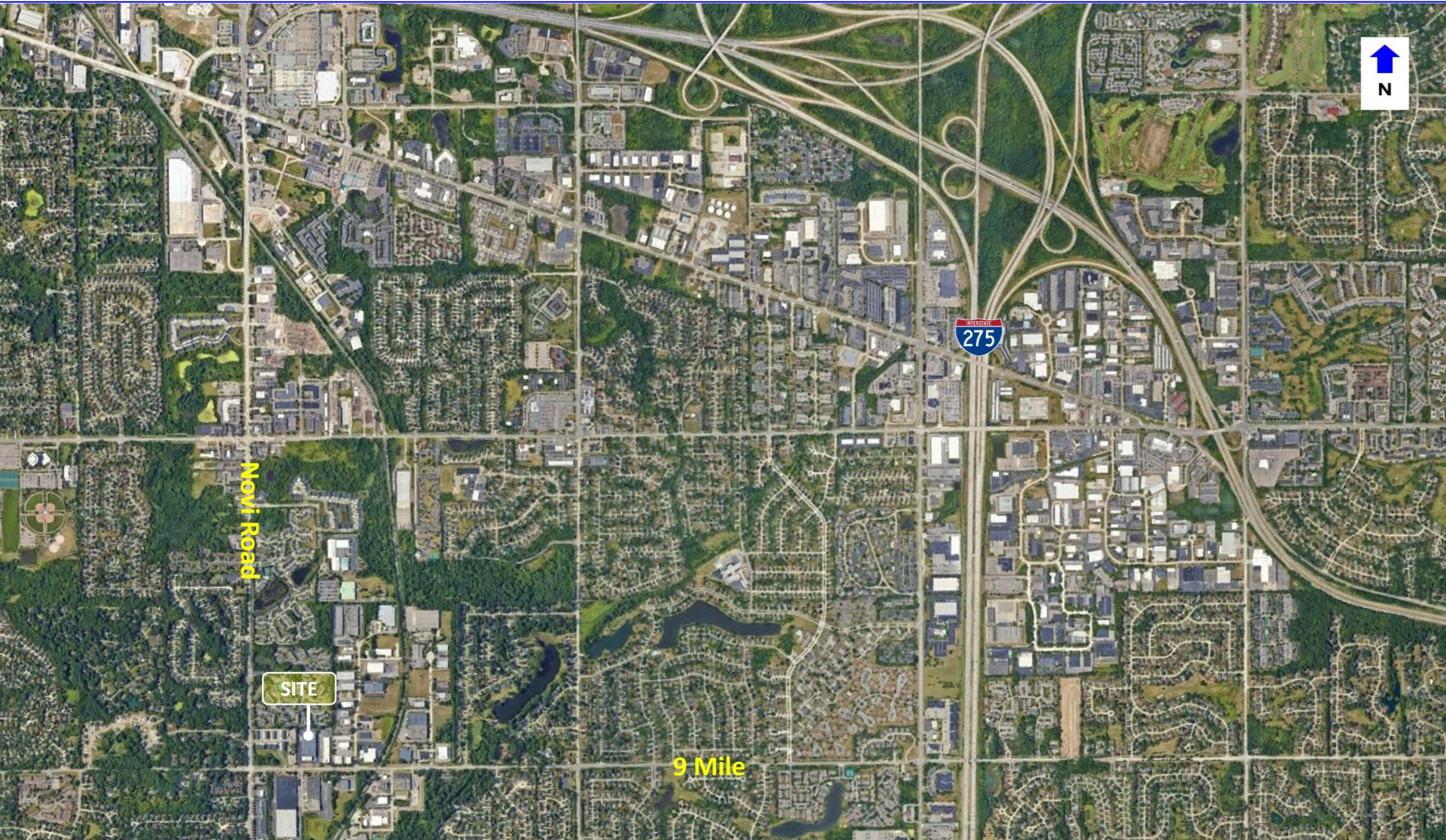
PROPERTY HIGHLIGHTS

- Subleasing opportunity for 65,814SF of Industrial Space.
- Excellent site for Warehouse, Distribution, and Manufacturing Facility with 370' of Frontage along W. Nine Mile Road.
- Located close to amenities such as restaurants, shopping and hotels.
- This site is situated squarely within the I-96 Industrial Corridor
- Great Accessibility, and maneuverability for trucks.
- Located less than three miles South of the I-96 and Novi Rd Interchanges, and three miles from the I-275 and Eight Mile Interchange.









| DAYTIME EMPLOYMENT | ONE MILE | | | THREE MILE | | | FIVE MILE | | |
|-------------------------------------|-----------------|------------------|------------------------|-----------------|------------------|------------------------|-----------------|------------------|------------------------|
| | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS |
| Service-Producing Industries | 325 | 7 | 45,436 | 3,858 | 12 | 95,783 | 8,789 | 11 | |
| Trade Transportation & Utilities | 577 | 49 | 12 | 11,073 | 680 | 16 | 22,321 | 1,332 | 17 |
| Information | 70 | 9 | 8 | 1,897 | 99 | 19 | 5,477 | 234 | 23 |
| Financial Activities | 185 | 44 | 4 | 3,644 | 476 | 8 | 9,239 | 1,077 | 9 |
| Professional & Business Services | 383 | 61 | 6 | 10,998 | 686 | 16 | 19,859 | 1,514 | 13 |
| Education & Health Services | 428 | 106 | 4 | 8,182 | 1,231 | 7 | 19,341 | 3,216 | 6 |
| Leisure & Hospitality | 280 | 20 | 14 | 6,659 | 350 | 19 | 12,846 | 713 | 18 |
| Other Services | 385 | 34 | 11 | 2,265 | 299 | 8 | 5,553 | 635 | 9 |
| Public Administration | 29 | 2 | 15 | 718 | 37 | 19 | 1,147 | 68 | 17 |
| Goods-Producing Industries | 631 | 45 | 14 | 7,756 | 360 | 22 | 21,390 | 923 | 23 |
| Natural Resources & Mining | 0 | 0 | - | 12 | 3 | 4 | 44 | 9 | 5 |
| Construction | 248 | 20 | 12 | 1,436 | 173 | 8 | 3,556 | 422 | 8 |
| Manufacturing | 383 | 25 | 15 | 6,308 | 184 | 34 | 17,790 | 492 | 36 |
| Total | 2,968 | 370 | 8 | 53,192 | 4,218 | 13 | 117,173 | 9,712 | 12 |

EXCLUSIVELY LISTED BY:

ERIK ELWELL

ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI

ASSOCIATE

jjabbori@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*