EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1.31 ACRES INDUSTRIAL - HESLIP DRIVE

22735 Heslip Drive, Novi, MI 48375



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

OFFERING SUMMARY: 22735 Heslip Drive | Novi, MI 48375



PROPERTY OVERVIEW

This 1.31ac (57,063sf) Industrial Zoned Lot is one of the final available sites to complete the Heslip Industrial Park. There are not too many industrial pads left within Novi that are not only for sale, but also viewed by the municipality as industrial approved as the highest & best use.

OFFERING SUMMARY

Sale Price:	$200,000
Lot Size:	1.31 Acres
Price / Acre:	$152,672
Zoning:	I-1 - Light Industrial

PROPERTY HIGHLIGHTS

- 1.31 Acre Lot Zoned Light Industrial
- Approximate Lot Dimensions: 140' (W) x 406' (L)
- Pad Ready w/ Improvements & All Utilities (Water/Sewer) at Site
- Great Logistics - Quick access to I-96 and I-275
- Low Inventory of Industrial Approved Land Available in Novi. One of the Final Pads to Complete Heslip Drive
- Industrial Zoning Information located within Brochure

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

PROPERTY INFORMATION: 22735 Heslip Drive | Novi, MI 48375

PROPERTY INFORMATION

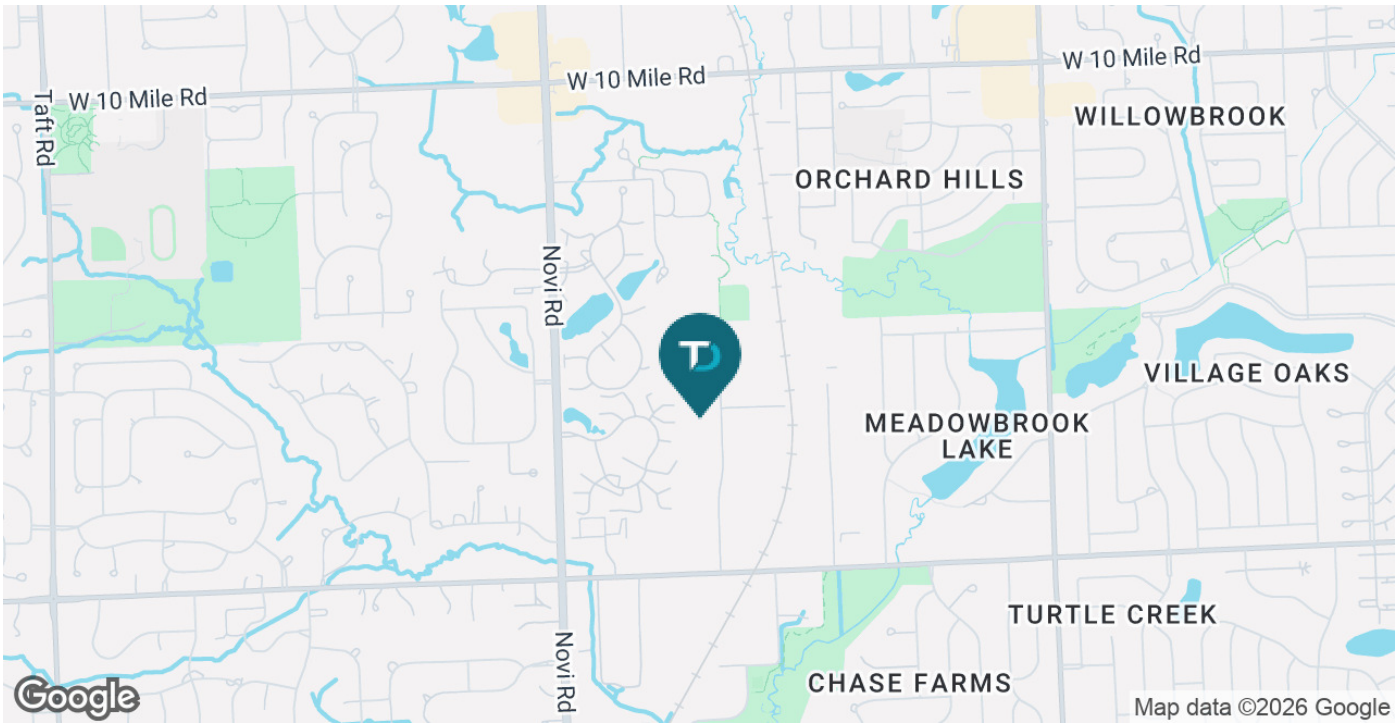
Sale Price:	$200,000.00
Price/AC:	$152,672
Utilities:	City Water & Sewer
Legal Description:	T1N, R8E, SEC 26 NOVEX -ONE N 70 FT OF LOT 15 & S 70 FT OF LOT 16
APN:	50-22-26-326-015

PROPERTY INFORMATION

Lot Size:	1.31 Acres
Property Type:	Industrial Land
Zoning	I-1 - Light Industrial
Traffic Count:	9 Mile Rd - 6,888 vpd(2022) Novi Rd - 17,130 vpd(2022)

LOCATION INFORMATION

Located in Novi - a Class-A community with consistent population growth & a high quality of living. This pad is approximately 1,400' from 9 Mile and poses great logistics (quick access to I-96 and I-275).



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

ADDITIONAL PHOTOS: 22735 Heslip Drive | Novi, MI 48375



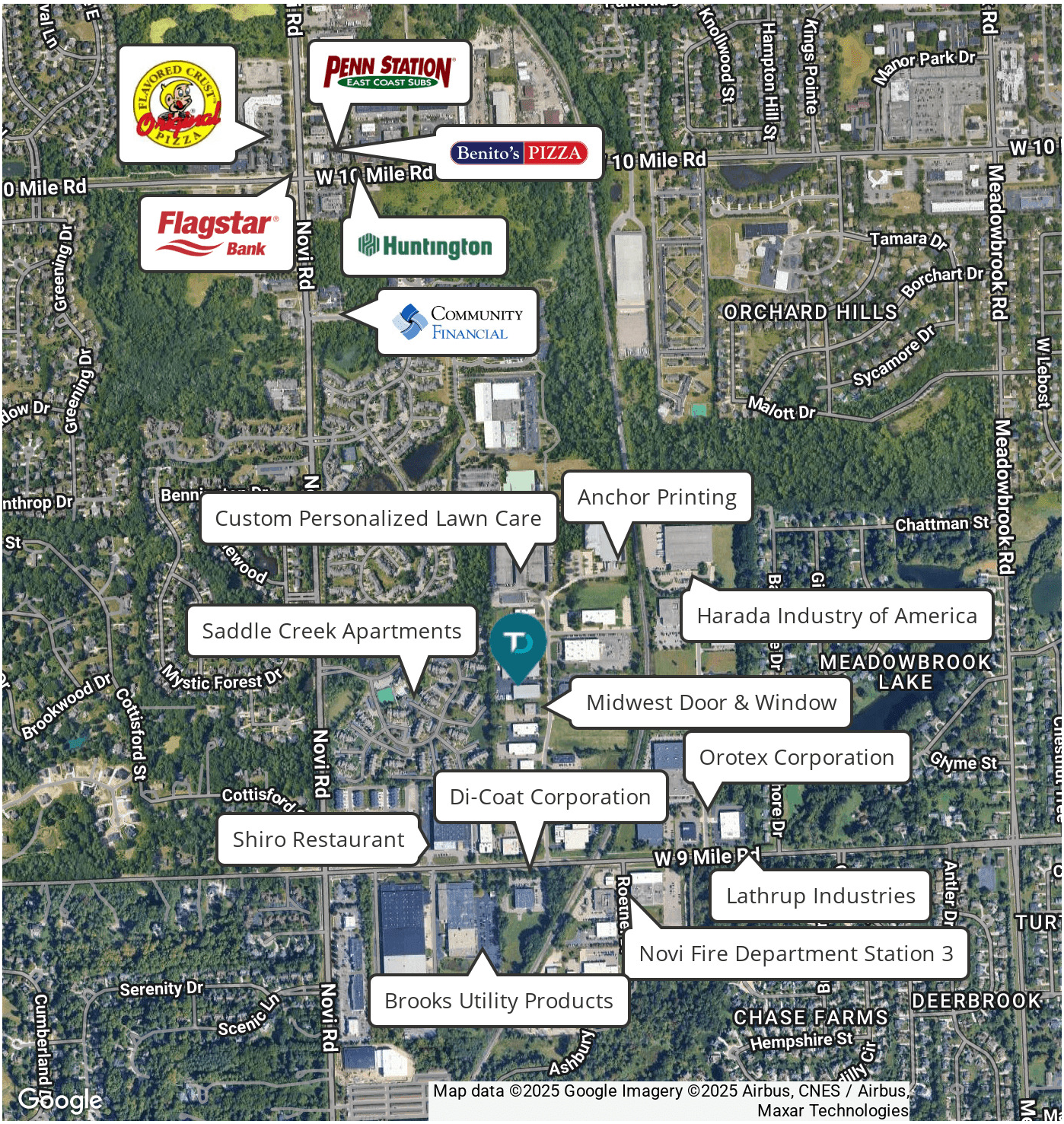




Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

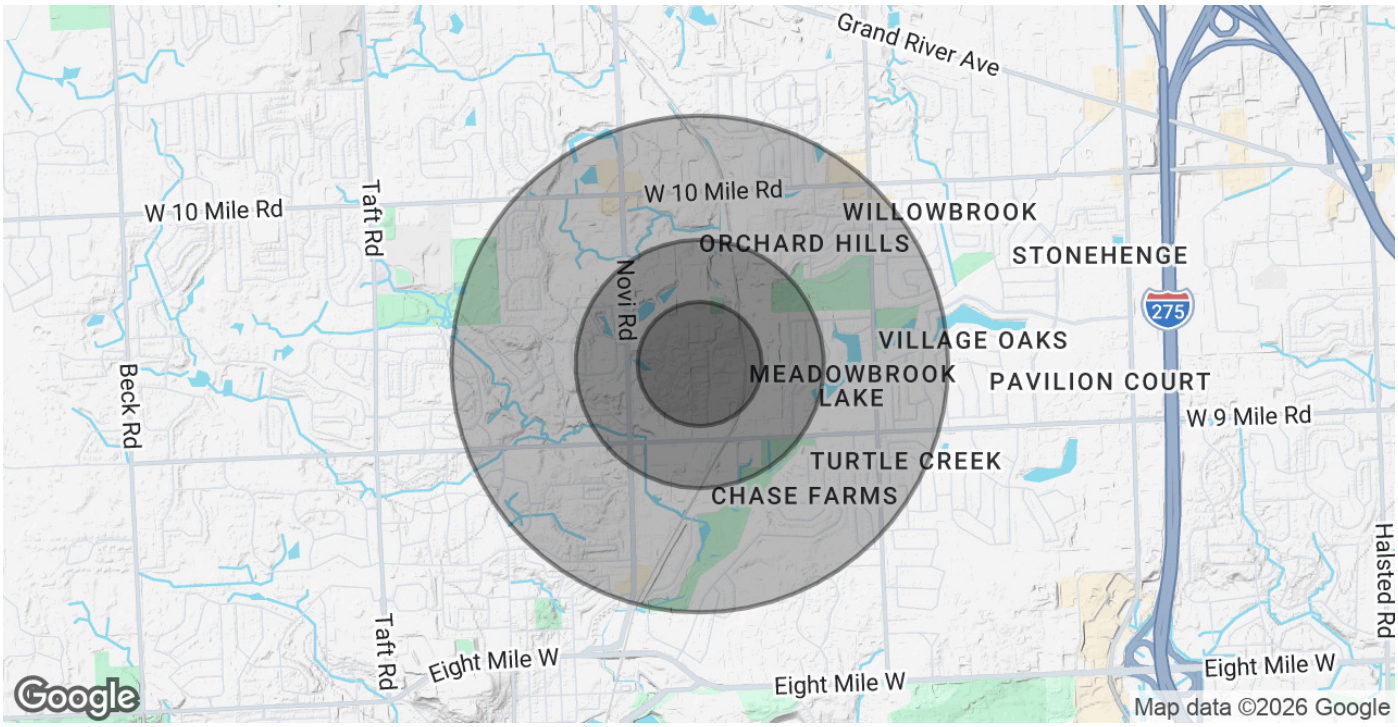
RETAILER MAP: 22735 Heslip Drive | Novi, MI 48375



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

DEMOGRAPHICS MAP & REPORT: 22735 Heslip Drive | Novi, MI 48375



POPULATION	**0.25 MILES**	**0.5 MILES**	**1 MILE**
Total Population	477	1,716	8,223
Average Age	37.7	39.1	43.5
Average Age (Male)	36.4	39.5	43.6
Average Age (Female)	38.7	38.9	42.8

HOUSEHOLDS & INCOME	**0.25 MILES**	**0.5 MILES**	**1 MILE**
Total Households	293	864	3,469
# of Persons per HH	1.6	2.0	2.4
Average HH Income	$103,553	$121,646	$144,374
Average House Value	$15,052	$143,424	$280,820

2020 American Community Survey (ACS)

I-1 Light Industrial District

User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Professional office buildings, offices and office sales and service activities

ii. **Accessory buildings, structures and uses** §4.19 customarily incident to the above permitted uses

iii. Publicly owned and operated parks, parkways and outdoor recreational facilities

iv. **Public or private health and fitness facilities and clubs** §4.34

v. Medical offices, including laboratories and clinics

The following uses are subject to **Section 4.45:**

vi. Research and development, technical training and design of pilot or experimental products

vii. Data processing and computer centers

viii. **Warehousing and wholesale establishments** §4.43

ix. **Manufacturing** §4.43

x. **Industrial office sales, service and industrial office related uses** §4.44

xi. Trade or industrial schools

xii. **Laboratories experimental, film or testing** §4.43

xiii. Greenhouses

xiv. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards

xv. Public or private indoor recreation facilities

xvi. Private outdoor recreational facilities

xvii. **Pet boarding facilities** §4.46

xviii. **Veterinary hospitals or clinics** §4.31

xix. **Motion picture, television, radio and photographic production facilities** §4.47

xx. Other uses of a similar and no more objectionable character to the above uses

xxi. **Accessory buildings, structures and uses** §4.19 customarily incident to any of the above permitted uses

C. SPECIAL LAND USES

The following uses shall be permitted where the proposed site does not abut a residentially zoned district:

i. **Metal plating, buffing, polishing and molded rubber products** §4.48

ii. **Uses which serve the limited needs of an industrial district (subject to Section 4.43),** as follows:

   a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics

   b. Industrial tool and equipment sales, service, storage and distribution

   c. **Eating and drinking establishments and motels** §4.49

iii. **Automobile service establishment** §4.50

iv. **Self-storage facilities** §4.51

v. **Retail sales activities** §4.52

vi. **Central dry cleaning plants or laundries** §4.53

vii. **Railroad transfer, classification and storage yards** §4.43

viii. **Tool, die, gauge and machine shops** §4.43

ix. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54

x. **Municipal uses** §4.43

xi. **Motion picture, television, radio and photographic production facilities** §4.47

xii. **Outdoor space for parking of licensed rental motor vehicles** §4.90

xiii. **Accessory buildings, structures and uses** customarily incident to any of the above permitted uses

3.1.18

I-1 Light Industrial District

D. DEVELOPMENT STANDARDS

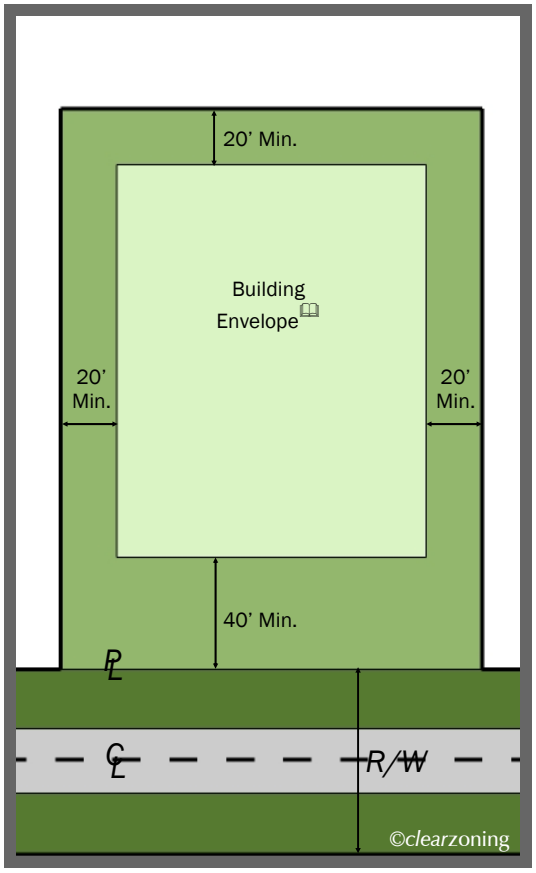
Lot Size
Minimum lot area: See Section 3.6.2.D
Minimum lot width: See Section 3.6.2.D

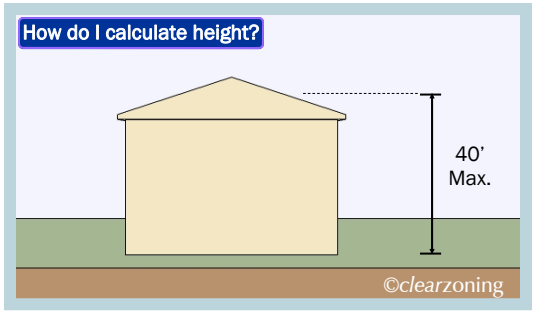
Lot Coverage
Maximum lot coverage: See Section 3.6.2.D

Setbacks
Minimum front yard setback: 40 ft
Minimum rear yard setback: 20 ft
Minimum side yard setback: 20 ft

Building Height
Maximum building height: 40 ft

Parking Setbacks
Minimum front yard setback: See Section 3.6.2.E
Minimum rear yard setback: 10 ft
Minimum side yard setback: 10 ft





The above drawings are not to scale.

NOTES
- For additions to the above requirements, refer to Section 3.6.2 Notes to District Standards: C, D, E, F, H, M, O, P and Q
- See *Selected References* below for applicability

SELECTED REFERENCES

3. Zoning Districts
- I-1 Required Conditions §3.14

4. Use Standards
- Uses Not Otherwise Included § 4.86
- Unlisted Use Determination § 4.87

5. Site Standards
- Off-street Parking Requirements § 5.2
- Off-street Parking Layout, Standards... § 5.3
- Off-street Loading and Unloading § 5.4
- Landscape Standards § 5.5
- Signs § 5.6
- Exterior Lighting § 5.7
- Corner Clearance § 5.9
- Additional Road Design § 5.10
- Fences § 5.11
- Frontage on a Public Street § 5.12
- Access to Major Thoroughfares § 5.13
- Performance Standards § 5.14
- Exterior Building Wall Facade Materials § 5.15
- Bike Parking Facility Requirements § 5.16

6. Development Procedures
- Site Plan Review § 6.1
- Public Hearing § 6.2

7. Admin. and Enforcement
- Nonconformities § 7.1
- Planned Rezoning Overlay § 7.13.2

4. USE MATRIX

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult **Section 3.1** as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in **Section 3.1**, the latter will control.

P = Principal Permitted Use S = Special Landl Use P/S = Permitted or Special Land Use A = Accessory Use

Digital User Note:
Click on a district heading below to go directly to the corresponding district regulations.

	R-A	R-1	R-2	R-3	R-4	RT	RM-1	RM-2	MH	B-1	B-2	B-3	C	EXPO	EXO	GE	FS	I-1	I-2	NCC	OS-1	OSC	OST	RC	TC	TC-1	PSLR	P-1
Accessory buildings	P/S	P/S	P/S	P/S	P/S	P	P/S	P	P	P	P	P	P/S		P		P	P/S	P	P/S	P/S	P		P	P	P		
Accessory uses	P/S	P/S	P/S	P/S	P/S	P	P/S	P	P	P	P	P	P/S		P		P	P/S	P	P/S	P/S	P		P	P	P		
Adult day care	S	S	S	S	S						P	P		P							S	S	P		P	P	S	
Amusement and entertainment uses																						S						
Auto engine and body repair shops																			P									
Auto wash												P																
Automobile service establishment																		S	P									
Automobile service establishment, minor																	P											
Bed and breakfasts	S	S	S	S	S																							
Blast furnace, steel furnace, blooming or rolling mill																			P									
Brewpubs												P												S	S	P		
Bus passenger station												P					P							P				
Business establishments which perform services on the premises										P	P	P													P	P		
Business in the character of a drive-in or open front store												S																
Car salesroom, showroom, or office; new and used												P																
Cemeteries	S	P/S	P/S	P/S	P/S	P	P	P	P											S								
Child care centers							S																					
Colleges, universities and other such institutions of higher learning	S	S	S	S	S									P									P				S	
Concrete operations, ready-mix or transit mix																			P									
Conference centers													S	S														
Convalescent homes, assisted living facilities, and hospice care facilities							S																				S	
Cultural facilities and non-profit community buildings																											S	
Dairies	S																											
Data processing and computer centers															P			P	P				P					
Day care centers	S	S	S	S	S						P	P		P						S	S	S	P		P	P	S	
Design of pilot or experimental products														P	P			P	P				P					
Dry cleaning establishments, or pick-up stations, dealing directly with the consumer										P	P	P													P	P		
Dry cleaning plants or laundries, central																		S	P									
Dwellings, low-rise multiple family																											S	
Dwellings, multiple-family							P	P												S					P	P		
Dwellings, one-family	P																								P	P		

Continued on next page

How to Use This Ordinance

4. USE MATRIX

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult **Section 3.1** as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in **Section 3.1**, the latter will control.

P = Principal Permitted Use S = Special Land Use P/S = Permitted or Special Land Use A = Accessory Use

Digital User Note:
Click on a district heading below to go directly to the corresponding district regulations.

	R-A	R-1	R-2	R-3	R-4	RT	RM-1	RM-2	MH	B-1	B-2	B-3	C	EXPO	EXO	GE	FS	I-1	I-2	NCC	OS-1	OSC	OST	RC	TC	TC-1	PSLR	P-1
Dwellings, two-family (site built)						P	P	P	P											S					P	P		
Dwellings,one-family detached		P	P	P	P	P	P	P	P											S					P	P		
Elderly housing, shared						P	P	P	P											S								
Elderly living facilities, independent and congregate							P	P												S							S	
Electric transformer stations and substations										S					P			P	P		S		P					
Exposition facilities															P													
Facilities for human care														P							P	P	P	P				
Family day care homes	P	P	P	P	P	P	P	P	P											S								
Farms	P	P	P	P	P	P	P		P											S								
Financial institutions														S				S	P	P					P	P		
Financial institutions, drive-in facilities as an accessory use only														P							P	P	P	P				
Fueling stations											S	P					P											
Funeral homes																P												
Gas regulator stations																							P					
Gas regulator stations with service yards, but without storage yards;										S											S							
Gas regulator stations without service yards or storage yards															P			P	P									
Golf Courses	S	S	S	S	S																							
Greenhouses	P	P	P	P	P	P	P		P									P	P	S								
Group day care homes, day care centers, and adult day care	S	S	S	S	S																							
Health and fitness clubs, public or private												P							P		P	P		P				
Home occupations	P	P	P	P	P	P	P	P	P											S								
Hotels											P		S	P	A		P						P		P	P		
Incineration of garbage or refuse																			P									
Industrial office sales, service and industrial office related uses															P			P	P									
Inpatient bed facility portion of general hospitals																						P		P				
Instructional centers										P															P	P		
Junkyards																			P									
Keeping and raising of livestock .	S																											
Keeping of horses and ponies		P	P	P	P	P	P	P	P											S								
Laboratories														P									P					
Laboratories; experimental, film or testing															P			P	P									
Limited nonresidential use of historic buildings	S																											
Live/work units																											S	

Continued on next page

How to Use This Ordinance

4. USE MATRIX

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult **Section 3.1** as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in **Section 3.1**, the latter will control.

P = Principal Permitted Use S = Special Land Use P/S = Permitted or Special Land Use A = Accessory Use

Digital User Note:
Click on a district heading below to go directly to the corresponding district regulations.

	R-A	R-1	R-2	R-3	R-4	RT	RM-1	RM-2	MH	B-1	B-2	B-3	C	EXPO	EXO	GE	FS	I-1	I-2	NCC	OS-1	OSC	OST	RC	TC	TC-1	PSLR	P-1
Manufactured housing units									P																			
Manufacturing															P			P	P									
Metal plating, buffing, polishing and molded rubber products																		S	P									
Microbreweries												P												S	S	S		
Mills, lumber and planing																			P									
Mini-lubes/ oil changes												S																
Mobile home condominium projects									P																			
Mobile home park facilites buildings, including office building, utility building, and community building									P																			
Mobile home sales									P																			
Mobile homes									P																			
Mortuary establishments	S	S	S	S	S					S											S							
Motels											P	S	S	P	A		P	S	P				P					
Motion picture, television, radio and photographic production facilities														P	P			P	P				P					
Motor freight terminals and trucking facilities																			P									
Municipal uses																		S	P						P	P		
Museums														S	A					S								
Nursery, plant material												S																
Office								S					S			P									P	P		
Office, showroom, or workshop requiring a retail adjunct											P	P													P	P		
Offices, professional and medical											P	P									P	P		P			S	
Offices; medical, including laboratories and clinics														P	P			P	P		P	P	P	P			S	
Onsite support retail services														S														
Open air business																								S	S	S		
Outdoor sales of produce and seasonal plants											S	S	S											S	S	S		
Outdoor space for parking of licensed rental motor vehicles																		S										
Outdoor theaters, plazas, parks, public gathering places, and like public facilities																									P	P		
Outside exhibits, fairs, entertainment and festivals														S														
Parking for sale of new, unlicensed motor vehicles and licensed rental and loaner motor vehicles																												S
Parking garages																	P											
Parking lots, off-street										P				P							P	P	P	P	P	P		P

Continued on next page

4. USE MATRIX

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult **Section 3.1** as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in **Section 3.1**, the latter will control.

P = Principal Permitted Use S = Special Land Use P/S = Permitted or Special Land Use A = Accessory Use

Digital User Note:
Click on a district heading below to go directly to the corresponding district regulations.

	R-A	R-1	R-2	R-3	R-4	RT	RM-1	RM-2	MH	B-1	B-2	B-3	C	EXPO	EXO	GE	FS	I-1	I-2	NCC	OS-1	OSC	OST	RC	TC	TC-1	FSLR	P-1
Personal service establishments										P	P	P		S				P			P	P	S	P	P	P		
Pet boarding facilities																		P	P									
Places of worship	S	S	S	S	S															S	P	P		P			S	
Plants, heating, and electric power generating																			P									
Post office																P												
Post office and similar governmental office buildings, serving persons living in the adjacent residential area										P															P	P		
Private clubs, fraternal organizations and lodge halls											P									P					P	P		
Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs	S	S	S	S	S																							
Private pools	S	S	S	S	S																							
Production, refining or storage of Petroleum or other inflammable liquids,																			P									
Professional office buildings, offices and office sales and service activities														P	P			P	P			P	P	P				
Professional services										P	P	P												S	P	P		
Public utility buildings										S				P	P			P	P			P						
Publicly owned and operated parks, parkways and outdoor recreational facilities.	P	P	P	P	P	P	P	P	P			P		P	P	P		P	P	P/S	P	P	P	P			S	
Publicly owned buildings										S				P							S		P					
Pumping stations, water and sewage										S																		
Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks.	S	S	S	S	S																							
Railroad transfer, classification and storage yards																		S	P									
Raising of nursery plant materials	S																											
Recreation facilities; indoor, commercial	P													S											P	P		
Recreation facilities; indoor, public or private												S		S	P			P	P		S	S	P					
Recreation facilities; outdoor, private												S		S	P			P	P		S	S	P					
Recreational facilities															A													
Research and development														P	P			P	P									
Restaurant drive-in, fast food drive-through												S		S									S	S	S	S		
Restaurant; fast food carryout or fast food sit-down										S	P	S						S	P				S	S	P	P		
Restaurants, sit-down										S			S	P/S	A	P		S	P	P		S	P/S	S				
Retail business📖										P	P	P		S		P	P			P			S	S	P	P		
Retail business service uses📖																P				P								

Continued on next page

4. USE MATRIX

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult **Section 3.1** as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in **Section 3.1**, the latter will control.

P = Principal Permitted Use S = Special Land Use P/S = Permitted or Special Land Use A = Accessory Use

Digital User Note:
Click on a district heading below to go directly to the corresponding district regulations.

	R-A	R-1	R-2	R-3	R-4	RT	RM-1	RM-2	MH	B-1	B-2	B-3	C	EXPO	EXO	GE	FS	I-1	I-2	NCC	OS-1	OSC	OST	RC	TC	TC-1	PSLR	P-1
Retail commercial services								S														S						
Retail sale of products or services														S	A			S	P									
Sale of new and used heavy trucks and heavy off-road construction equipment , commercial																			P									
Sale of new or used automobiles, campers, recreation vehicles, mobile homes, or rental of trailers or automobiles; outdoor space for exclusive of												S																
Sales, service, storage and distribution; industrial tool and equipment																		S	P									
Schools, business, private operated for profit,											P	P													P	P		
Schools; public, parochial and other private elementary	P																											
Schools; public, parochial and private elementary, intermediate or secondary	S	S	S	S	S																						S	
Schools, trade or industrial															P			P/S	P									
Self-storage facilities																		S	P									
Shopping centers, community																												
Shopping centers, regional																								P				
Smelting of copper, iron or zinc ore																			P									
Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies																		S	P									
Storage yards, outdoor																			P									
Tattoo parlors												P																
Technical training														P	P			P	P									
Telephone exchange buildings										S				P	P			P	P		S	P	P					
Theaters											P	P		S	A										P	P		
Tool, die, gauge and machine shops																		S	P									
Transient residential uses																						P		P	P	P		
Union halls																		S	P									
Utility and public service buildings and uses (without storage yards)	S	S	S	S	S															S	S		P					
Veterinary hospitals or clinics											S	S			P			P	P	S					S	S		
Warehousing															P			P	P									
Wholesale establishment															P			P	P									