EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

45390 GRAND RIVER

Novi, MI 48375



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

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OFFERING SUMMARY: 45390 Grand River | Novi, MI 48375



PROPERTY OVERVIEW

This exceptional industrial property offers a rare combination of space, access and visibility on Grand River. Situated on approximately 1 acre, the site features two industrial buildings ideal for a wide range of commercial, manufacturing and industrial uses.

OFFERING SUMMARY

Lease Rate:	$10 SF/yr (NNN)
Size:	Building 1: 8,908 SF Building 2: 2,880 SF
Year Built:	1979
Zoning:	I-1 Light Industrial

PROPERTY HIGHLIGHTS

- Grand River frontage.
- Light Industrial zoning.
- 3 Overhead doors.

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

BUILDING/PROPERTY INFORMATION: 45390 Grand River | Novi, MI 48375

BUILDING INFORMATION

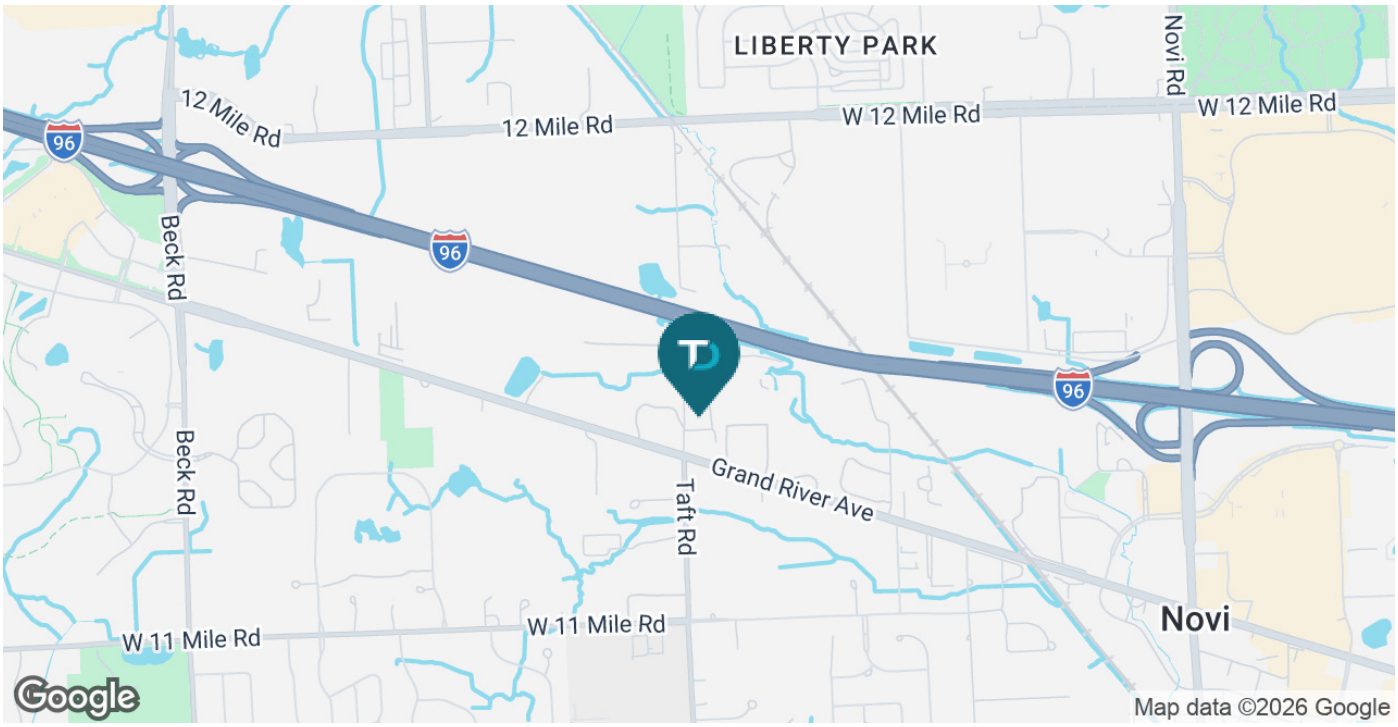
Price/SF:	$10.00/SF, NNN
Building Size:	Building 1: 8,908 SF Building 2: 2,880 SF
Year Built:	1979
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	23+/- spaces

PROPERTY INFORMATION

Zoning	I-1 Light Industrial
Taxes:	2025 Summer - $22,338.25 2024 Winter - $8,586.15
2025 Traffic Counts:	Grand River = 16,694 I-96 = 154,306
Legal Description:	Available upon request
APN:	Part of 22-15-301-008

LOCATION INFORMATION

Northeast corner of Grand River & Taft Road in Novi.



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ADDITIONAL PHOTOS: 45390 Grand River | Novi, MI 48375







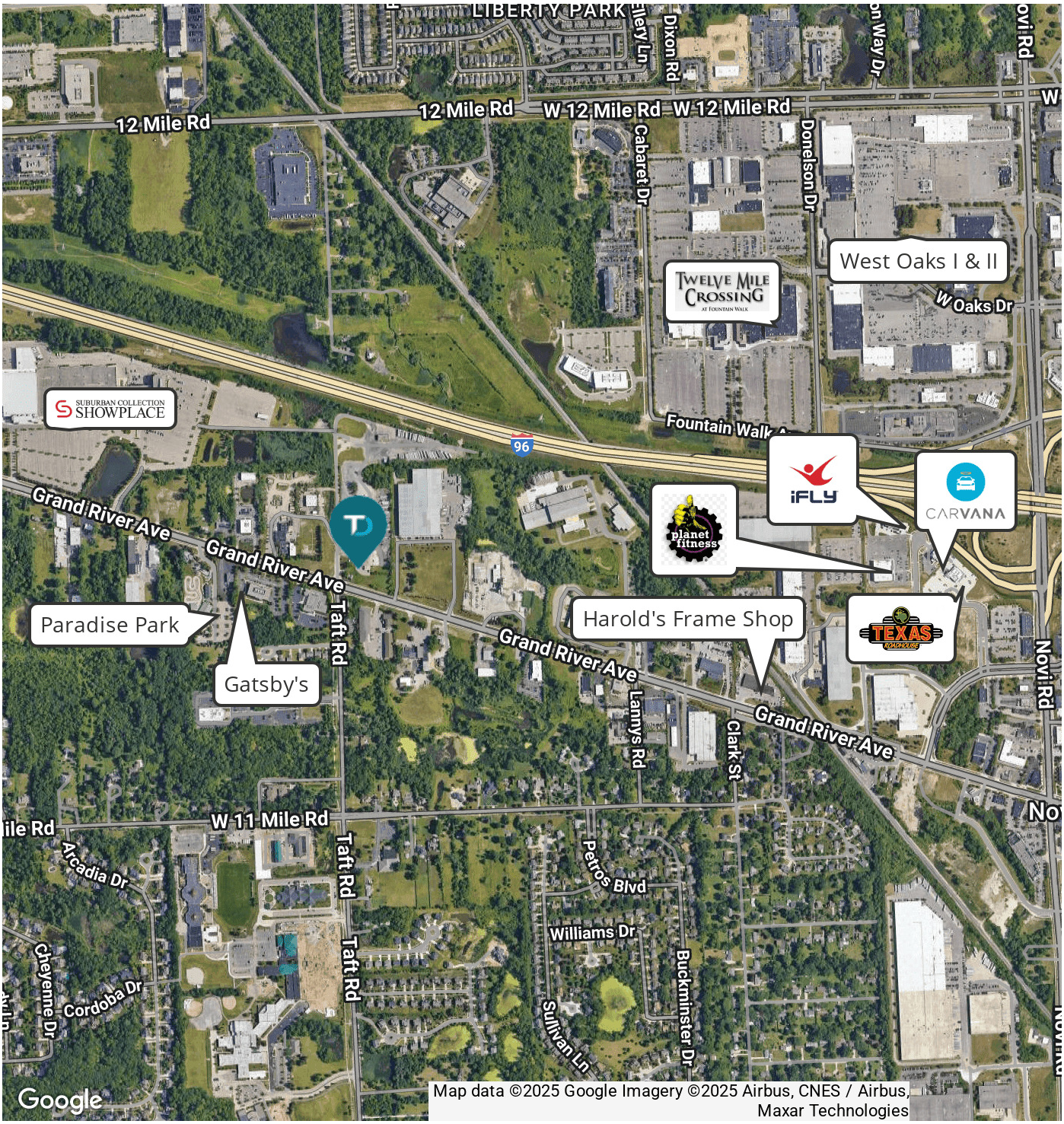
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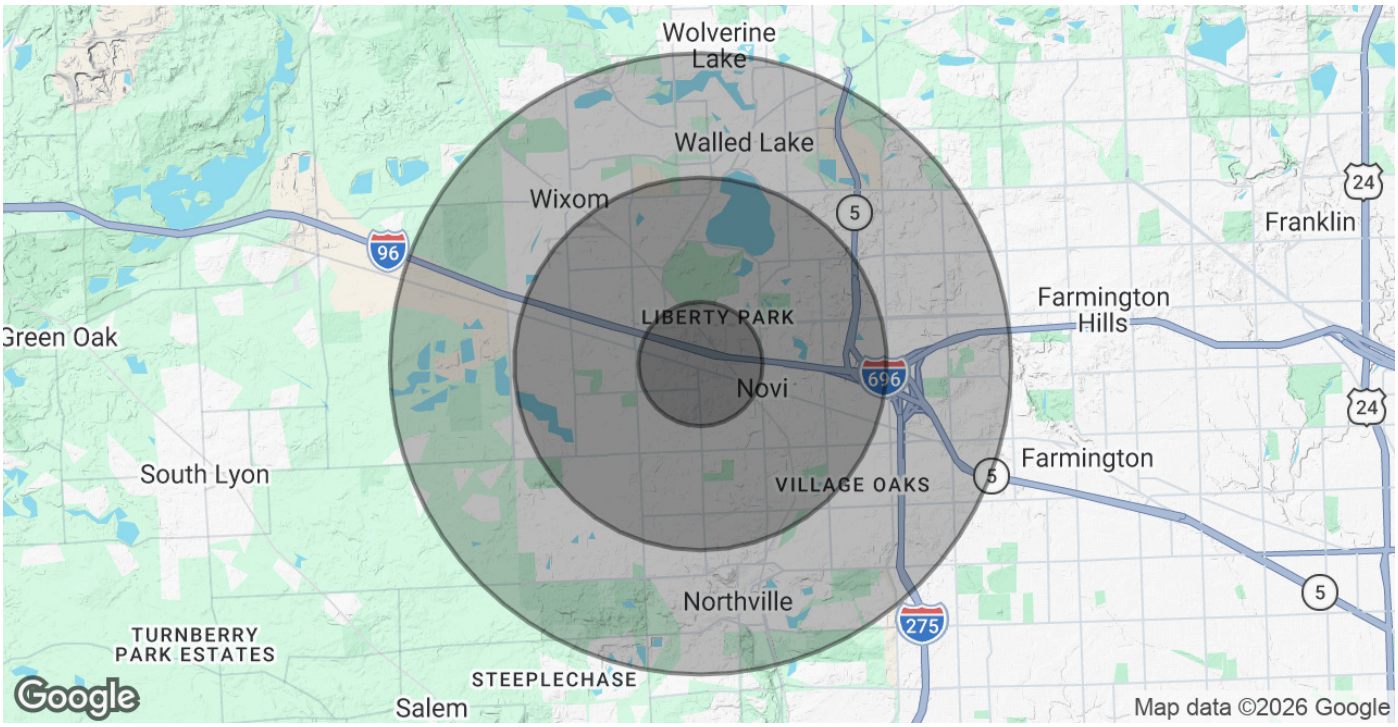
RETAILER MAP: 45390 Grand River | Novi, MI 48375



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DEMOGRAPHICS MAP & REPORT: 45390 Grand River | Novi, MI 48375



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,390	58,661	154,885
Average Age	38	40	42
Average Age (Male)	39	40	41
Average Age (Female)	38	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,591	24,629	65,315
# of Persons per HH	2.8	2.4	2.4
Average HH Income	$166,767	$156,475	$151,098
Average House Value	$500,347	$443,166	$440,601

2020 American Community Survey (ACS)