

FOR LEASE or SALE > INDUSTRIAL / FLEX

VINCENTI INDUSTRIAL PARK

41000 VINCENTI COURT | NOVI, MI



OFFICE FURNITURE IN PLACE FOR IMMEDIATE OCCUPANCY

> PROPERTY HIGHLIGHTS

- 37,270 SF Industrial Building
- Conveniently Located in Novi
- Quick Access to I-96 / I-696 and I-275
- Test Cells and Dynamometer In Place
- Close to Many Restaurants, Shopping and Business Services

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300

Southfield, Michigan 48076

For More Information Call:

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PHONE 248 540 1000 EXT 1856

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RANDALL BOOK

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colliers.com/detroit



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> EXTERIOR PHOTOS



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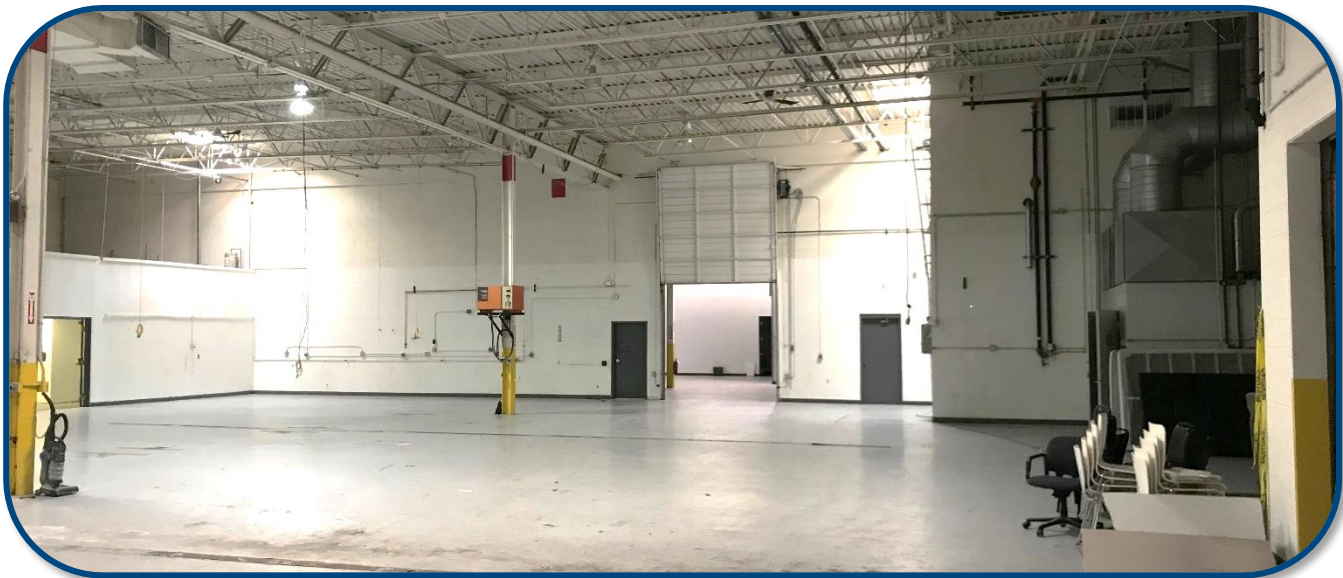
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> INTERIOR PHOTOS



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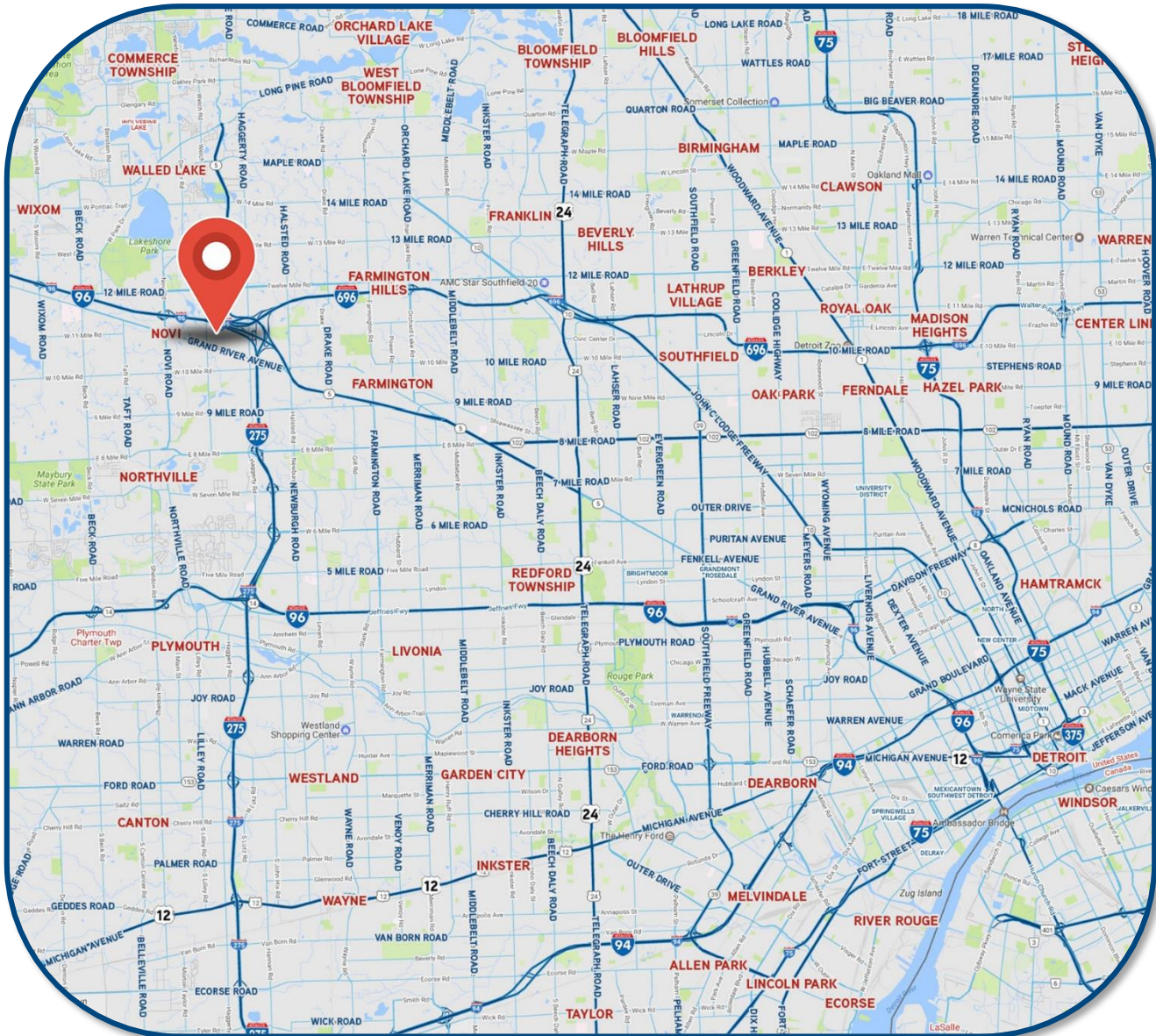
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> LOCATION MAP



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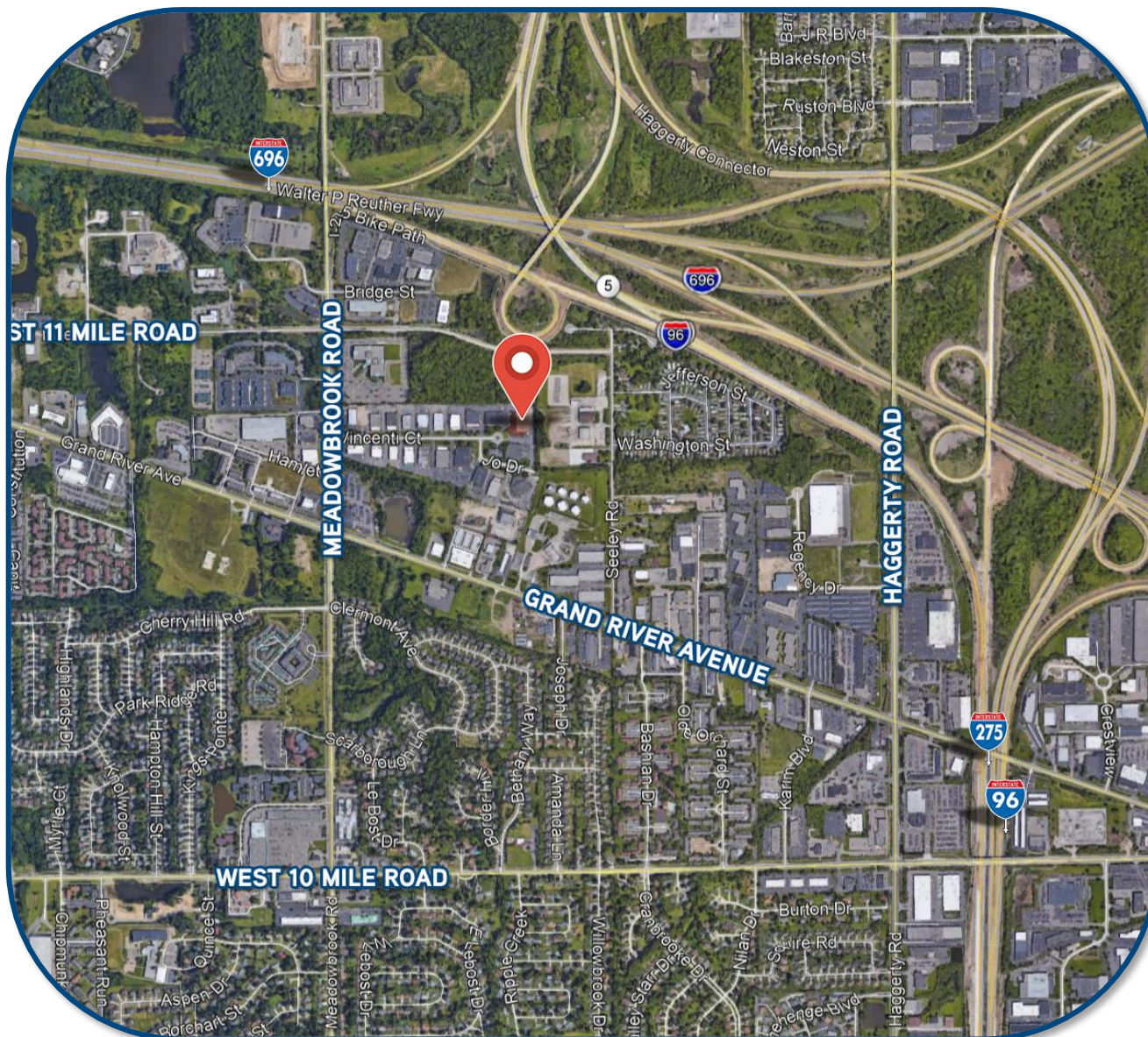
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INTERNATIONAL

> AERIAL MAP



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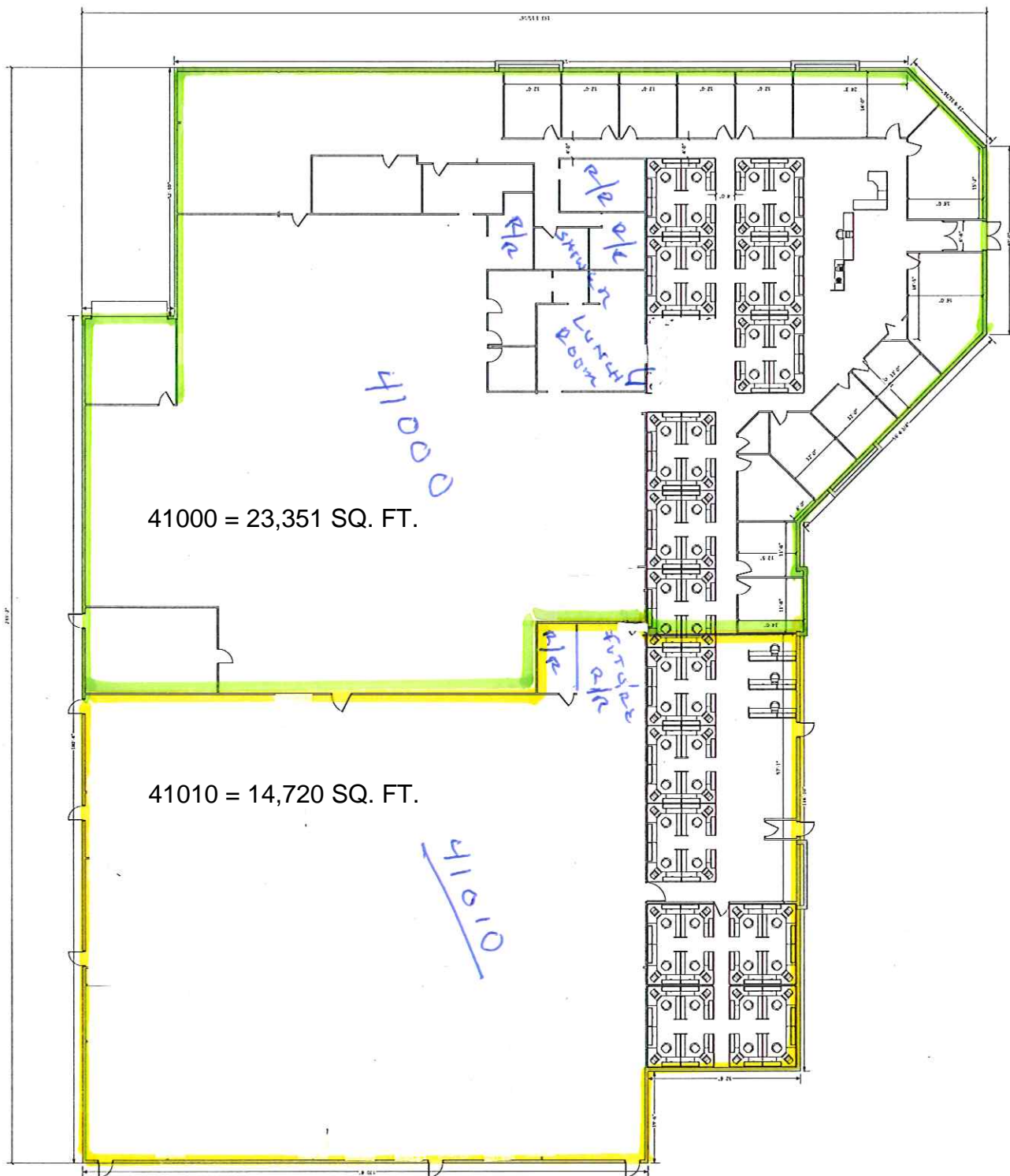
> BIRD'S EYE VIEW



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Industrial Availability

For Lease / Sale

Vincenti Industrial Park



41000 Vincenti Court

Novi, MI 48375

Sale Price:	\$2,975,000	
Sale Price SF :	\$79.82	
Lease Rate :	\$7.50	NNN
Gross Sq Ft:	37,270	
Vacant Sq Ft:	37,270	
Min Available Sq Ft:	37,270	
Max Contiguous Sq Ft:	37,270	
Date Built/Renovated:	1987 /	
Percent Occupied:		
Property Taxes/Year:	\$37,539	
Property Taxes/SF:		
Parking:	107 Spaces	

For more information, contact:



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County: Oakland
Crossroads: N. of Grand River, E. of Meadowbrook

- 37,270 SF Industrial Building
- Conveniently Located in Novi
- Quick Access to I-96 / I-696 and I-275
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Ceiling Ht: 15'-24'

Doors: 3

Docks: 1

Bay Size:

Cranes: No

Underhook: No

Fixtures:

Power: 3,000A/480V \3 Phase Heavy

Heating: 100%

Buss Duct:

Railroad: No

Shop SF:

Shop Rate:

Shop Dimensions:

Office SF:

Office Rate:

Acres: 2.191

Sub-Type: Flex

Site Status: Existing

Zoning: I-1 = Light Industrial

Construction: Brick/Block

Multi-tenant: No

Free-standing: Yes

Basement: No

Roof:

Floors: 1

Sprinklers: Yes