VINCENTI INDUSTRIAL PARK

Colliers

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

2 Corporate Drive | Suite 300 Southfield, Michigan 48076

For More Information Call:

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colliers.com/detroit









VINCENTI INDUSTRIAL PARK



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> EXTERIOR PHOTOS







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> INTERIOR PHOTOS







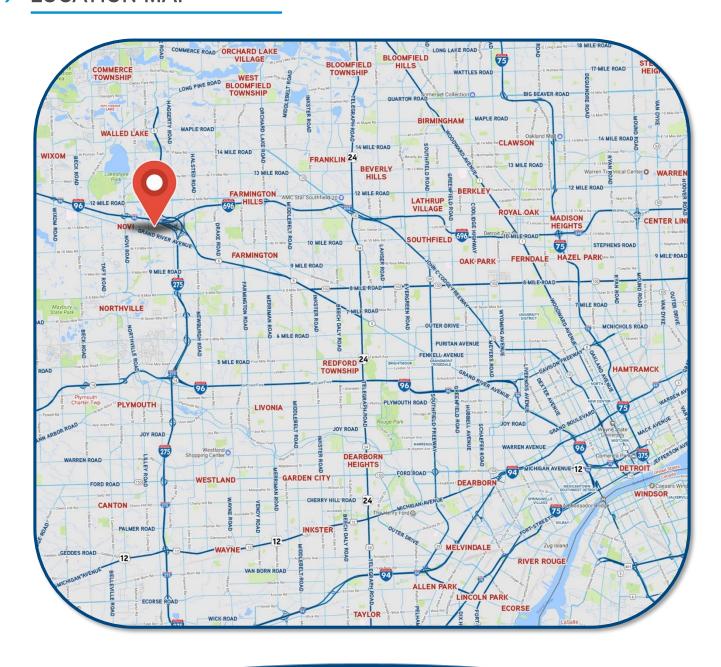


VINCENTI INDUSTRIAL PARK



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> LOCATION MAP



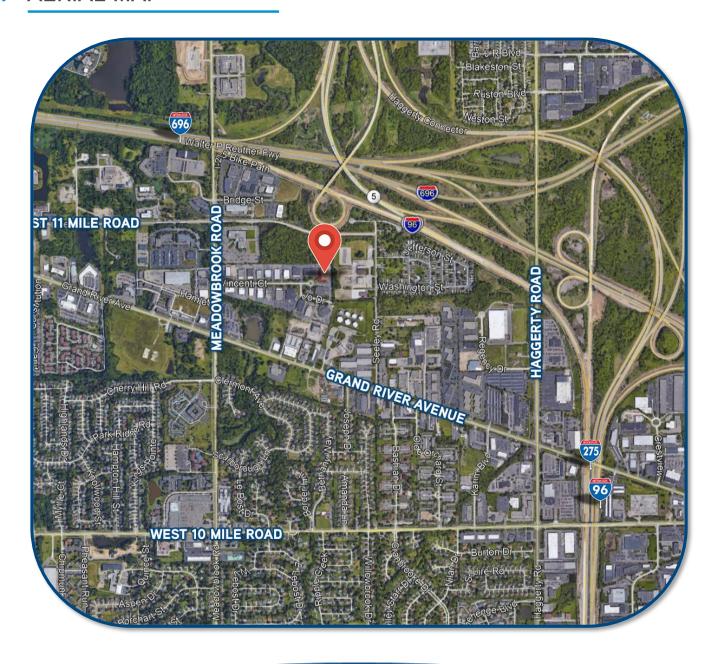


VINCENTI INDUSTRIAL PARK



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> AERIAL MAP





VINCENTI INDUSTRIAL PARK

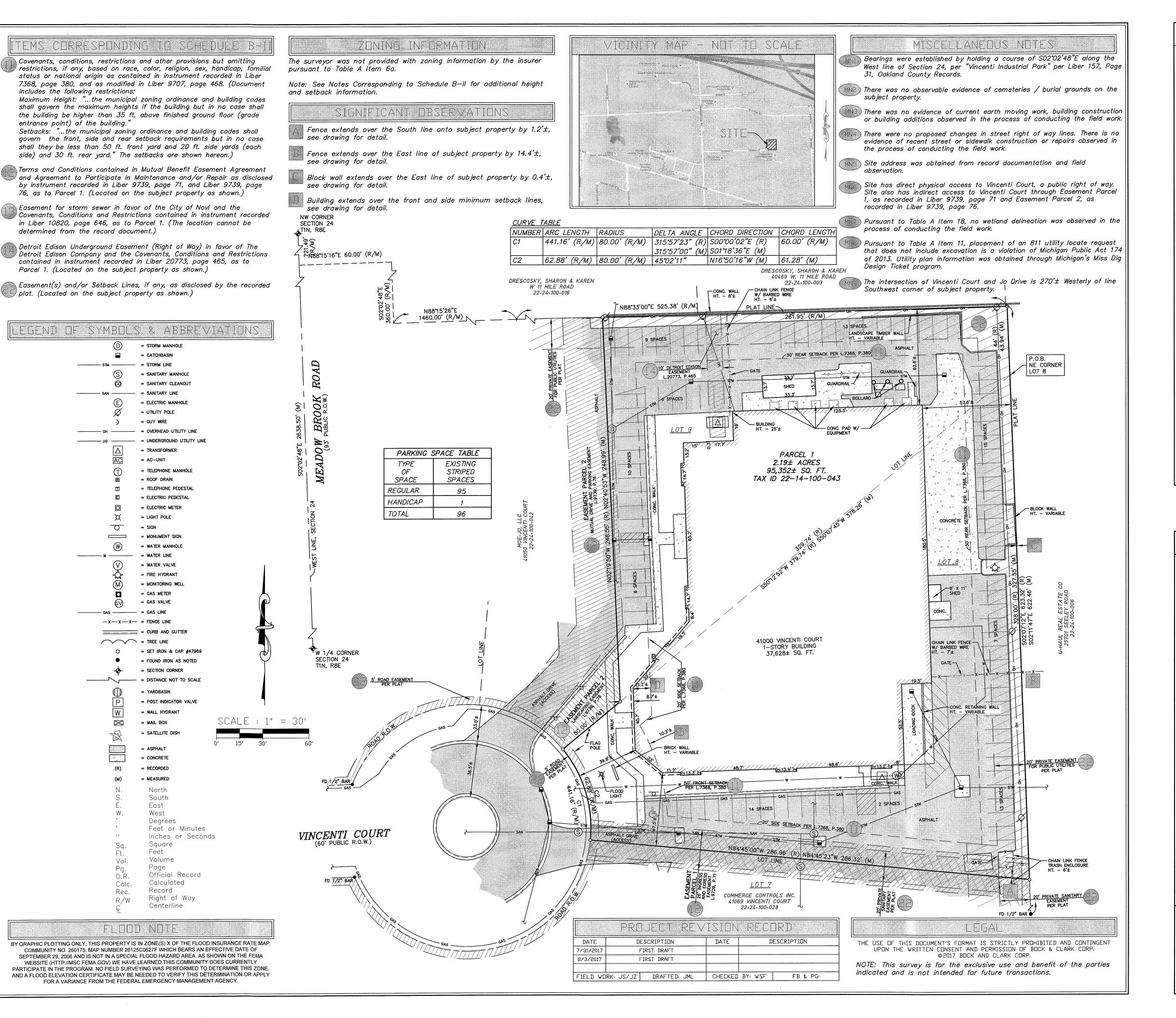


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> BIRD'S EYE VIEW







RECORD DESCRIPTION

The land referred to is situated in the County of Oakland, City of Novi, State of Michigan, is described as follows:

RCEL 1:

Lot 8 and part of Lot 9, described as: Commencing at the Northeast corner of said Lot 8 for a point of beginning; thence South 50 degrees 12 minutes 52 seconds West 329.74 feet; thence North 02 degrees 19 minutes 50 seconds West 248.55 feet; thence North 88 degrees 33 minutes 00 seconds East 261.95 feet; thence South 02 degrees 07 minutes 12 seconds East 44.00 feet to the point of beginning, of VINCENTI INDUSTRIAL PARK, according to the plat thereof as recorded in Liber 157 of Plats, pages 31 and 32, Oakland County Records.

EASEMENT PARCEL 1:

Together with a non-exclusive easement as created, limited and defined by Mutual Benefit Easement Agreement and Agreement to Participate in Maintenance and/or repair recorded in Liber 9739, page 71, Oakland County Records.

EASEMENT PARCEL 2:

Together with a non-exclusive easement as created, limited and defined by Mutual Benefit Easement Agreement and Agreement to Participate in Maintenance and/or repair recorded in Liber 9739, page 76, Oakland County Records.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN PARCEL 1 OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 784780, DATED JUNE 26, 2017 AT 8:00 A.M.

ALTA/NSPS LAND TITLE SURVEY

Vincenti

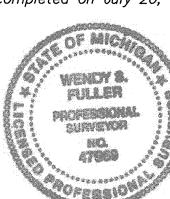
41000 Vincenti Court, Novi, Mi 48375

BASED ON PARCEL 1 OF FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. 784780 BEARING A DATE OF JUNE 26, 2017

Surveyor's Certification

To: Ameritas Life Insurance Corp., its successors and/or assigns as their interests may appear; Vincenti 1000 LLC; BlueMark Capital, LLC; First American Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on July 20, 2017.

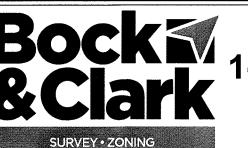


Wendy S. Fuller
Registration No. 47969
within the State of Michigan
email: fuller@lsg-es.com
Date of Survey: July 31, 2017
Date of Last Revision: August 3, 2017

Network Project No. 201702568-1

LSG Engineers & Surveyors 3135 Pine Tree Rd, Suite D Lansing, MI 48911 Phone: (517) 393—2902 Ref. No. — 1988

SHEET 1 OF 1



ENVIRONMENTAL • ASSESSMENT

National Coordinators 1-(800)-SURVEYS (787-8397) Bock & Clark Corporation

44333 maywehelpyou@bockandclark.com

3550 W. Market Street, Suite 200, Akron, Ohio

weneipyou@bockandclark.com www.bockandclark.com



Industrial Availability

For Lease / Sale

Vincenti Industrial Park



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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Randall Book

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(248) 540-1000

2 Corporate Drive, Suite 300 400 E. Washington St. Southfield, MI 48076 Ann Arbor, MI 48104 734 994 3100



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

- Test Cells and Dynamometer In Place

- Close to Many Restaurants, Shopping and Business Services

Ceiling Ht: 15'-24'

Doors: 3

Docks:
Bay Size:

Cranes: No Underhook: No

Fixtures:

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

Heating: 100%

Buss Duct: Railroad: No

Shop SF: Office SF: Shop Rate: Office Rate:

Shop Dimensions:

Acres: 2.191 Site Status: Existing

Sub-Type: Flex **Zoning:** I-1 = Light Industrial

Construction: Brick/Block Roof:
Multi-tenant: No Floors: 1
Free-standing: Yes Sprinklers: Yes

Basement: No

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