



Hi-Tech For Sale

Property Name: American Temperature
Location: 46101 Grand River Avenue
City, State: Novi, MI
Cross Streets: Novi Rd.
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	8,180	Available Shop Sq. Ft.:	4,000
Available Sq. Ft.:	8,180	Available Office Sq. Ft.:	4,180
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

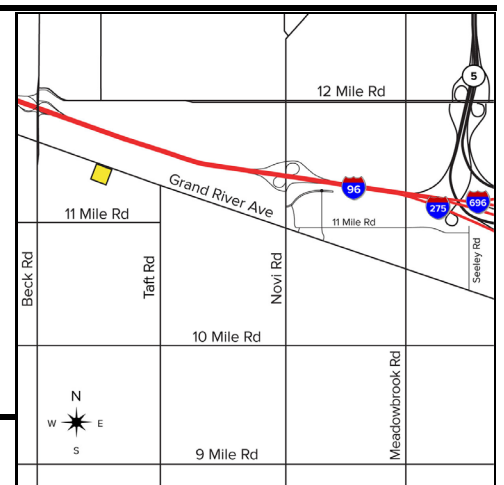
Freestanding:	Yes	Year Built:	N/A
Clear Height:	N/A	Rail:	No
Grade Level Door(s):	2: 12 x 10, 10 x 10	Security:	Yes
Truckwells or Docks:	1	Interior:	No
Exterior Construction:	N/A	Lighting:	T-5
Structural System:	N/A	Bay Sizes:	N/A
Air-Conditioning:	N/A	Restrooms:	2
Heating:	N/A	Cranes:	No
Availability:	Immediately	Parking:	Ample
Power (Amps/Volts):	200 Amps, 240 Volts	Roof:	N/A
		Floors:	N/A
		Floor Drains:	Yes
		Acreage:	1.140
		Land Dimensions:	N/A

PRICING INFORMATION

Sale Price:	\$736,200 (\$90.00/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$8,688.54 (2018)	Options:	N/A	Assessor #:	N/A
Parcel #:	22-16-451-040				

COMMENTS

Rare stand alone well maintained building with Grand River frontage. Located directly across the street from Suburban Collection Showplace. Exterior dock and outside storage possible.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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