



INDUSTRIAL PROPERTY // FOR LEASE

17,340 SF FOR LEASE IN CANTON TRUCKWELL & HIGH-DENSITY FIRE SUPPRESSANT

41158 KOPPERNICK RD
CANTON, MI 48187



- 17,340 SF Industrial Building
- 1,880 SF Office
- Truckwell with Leveler
- (1) 12' x 14' Overhead Door
- High-Density Fire Suppressant



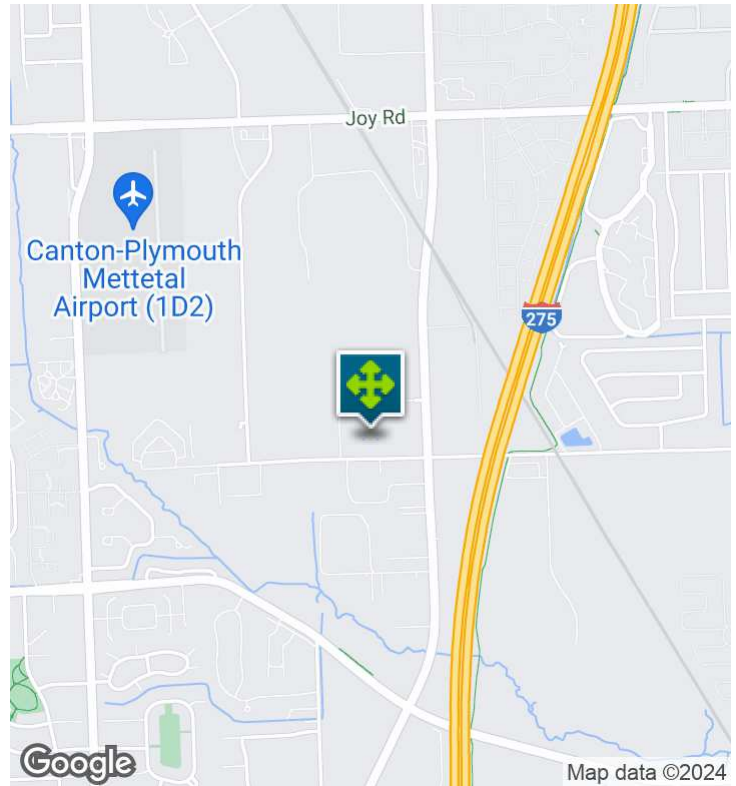
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate	\$8.50 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	17,340 SF
Available SF:	17,340 SF
Lot Size:	1.2 Acres
Year Built:	1997
Renovated:	2019
Zoning:	L-1
Market:	Detroit

PROPERTY OVERVIEW

17,340 SF manufacturing/warehouse for lease. 1,880 sf office, high-density fire suppressant, 18' clear, 220 volt, 1000 amp, exterior truckwell with leveler, (1) 12' x 14' door, circular drive for ingress and egress. Immediate occupancy!

LOCATION OVERVIEW

Located between Koppernick & Haggerty Road. Easy access to I-275 & I-96! Close proximity to Plymouth, Livonia, and Westland.

PROPERTY HIGHLIGHTS

- 17,340 SF Industrial Building
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INDUSTRIAL DETAILS

Property Type:	Industrial
Lease Rate:	\$8.50 SF / NNN
Building Size:	17,340 SF
Space Available:	17,340 SF
Shop SF:	15,460 SF
Office SF:	1,880 SF
Occupancy:	Immediate
Zoning:	L-1
Lot Size:	1.2 Acres
Parking Spaces:	35 +
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1997 / 2019
Construction Type:	Brick / Block
Clear Height:	18'
Overhead Doors:	(1) 12' x 14'
Truckwells/Docks:	(1) Exterior
Power:	220 Volt 1000 AMP
Air Conditioning:	Office Only
Heat Type:	Tube Radiant
Lighting:	Metal Halide
Fire Sprinklers:	100% High-Density Fire Suppressant
Taxes:	\$25,310.38



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ADDITIONAL PHOTOS



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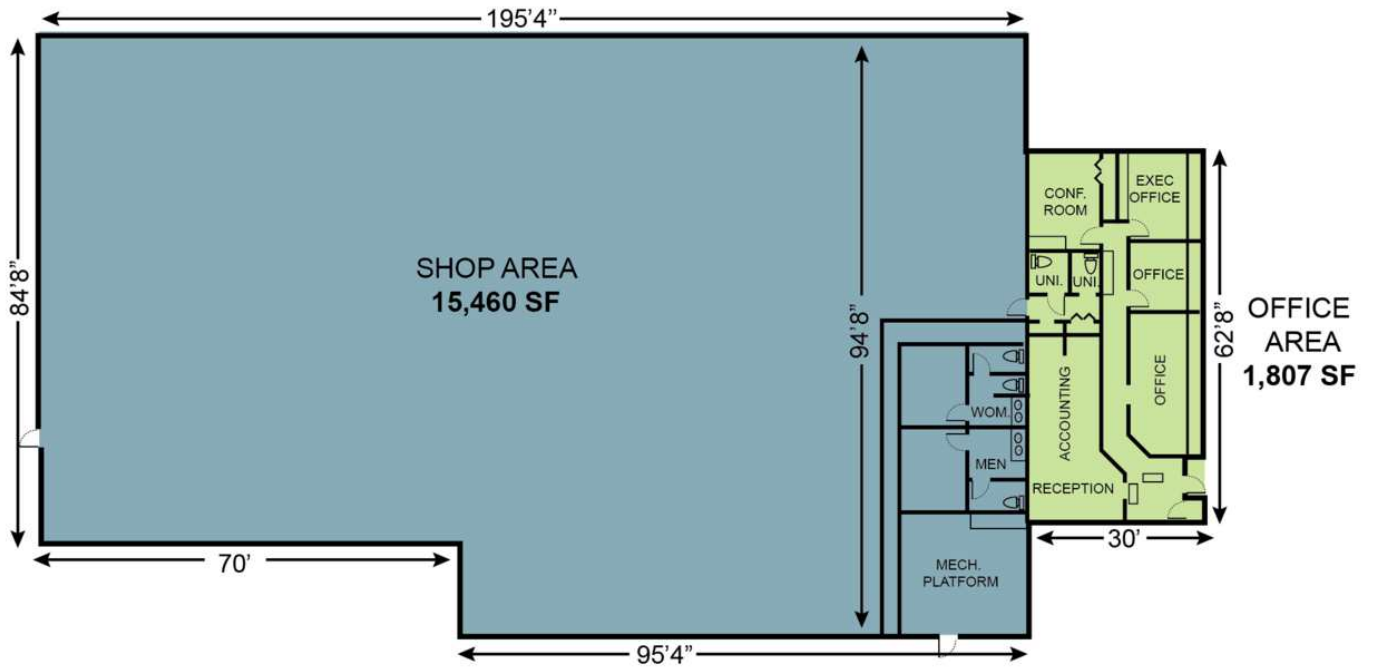
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FLOOR PLANS



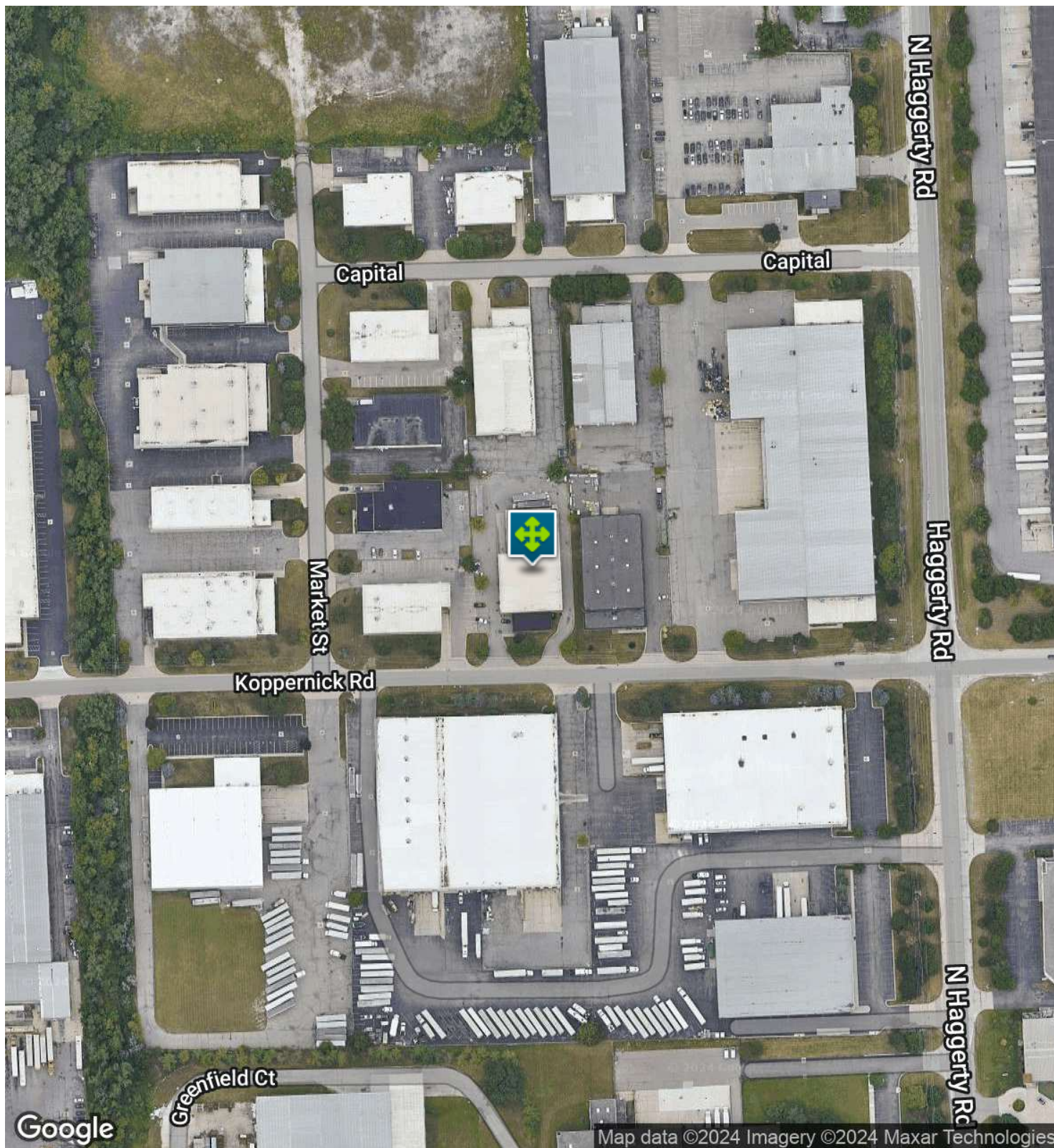
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AERIAL MAP



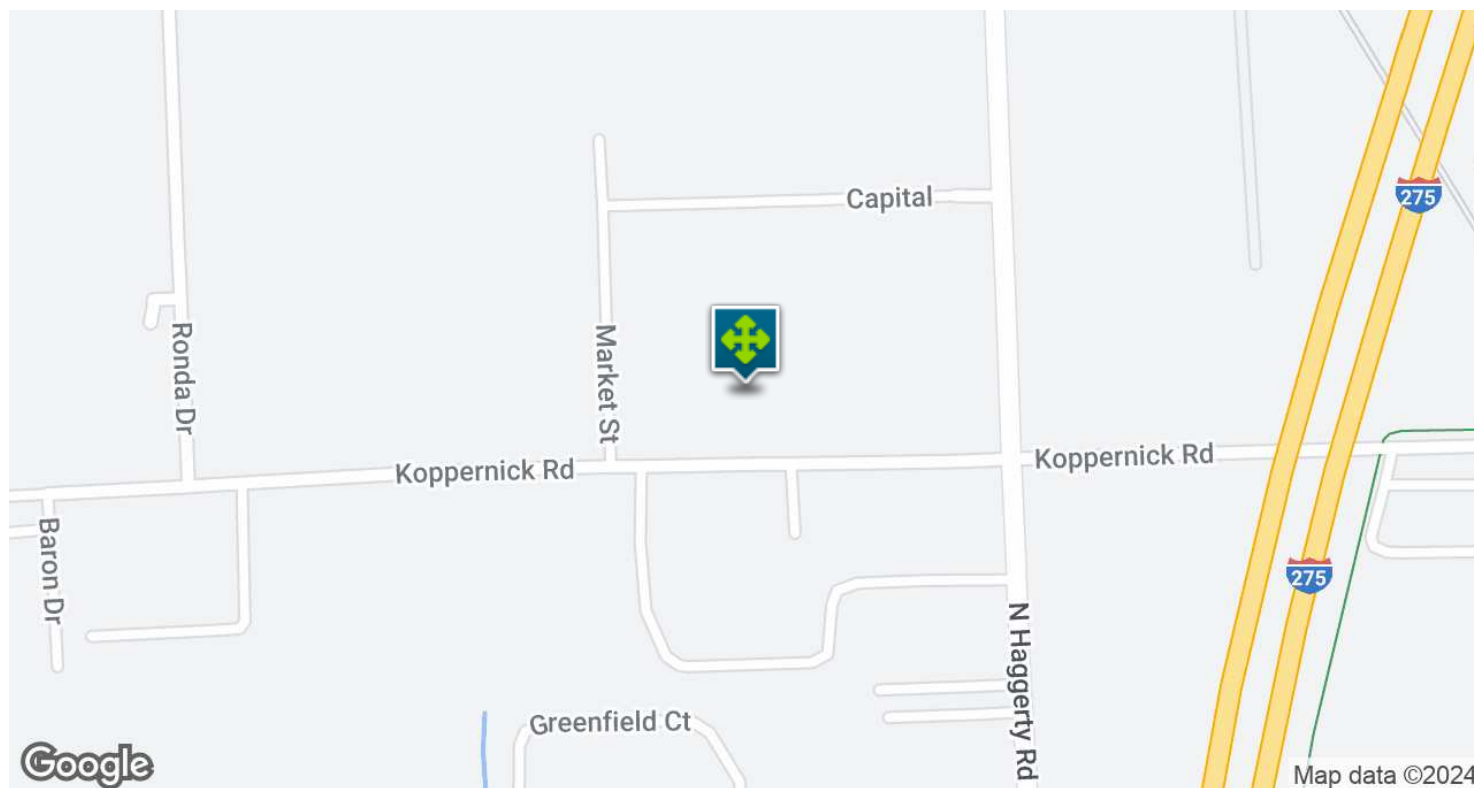
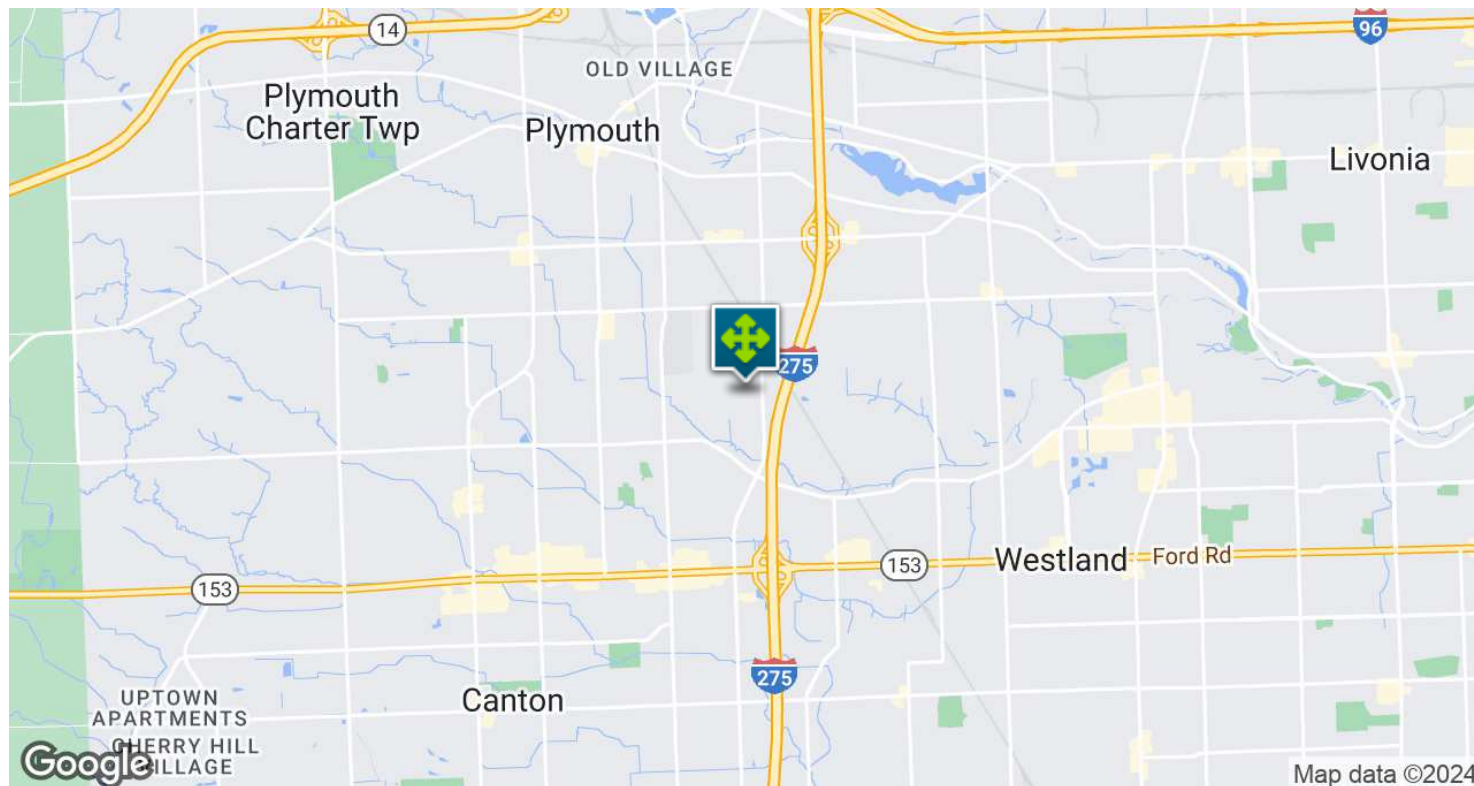
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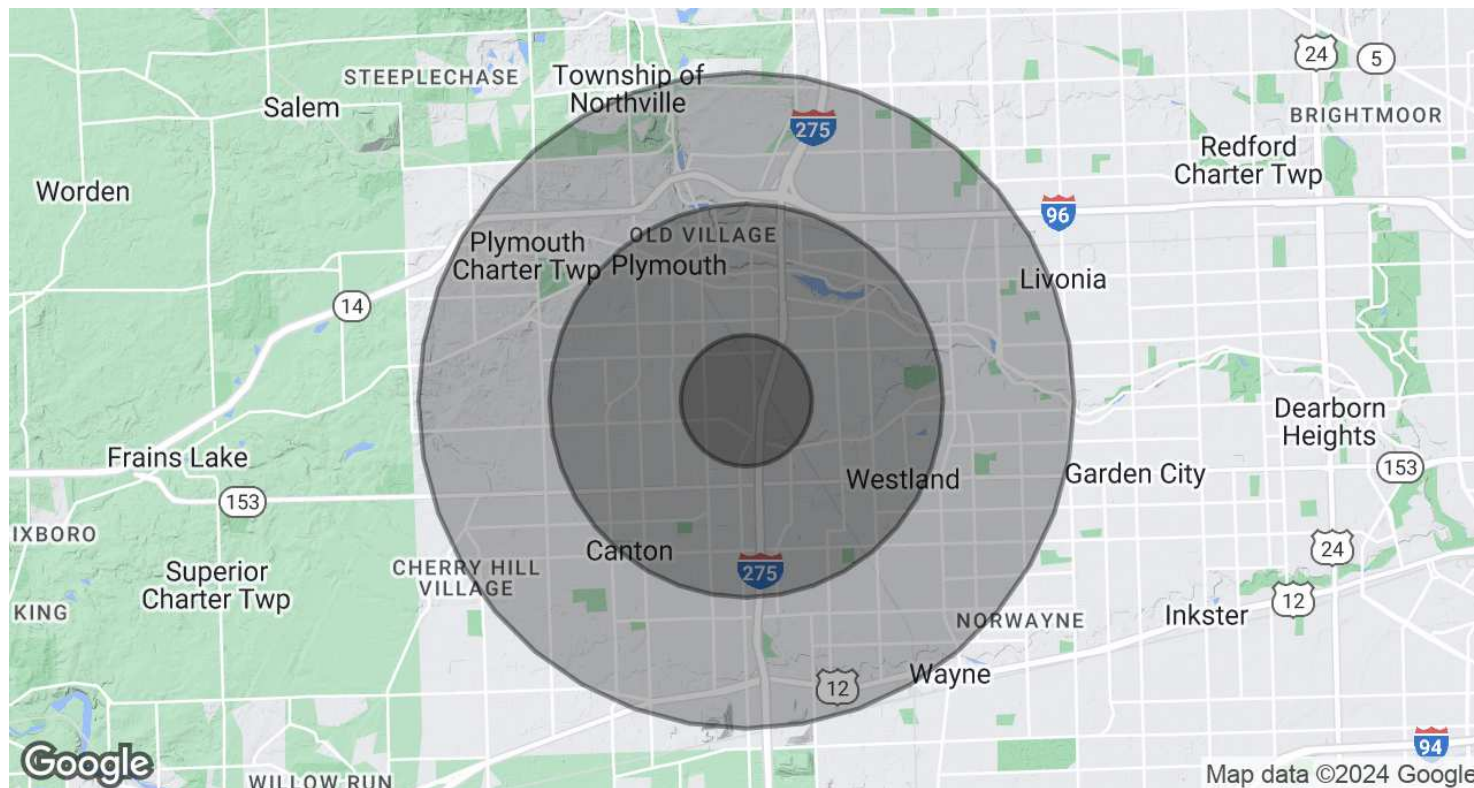
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,811	92,451	224,253
Average Age	33.9	37.9	39.4
Average Age (Male)	32.6	36.7	38.4
Average Age (Female)	34.4	38.6	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,417	36,765	87,408
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$68,119	\$75,171	\$80,627
Average House Value	\$194,215	\$202,352	\$231,475

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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