

# 138,100 SF R & D BUILDING AVAILABLE FOR SALE OR LEASE

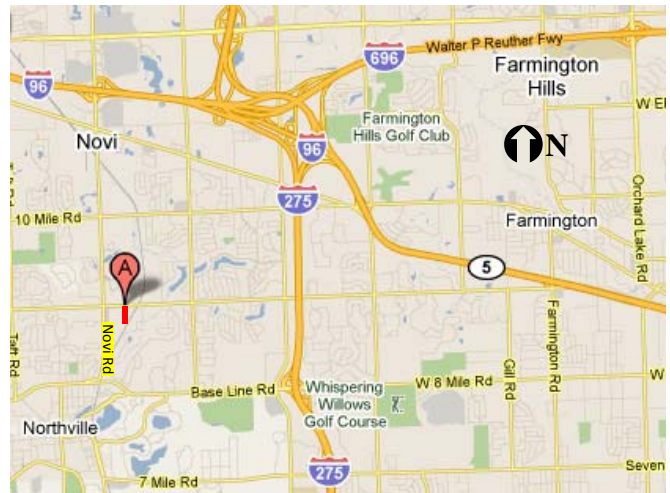


- Perfect for**
- ◆ Office
  - ◆ Engineering
  - ◆ Call Center
  - ◆ Light Clean Assembly
  - ◆ University  
(Vocational School)
  - ◆ Church

**43043-43045 West 9 Mile Road just east of Novi Road, Novi, MI**

This facility is located in the excellent Novi sub market of west suburban Detroit and is in Oakland county, which ranks 3rd nationally in per capita income. Just 30 minutes from Detroit, Troy, Ann Arbor and Metro Airport. Close to restaurants, shopping & hotels. Easy freeway access.

- ◆ 100% Engineering/Research/Office Space
- ◆ Perimeter Private Offices, Conference Rooms, Centrally Located Computer Room with Raised Floor, Large Open Office Space
- ◆ 10' Drop Ceiling with 16' Clear Under Joist
- ◆ 100% Air Conditioned
- ◆ Fire Suppression System
- ◆ Double Service Access Doors
- ◆ 2 Truck Docks & 1 Grade Door
- ◆ 3.49/1,000 Car Parking



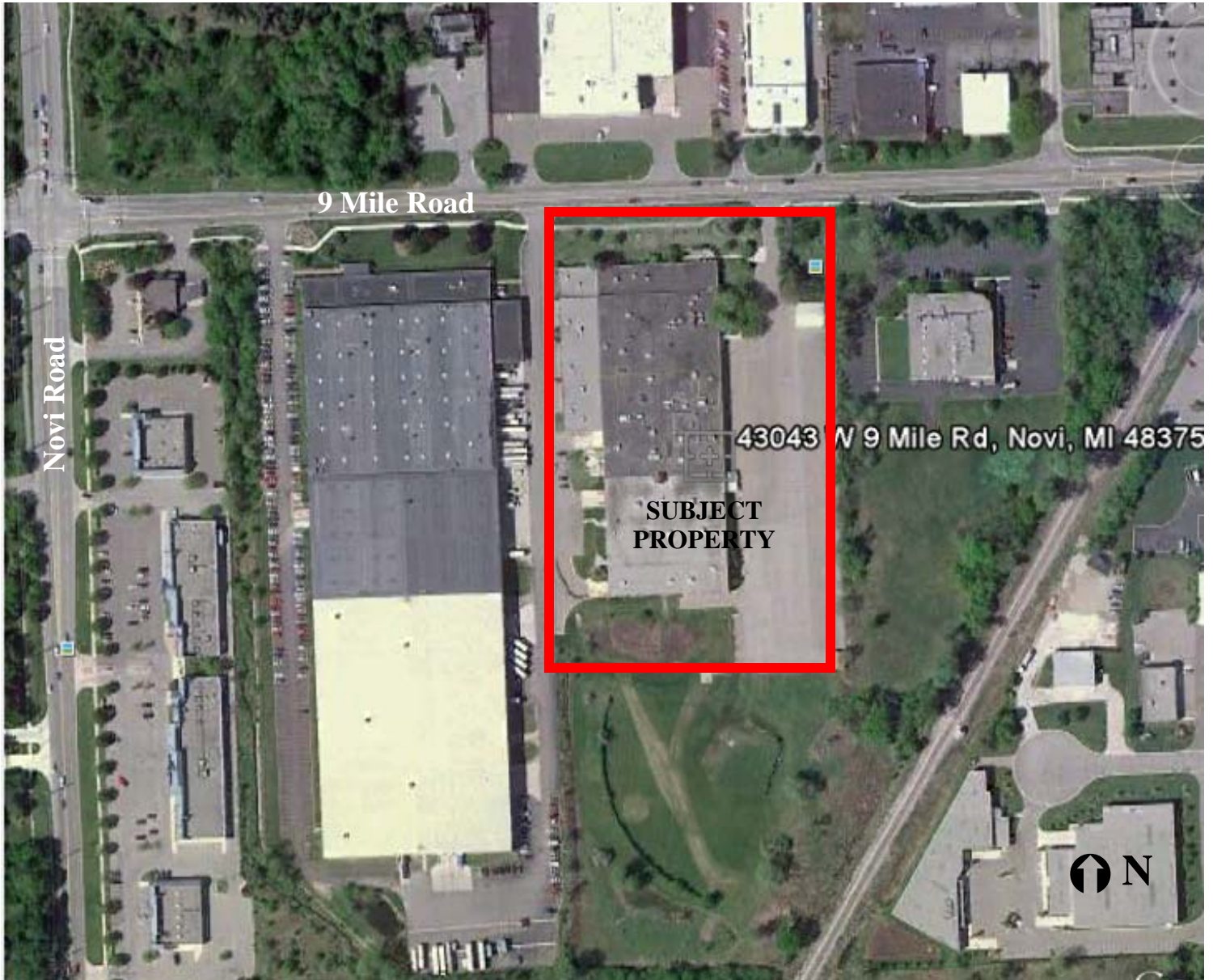
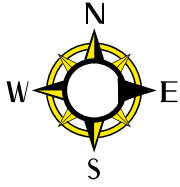
**ARI-EL**

Ari-El Enterprises, Inc.  
(248) 557-3800

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**For more information or to schedule a tour,  
please call Marilyn Meredith  
(248) 557-3800 ext. 123**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify all information and bears all risk for any inaccuracies.



**43043 W. 9 Mile Road**  
East of Novi Road  
Novi, MI



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**Approx. 138,100 sq. ft.**  
**Engineering/Research/Office Space**

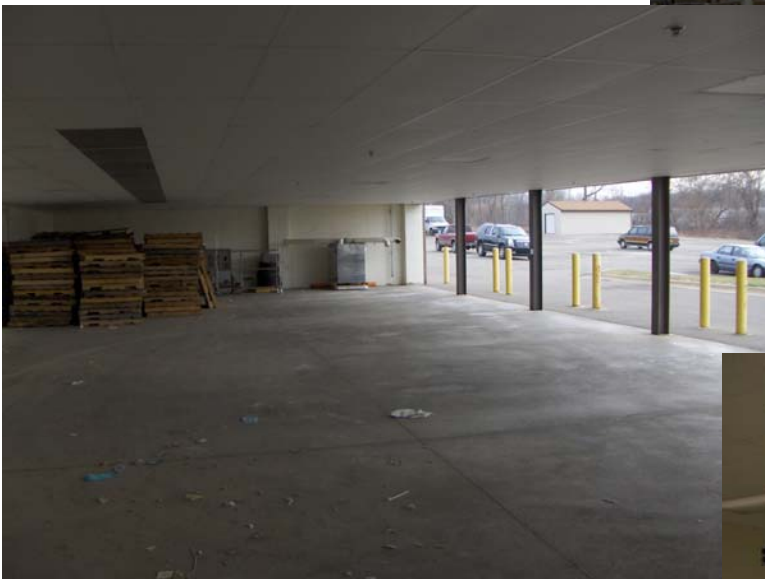
*Positions of walls are approximate and subject to verification.*

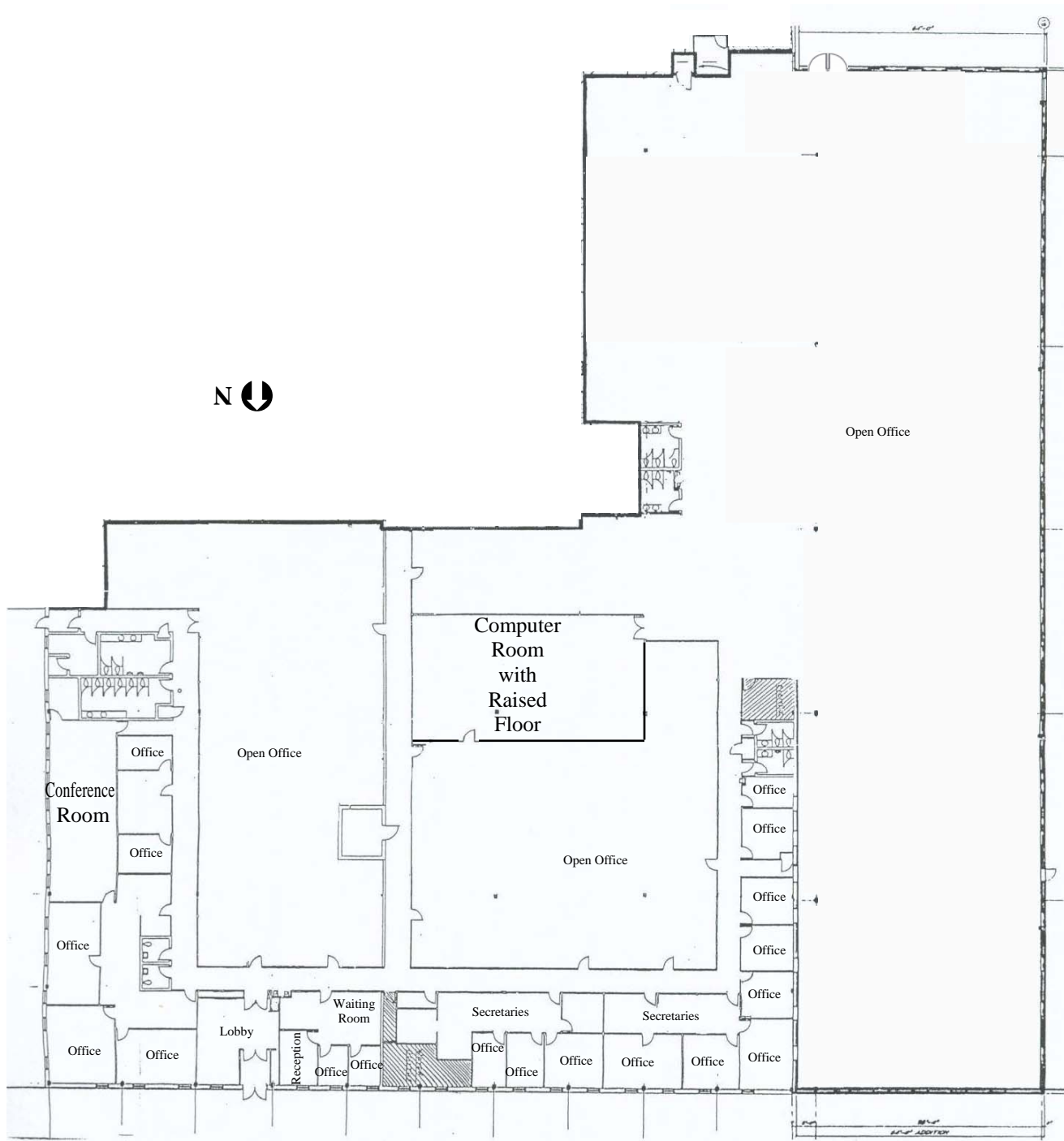
5.16.2011

# 43043 W. 9 Mile Road—Exterior Pictures



# 43043 W. 9 Mile Road—Interior Pictures





**43043 W. 9 Mile Road**  
**East of Novi Road**  
**Novi, MI**

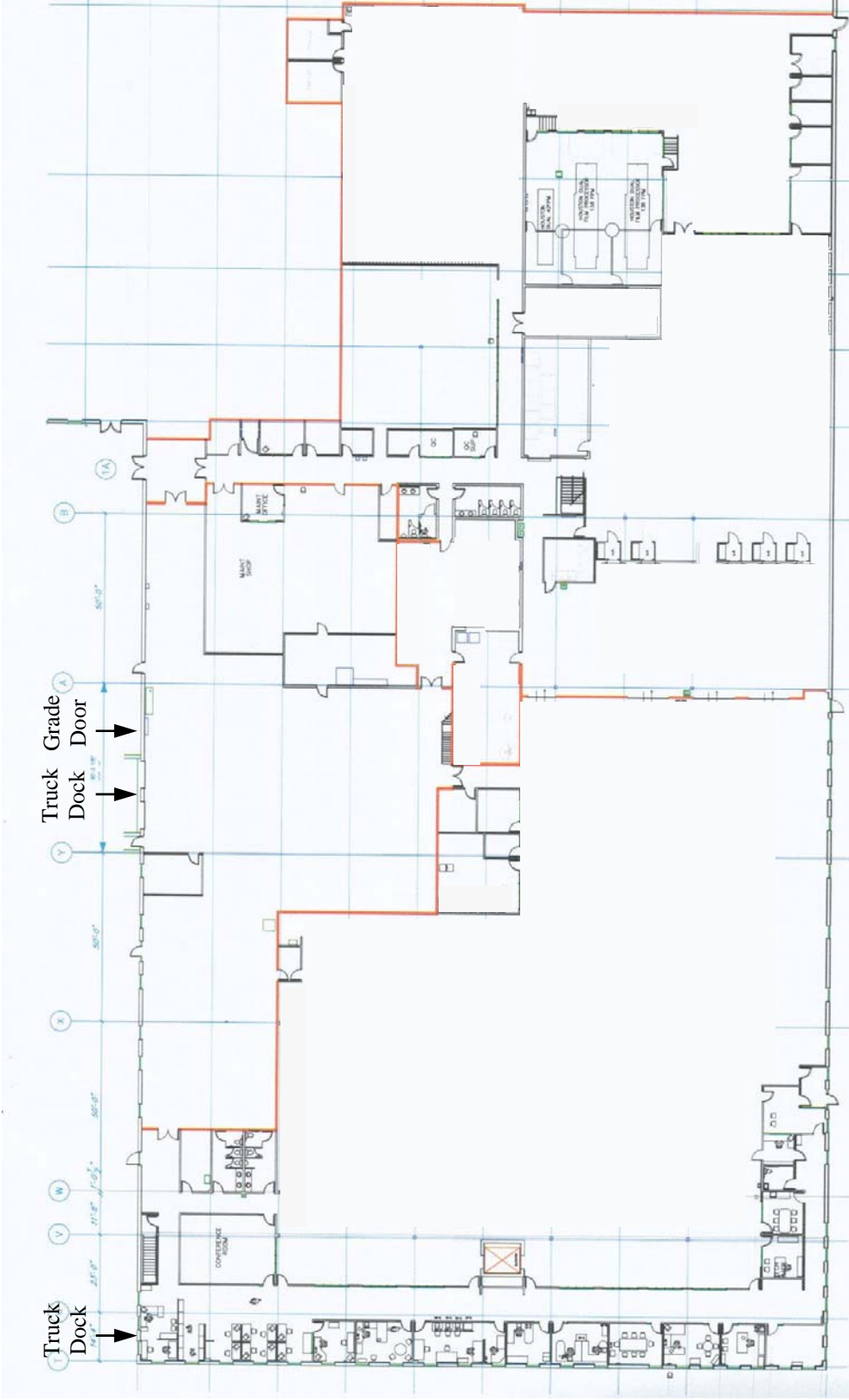


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**55,782 sq. ft.**  
**Engineering/Research/Office Space**

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5.16.2011



**43045 W. 9 Mile Road**  
**East of Novi Road**  
**Novi, MI**

**Approx. 82,318 sq. ft.**

**Engineering/Research/Office Space**  
**2 Truck Docks & 1 Grade Door**

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