**Property Information**


Legal Description: T1N, R8E, SEC 14 PART OF SW 1/4 & SE 1/4 BEG AT S 1/4 COR, TH N 200 FT, TH N 89-34-37 W 100.00 FT, TH N 222.03 FT, TH E 415.00 FT, TH S 418.73 FT, TH S 89.15-53 W 315.03 FT TO BEG 3.55 A

T1N, R8E, SEC 14 PART OF SW 1/4 & SE 1/4 BEG AT PT DIST N 950.00 FT FROM S 1/4 COR, TH W 100 FT, TH N 675.28 FT, TH S 81-14-00 E 453.30 FT, TH S 606.19 FT, TH W 348.00 FT TO BEG, EXC BEG AT PT, DIST N 02-47-35 W 951.81 FT & N 87-12-25 E 315 FT FROM S 1/4 COR, TH N 02-47-35 W 619.05 FT, TH S 04-04-35 E 33.39 FT, TH S 02-47-35 E 607.99 FT, TH S 87-12-25 W 33 FT TO BEG 6.13 A

T1N, R8E, SEC 14 PART OF SW 1/4 & SE 1/4 BEG AT PT DIST N 737.27 FT FROM S 1/4 COR, TH W 100 FT, TH N 222.53 FT, TH E 448.00 FT, TH S 212.53 FT, TH W 348.00 FT TO BEG, EXC BEG AT PT DIST N 02-47-35 E 738.91 FT & N 87-12-25 E 315 FT FROM S 1/4 COR, TH N 02-47-35 W 212.90 FT, TH S 87-12-25 E 33 FT, TH S 02-47-35 E 212.90 FT, TH S 87-12-25 W 33 FT TO BEG 2.03 A

T1N, R8E, SEC 14 PART OF SW 1/4 & SE 1/4 BEG AT PT DIST N 89-15-55 E 315.03 FT FROM S 1/4 COR, TH N 418.73 FT, TH W 415.00 FT, TH N 314.70 FT, TH E 448.00 FT, TH S 733.00 FT, TH S 89.15-55 W 33.00 FT TO BEG, EXC BEG AT PT DIST N 87-12-25 E 315.03 FT FROM S 1/4 COR, TH N 02-47-35 W 734.79 FT, TH N 87-12-25 E 33 FT, TH S 02-47-35 E 734.28 FT, TH S 86.19-20 W 33 FT TO BEG 2.99 A

For more information about this development site, contact the City of Novi at 248.347.0415. Prepared in accordance with and under the authority of the Redevelopment Ready Communities® program of the Michigan Economic Development Corporation.

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**Why Novi?**

Novi is a global community, inspiring strong international relations in persons and business enterprises. Novi’s 31 square miles are packed with potential, providing a gateway to 21st Century opportunity. Here you'll find that industry and a vibrant suburban environment happily coexist in an area where expansion will be thoughtful and balanced. Novi takes great pride in having superior parks, wetland and woodland protections and recreation opportunities.

The community’s track record for blazing trails in business and government is enhanced by its strategic location, job opportunities, strong housing mix and commercial, industrial and retail diversity. Hundreds of international businesses – from Japan to Germany and the United Kingdom to Mexico – call Novi “home” in the United States.

With unparalleled access and proximity to healthcare, technology and automotive industry headquarters, Novi has been recognized as a top place to live and work nationally by both Family Circle and Money Magazine.

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**Quick Facts**

**Address**
42250 11 Mile
North Side of street
East of Town Center Drive

**Area:**
2.03-14.70 Acres

**Current Zoning:**
I-1 Light Industrial

**Master Plan:**
Office Commercial

**Owners:**
Various

**County:**
Oakland
**Location, Location, Location**

The City of Novi is an ideal location for your business and employees. Novi offers many advantages and amenities including:

- Convenient access to multiple expressways
- Easy access to utilities
- High-tech and industrial land development opportunities
- Impressive array of public and private schools, recreation centers, waterways, parks and a world-class retail district
- Highly-respected public safety Police and Fire services

These elements are the City of Novi – a dynamic community that has been identified by major companies as the ideal location. Highlights include:

- Strategically located in southeastern Michigan.
- Consists of 31-square miles in prestigious Oakland County.
- 25 minutes from downtown Detroit and Wayne State University.
- 25 minutes from Ann Arbor and the University of Michigan.
- 45 minutes from East Lansing and Michigan State University.
- Offers many solid advantages combining an outstanding blend of highly visible and development opportunities in both high-tech and industrial areas.
- Well-connected to highway, rail and air transportation routes offering accessibility second to none.

**Existing Conditions**

- Much of site is cleared for redevelopment
- I-96 frontage on the north

**The Site**

- Frontage and access from 11 Mile Road
- Convenient access to Novi Road/I-96 interchange
- Hotels, shopping and restaurants nearby
- Wide range of development opportunities
- Access to utilities.

**Surrounding Amenities**

**Shopping**
- Twelve Oaks Mall
- Twelve Mile Crossing at Fountain Walk
- Novi Town Center

**Dining**
- Bonefish Grille
- Cheesecake Factory
- Buddy’s Pizza
- Steve and Rocky’s
- Black Rock Bar & Grille
- Toasted Oak

**Healthcare**
- Ascension Providence Hospital, Novi Campus
- Botsford Wellness

**Lodging**
- Baronette Renaissance
- Hyatt Place
- Hilton DoubleTree
- Novi Sheraton
- Four Points by Sheraton

**Infrastructure**

- The site is currently served by paved county street access.

- Traffic Counts (Daily Average Volume): 35,965
- Easy access to Interstate 96, 275 and 696

- Businesses
  - Autodesk
  - Eberspaecher
  - Broad Ocean Technologies
  - Harmon Becker
  - Comau North America
  - Mandio
  - Asco Numatics
  - Toyota Boshoku America

**Map Legend**

- Existing Conditions
- Access to utilities.
- Wide range of development opportunities
- Strategically located in southeastern Michigan.
- Much of site is cleared for redevelopment
- I-96 frontage on the north
- Access to utilities.
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