

FOR SALE

HALYARD TECH CENTER

47912 Halyard, Plymouth Township, Michigan



PROPERTY FEATURES

- Property consists of an 86,687 sf single-story office/lab space leased to four notable tenants. Cequent Performance Products just expanded into an additional 2,489 square feet for a total of 58,115 square feet which represents 67% of the GLA on a long-term net lease.
- The ownership completely renovated this property in 2013 having installed new ballasted 45 mil EPDM roof which a 20 year warranty. Renovations include all new roof HVAC units (excluding one) and the interiors were completely gutted and new improvements include all finishes, mechanical, plumbing and electrical systems.
- Located in the Metro West Beck Road Industrial Park in Plymouth Township, Michigan. Over three quarters of land developed for industrial is located just 2.5 miles off M-14 (I-96) and I-275. This location leads you easy access to Ann Arbor (to the west) and all of Metro Detroit.
- Strong Demographics: Located within a strong demographic and high growth market with an average household income of \$135,000+ within a three-mile radius and a population of 115,000 within a five mile radius.

INVESTMENT HIGHLIGHTS

PURCHASE PRICE	\$8,500,000
2016 NET OPERATING INCOME	\$789,989
CAPITALIZATION RATE	9.3%
TERMS	Cash

FOR MORE INFORMATION PLEASE CONTACT:

**MICHAEL J. FENNESSY**

DIETZ COMMERCIAL

D: 248.646.6247

fennessy@dietzcommercial.com

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HALYARD TECH CENTER

47912 Halyard, Plymouth Township, Michigan



SITE SUMMARY

GROSS SITE AREA	7.69 acres
PHYSICAL ADDRESS	47912 Halyard Plymouth Township, MI 48170
ACCESS	Two (2) curb cuts along Halyard Drive
SHAPE	Rectangular
ELECTRIC	DTE Energy
GAS	Consumers Energy
WATER & SEWER	Plymouth Township
ZONING	Light Industrial

NET RENTABLE AREA	86,687 SF
TENANCY	Cequent Performance Products—58,115 SF Johnson Controls—3,200 SF ElringKlinger North America—14,528 SF Toledo Molding & Die— 9,180 SF
OCCUPANCY	98%
YEAR BUILT/ RENOVATED	1990/2013
PARKING	467 spaces (5.3/1,000 sf)
PARCEL ID	78-007-99-0002-009

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL J. FENNESSY  
MANAGING DIRECTOR  
fennessy@dietzcommercial.com

248.646.7722

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.



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36400 Woodward Avenue

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Suite 240

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Bloomfield Hills, Michigan 48304

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Office 248.646.7722

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Fax 248.646.1177

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info@dietzcommercial.com

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## CONFIDENTIALITY AGREEMENT

**TO:** Dietz Commercial  
36400 Woodward Avenue  
Suite 240  
Bloomfield Hills, MI 48304

**RE: Halyard Tech Center  
47912 Halyard  
Plymouth, MI 48170**

Ladies or Gentlemen:

You have advised us that Dietz Commercial ("Dietz") is authorized to act on behalf of the owner/seller (herein "Owner") in connection with a possible sale of the above referenced Property. This will serve to confirm our understanding and agreement concerning materials which you will make available to us for study in connection with a possible purchase by us of the Property.

Dietz has available for study certain information concerning the Property which may include various papers, documents, data, plans and other materials, portions of which may be included in a package or brochure (hereinafter referred to as the "Evaluation Material"). On behalf of the Owner, Dietz is prepared to furnish the Evaluation Material to us in connection with discussions and negotiations concerning a possible transaction involving the Property on the condition that we agree to treat it in a confidential manner and make the representations and agreements herein provided. Therefore, we hereby represent and agree as follows:

1. The Evaluation Material furnished to us will be used by us for no purpose other than evaluating a possible transaction involving the Property, as a principal or advisor, exclusively for its own account or the account of a client, and not as a broker, finder or similar agent for any other person. Therefore, we agree to keep all Evaluation Material (other than information which is a matter of public knowledge or is provided in other sources readily available to the public) strictly confidential; provided, however, that such Evaluation Material may be disclosed to our officers, or employees, as well as to our outside counsel, pension fund client, accounting firm and financial institution (jointly and severally, "Representatives"), who need to know such information for the purpose of evaluating a possible purchase of the Property by us. Such Representatives shall be informed by us of the confidential nature of such information and shall be directed to treat the Evaluation Material with strict confidence subject to and in accordance with this agreement. In any event, we shall be responsible for any breach of this agreement by us or any of our Representatives. We agree not to copy or duplicate the Evaluation Material.

We agree that neither Owner nor Dietz will have an adequate remedy at law if we violate any of the terms of this Agreement. In such event, the Owner or Dietz will have the right, in addition to any other right the Owner or Dietz may have, to seek injunctive relief to restrain any breach or threatened breach by us and to specific enforcement of the terms of this agreement. In addition, we agree that we will not disclose, without the prior written consent of Owner, and we will direct any and all of our Representatives who are given access to the Evaluation Material in accordance with the terms hereof, not to disclose to any person (other than a person authorized hereunder), the fact that the Evaluation Material has been made available to us, that discussions or negotiations among us, the Owner and Dietz that are now taking place or will take place, or any of the terms, conditions or other facts with respect to the possible acquisition of the Property.

2. The Evaluation Material furnished to us will not be used for any purpose other than for evaluating a possible transaction involving the Property. We hereby acknowledge and agree that no commission, finder's fee or compensation will be due from or payable by the Owner or Dietz to us or any other broker in connection with the negotiation of any agreement or the sale or any other transaction, if any, involving the Property and us or our affiliates, assignees, successors or nominees or involving any other party and that a broker shall look only to us for commissions, fees or compensation in connection therewith and hereby waives the right to make any claim therefore against Owner or Dietz.
3. Although Dietz has endeavored to include in the Evaluation Material information known to it which it believes to be relevant for the purpose of our investigation, we understand and acknowledge that neither Dietz nor the Owner make any representation or warranty to us as to the accuracy or completeness of the Evaluation Material. We agree that neither Dietz nor the Owner shall have liability to us or any of our Representatives resulting from the use of or reliance on the Evaluation Material by us or our Representatives. We acknowledge that neither Owner nor Dietz is responsible for determining whether toxic or hazardous wastes or substances or other undesirable materials are present at the Property. We acknowledge that it is solely our responsibility to conduct investigations to determine the presence of such materials.
4. We (a) warrant and represent that we are not represented by any broker, finder or agent in any possible transaction involving the Property that has not been registered with Dietz and co-signed this agreement; (b) agree to have buyers broker accept a commission of One and One Quarter (1 ¼%) percent of the sales price by the seller so long as buyer acknowledges buyer's broker is representing them in the acquisition of the property; (c) agree to indemnify and save harmless Dietz and the Owner, and their respective affiliates, successors and assigns against and from any loss, liability, cost or expense (including attorney's fees) in any way arising from claims by any broker, finder or similar agent (other than Dietz and our broker who has been registered with Dietz and co-signed this agreement) for commissions, fees and other compensation relating to the proposed or actual transaction involving the Property and us, our affiliates, successors, assignees or nominees; and (d) acknowledge that Dietz, in its capacity as exclusive broker for the Owner, has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof unless and until such time as the Owner has executed and delivered a written agreement with us under terms and conditions that are acceptable to the Owner, in its sole and absolute discretion.

5. We agree to return all Evaluation Material to Dietz immediately upon the request of Dietz or Owner and not retain any copies thereof.
6. We agree that we are not permitted at any time to contact any tenants of the Property without prior consent by Dietz.
7. We agree that we are not permitted to tour the Property at any time without an appointment scheduled in advance with Dietz and such tour conducted by Dietz.
8. The terms and conditions of this Agreement shall remain in full force and effect for a period of two (2) years from the date signed by Reviewer, if the Portfolio is not acquired by Reviewer.
9. This Agreement embodies the full understanding of the parties and may not be changed orally.
10. This Agreement shall be governed and construed in accordance with the laws of the State of Michigan without regard to conflicts of law issues.

We are providing you with this agreement as a condition to the commencement of our dealings and negotiations with Dietz and Owner.

Very truly yours,

Buyer Company Name: _____	Broker Company Name: _____ <i>(if applicable - third party only)</i>
Print Buyer Name: _____	Print Broker Name: _____
Buyer Signature: _____	Broker Signature: _____
Its: _____	
Buyer Address: _____	Broker Address: _____
_____	_____
City/State/Zip: _____	City/State/Zip: _____
Buyer Phone: _____	Broker Phone: _____
Buyer Fax: _____	Broker Fax: _____
Buyer Email: _____	Broker Email: _____
Date: _____	Date: _____

*\*Buyer information is Required*

**When completed, please return this Agreement via email to Michael J. Fennessy  
[fennessy@dietzcommercial.com](mailto:fennessy@dietzcommercial.com) or faxed to (248) 646-1177**