

FOR LEASE

ALLIED COMMERCE CENTER

31774-31778 Enterprise Drive, Suite 3A, Livonia, MI 48150

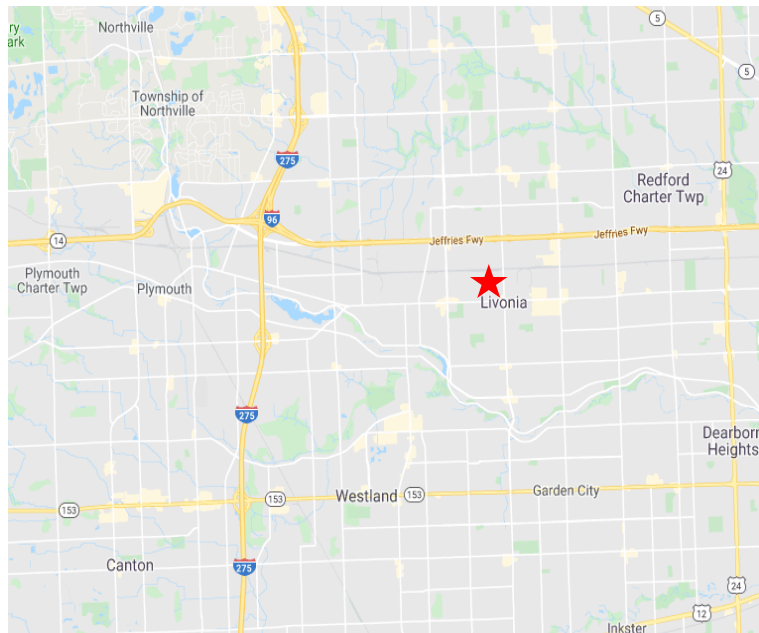


91,800 SF to 109,968 SF

- 13 truck docks (6 – 9' x 10' and 7 – 10' x 10') and 1 grade door
- 240' deep truck court w/ 30 trailer stalls
- Separate employee parking lot w/ 91 spaces
- Additional trailer/auto parking available
- Outside storage possible
- Up to 60' wide bays
- 18'10" – 22'6" ceiling clearance
- Primary electrical service with 2500kva transformer

Renovations to Include:

- ESFR fire suppression
- New 10' x 10' truck docks with levelers
- Office to suit w/ new lobby and window line
- New LED lighting, air rotation heating, paint...
- New 1200 amp, 480 volt electric service
- New office and shop/warehouse restrooms



Tony Avendt

Senior Director

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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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240' deep dedicated truck court/yard



Abundant trailer stalls with dolly pads



91+ employee parking spaces in separate lot
from truck traffic



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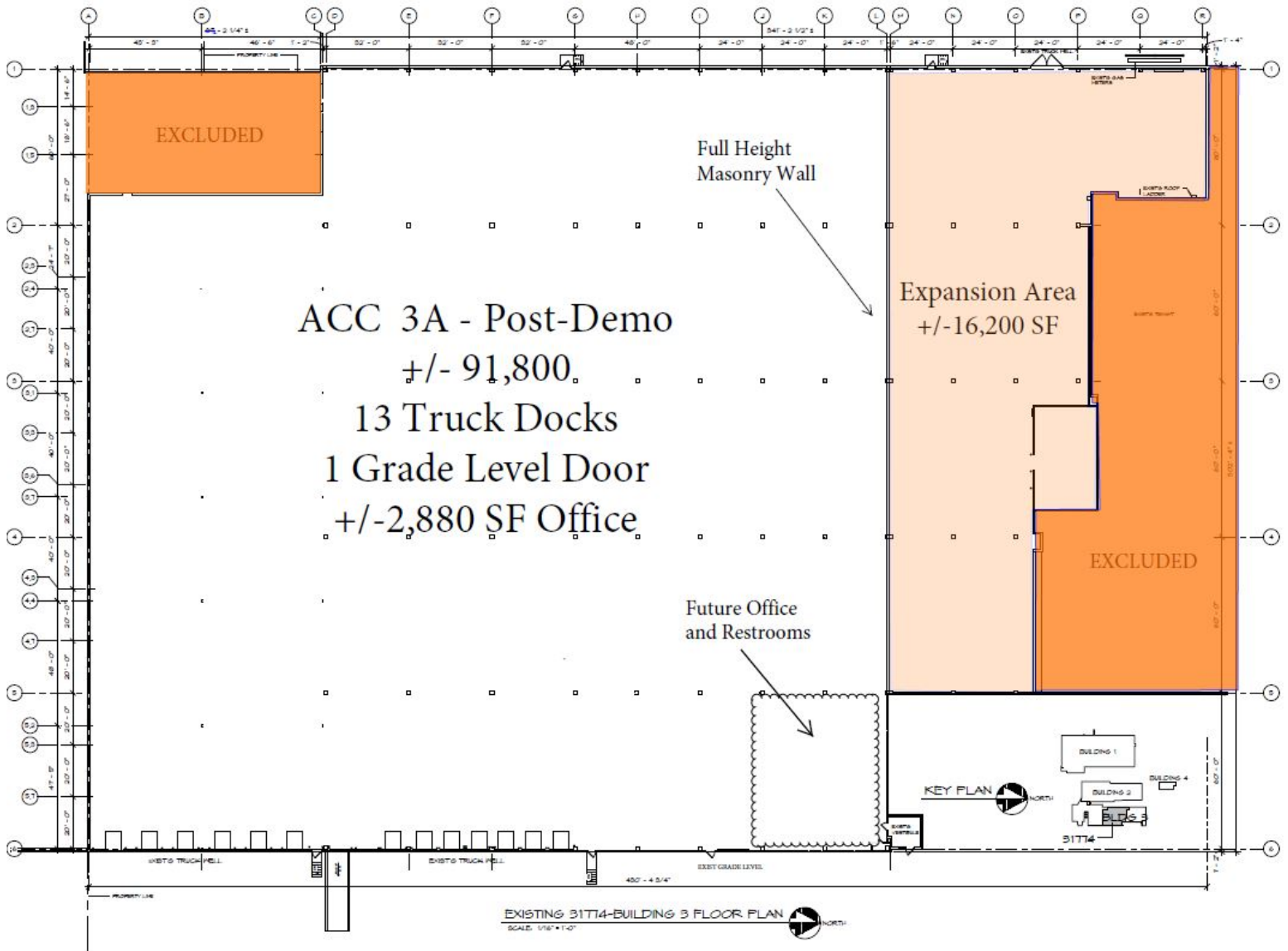
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AVAILABLE

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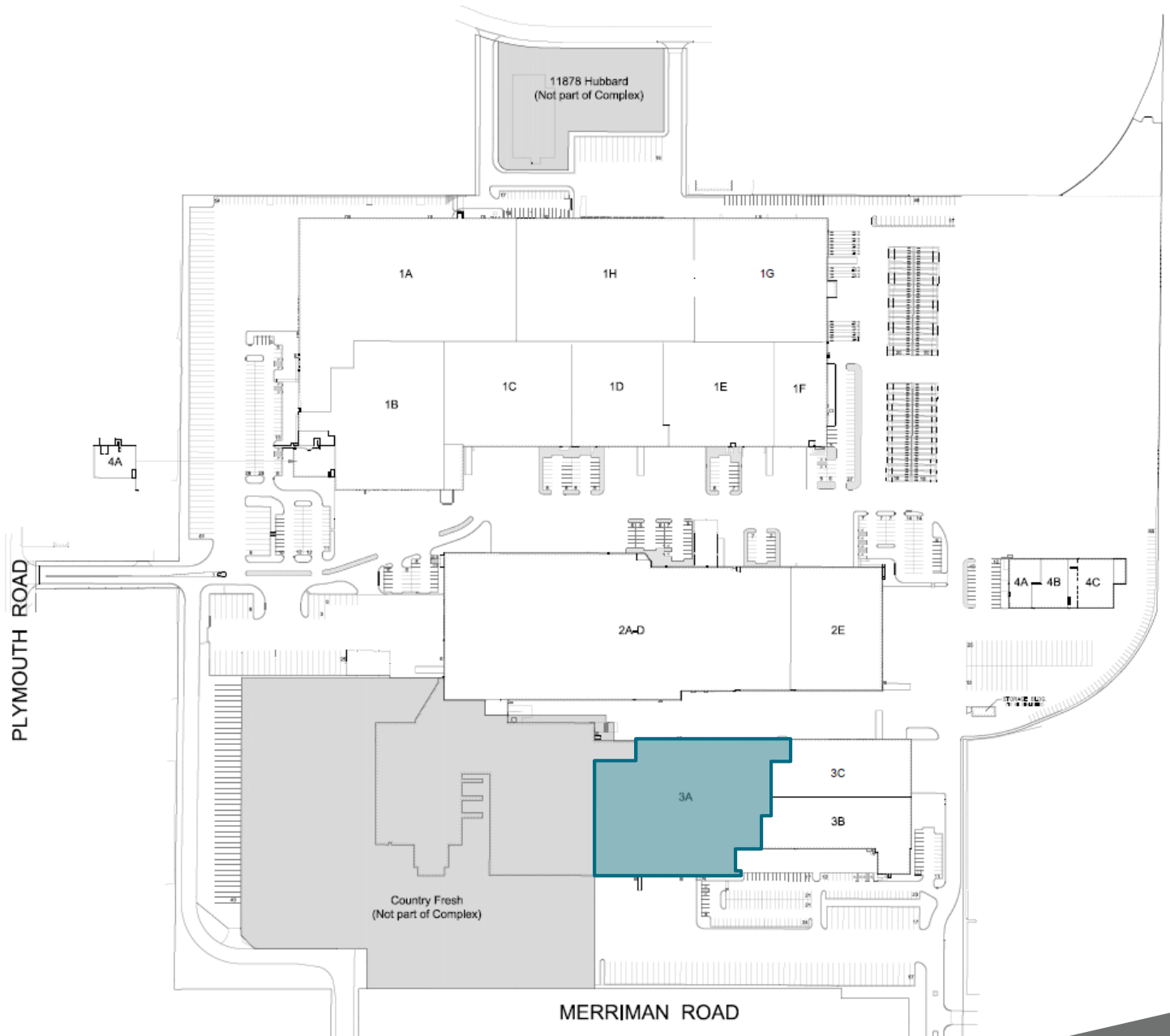
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GENERAL INFORMATION

Address	31774-31778 Enterprise Drive Livonia, MI 48150
Total Suite Area	Up to 109,968 SF
Office Area	To suit
Industrial Area	Up to 109,968 SF
Primary Use	Manufacturing or Warehouse/Distribution
Property Class	B
Divisible To	+/- 91,800
Year Built / Renovated	1968 / 2020
Construction Type	Steel and insulated metal panel
Roof	EPDM
Stories	1

SITE DETAILS

Total Land Area	Multi-tenant complex totaling 73+acres
Zoning	M-1
Parking (auto)	91 spaces
Parking (truck/trailer)	30 spaces (more possible)
Outside Storage	Possible
Site Fencing	Yes
Major Crossroads	I-96/Merriman Rd

BUILDING AMENITIES

Ceiling Clearance	18' 10" to 22' 6"
Bay Size / Column Spacing	Varied; includes 60' and 40' bays
Dock Doors	13 6 – 9' x 10' 7 – 10' x 10'
Dock Equipment	Pit levelers, shelters and dock locks
Grade Doors	1 – 12' x 14'
Industrial Area HVAC	Air rotation; AC office only*
Industrial Area Lighting	LED*
Floor Thickness	6" concrete
Fire Suppression	ESFR*
Cranes (#/tonnage)	Possible
Electric (amps/volts/phase)	Primary with 2500 KVA transformer 2000/480/3phase
Air Lines	NA
Locker Room	To suit
Breakroom	To suit
Rail Served	No
Building Expandable	NA

PRICING

Rental Rate	\$5.25 /SF/YR
Lease Type	NNN
Desired Term	5+ years
Total Opex	\$1.89/SF

LISTING AGENTS

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* 2020 renovation



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