

FOR LEASE

## 39555 Schoolcraft Road

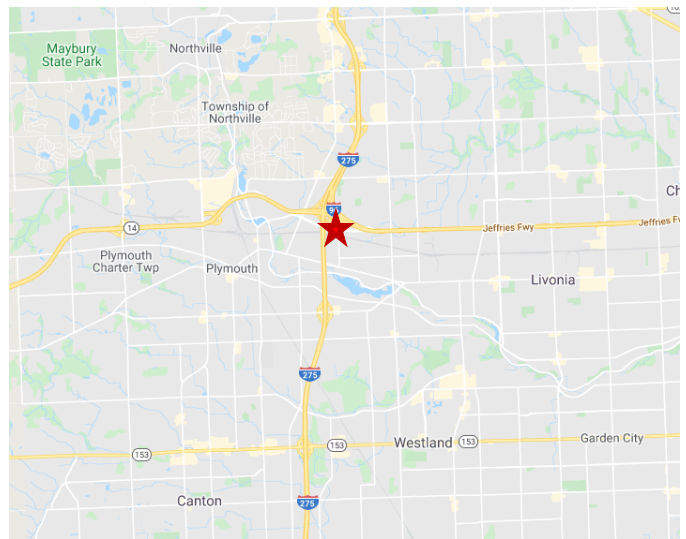
Plymouth Township, Michigan 48170

68,596 SF



### New Listing Available Q3/Q4 2020

- Excellent "last mile" location at I-96 and I-275
- 68,596 SF building with 12,780 SF of office (can be reduced to +/- 9,600 SF)
- 6.40 acre site with drive through/around capability
- Site is fenced, gated and lit with parking for 345 vehicles
- 7 overhead doors including 2 drive-through bays
- 2 truck wells w/levelers and shelters (more possible)
- 26' ceiling clearance with full fire suppression
- Separate breakroom and restrooms located in the warehouse



#### Tony Avendt

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#### Conner Salsberry

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**CUSHMAN &  
WAKEFIELD**

[cushmanwakefield.com](http://cushmanwakefield.com)

**39555 Schoolcraft Road**  
Plymouth Township, Michigan 48170  
68,596 SF

**FOR LEASE**

**OFFICE AREA**



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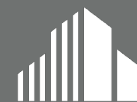
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**FOR LEASE**

**INDUSTRIAL AREA**



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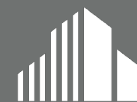
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**LOADING AND PARKING AREAS**



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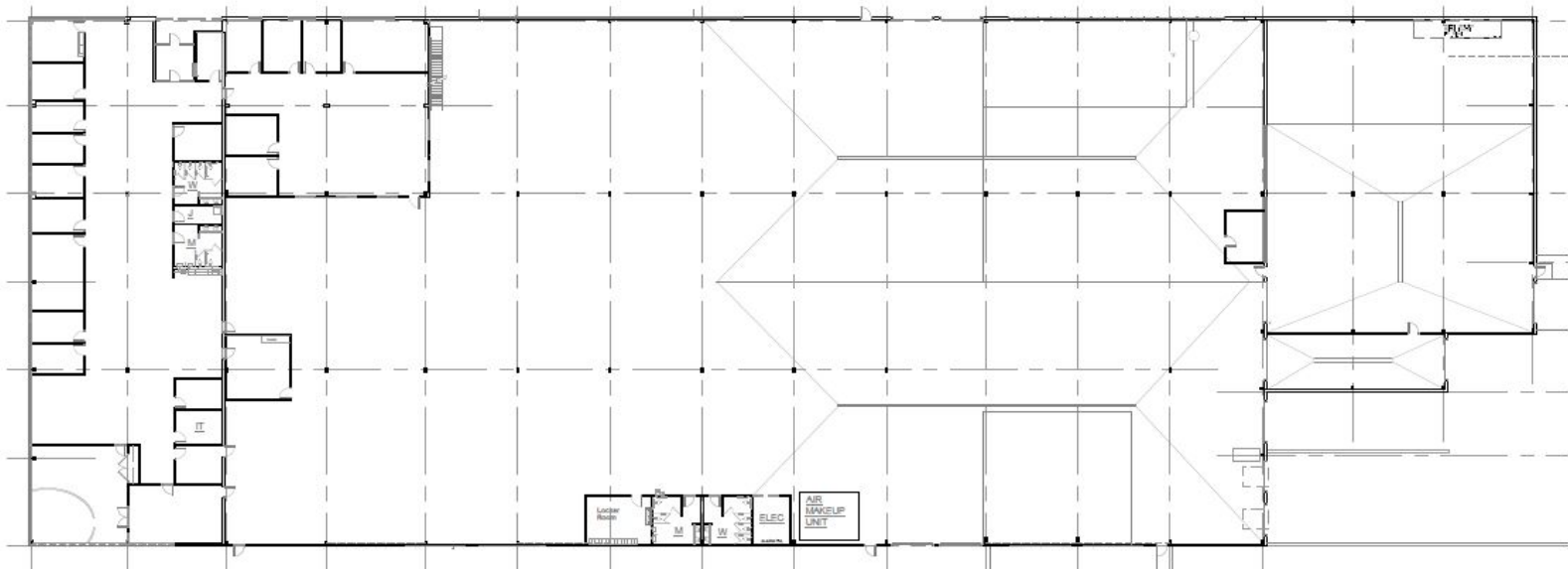
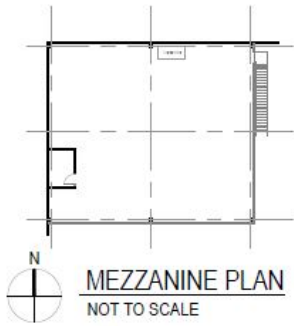
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## FLOORPLAN



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# 39555 Schoolcraft Road

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FOR LEASE

AERIAL

Schoolcraft Road



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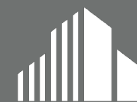
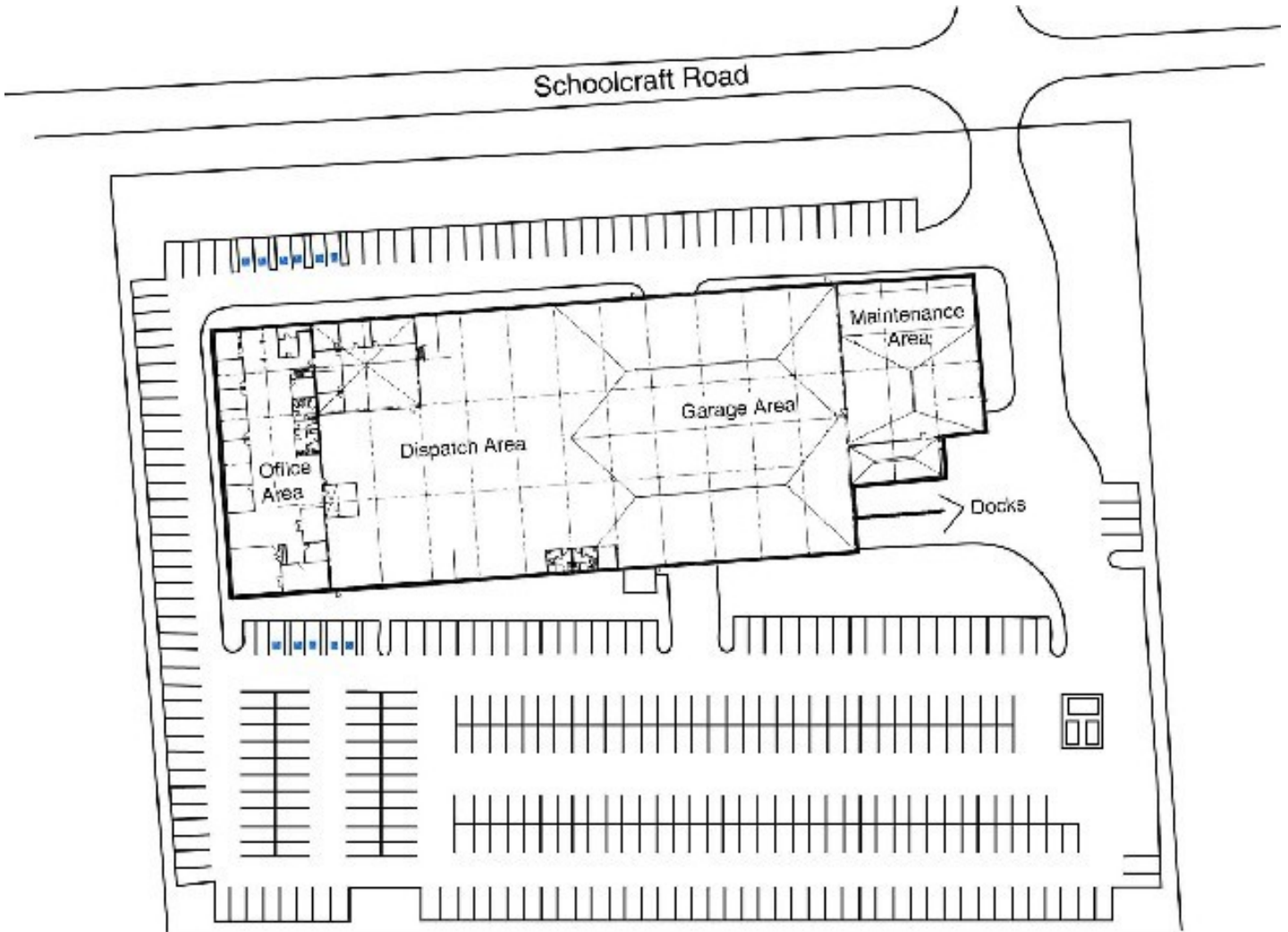
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## SITE PLAN / PARKING



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Plymouth Township, Michigan 48170

68,596 SF

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## General Information

Address	39555 Schoolcraft Rd. Plymouth Twp. MI 48170
Total Building Area	68,596 SF
Office Area	12,780 SF (divisible to 9,600)
Industrial Area	55,816 SF (expandable to 58,996)
Primary Use	Warehouse/ Distribution
Property Class	Class B
Divisible To	Not applicable
Year Built / Renovated	1999 / 2016
Construction Type	Masonry & Insulated Steel Panel

## Site Details

Total Land Area	6.38 Acres
Zoning	IND Industrial District
Parcel ID	78-024-99-0043-701
Parking (auto)	345 spaces
Parking (truck/trailer)	TBD
Outside Storage	Yes via special land use
Site Fencing	Yes
Major Crossroads	Eckles and Schoolcraft

## Building Amenities

Ceiling Clearance	26'
Bay Size / Column Spacing	53'
Dock Doors	2 – 9' x 10'
Dock Equipment	Levelers and shelters
Grade Doors	7 – 12' x 14'
Industrial Area HVAC	Heat only; air rotation with supplemental radiant and GFA
Industrial Area Lighting	T-5 fluorescent
Floor Thickness	6"
Fire Suppression	Ordinary hazard
Cranes (#/tonnage)	Not applicable
Electric (amps/volts/phase)	300 kva transformer 1200/480/3phase
Air Lines	Yes
Breakroom	1
Rail Served	No
Building Expandable	Yes

## Pricing

Rental Rate	\$6.95 /SF/YR
Lease Type	NNN
Est Total Opex	\$1.18/SF
2019 Taxes	\$0.68
Est Insurance	\$0.20
Est CAM	\$0.30

## Listing Agents

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