

FOR LEASE

ALLIED COMMERCE CENTER

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

109,968 SF



AVAILABLE MARCH 2025

Lease Rate: \$6.95/SF NNN

TONY AVENDT

Executive Director

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PROPERTY HIGHLIGHTS



- 13 total truck docks (6 – 9'x10') (7 – 10'x10')
- Dock equipment includes pit levelers, shelters, and dock locks
- 240' deep truck court with 20 trailer stalls, additional trailer/auto parking available
- Up to 60' wide bays
- 18' – 20' ceiling clearance

- One (1) grade door
- Separate employee parking lot with 91 spaces
- Outside storage possible



(7) 10'x10' truck docks
and (6) 9'x10' with levelers



Office to suit with new
lobby and window line



ESFR fire suppression*

The system as currently installed was designed to FM Global Loss Prevention Data Sheet 8-9, table 8 allowing open rack storage of class v and cartoned unexpanded plastic commodities to 20' A.F.F. maintaining 18" between top of storage and sprinkler deflector



LED lighting
Air rotation heating



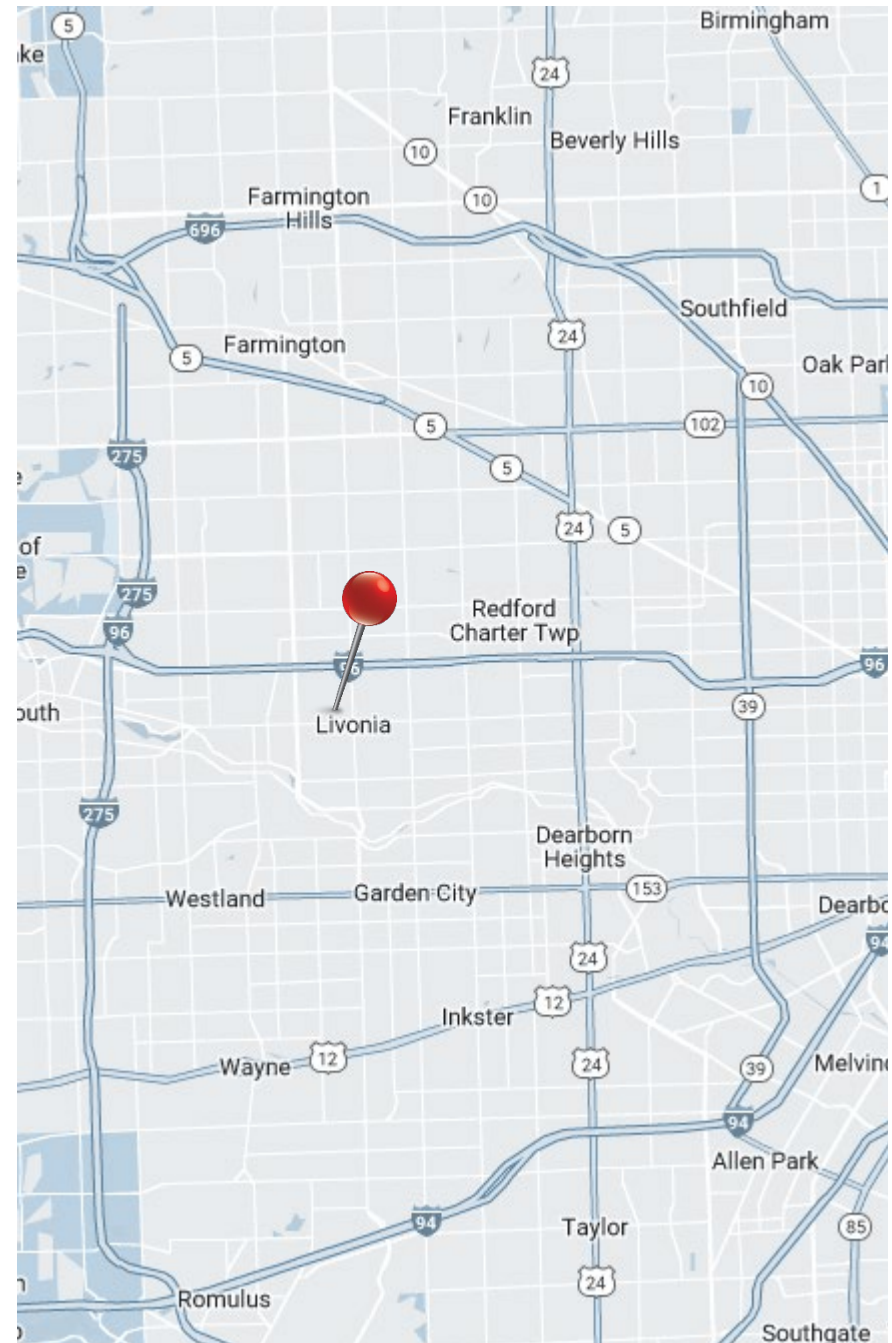
New restrooms in place
in warehouse and shop



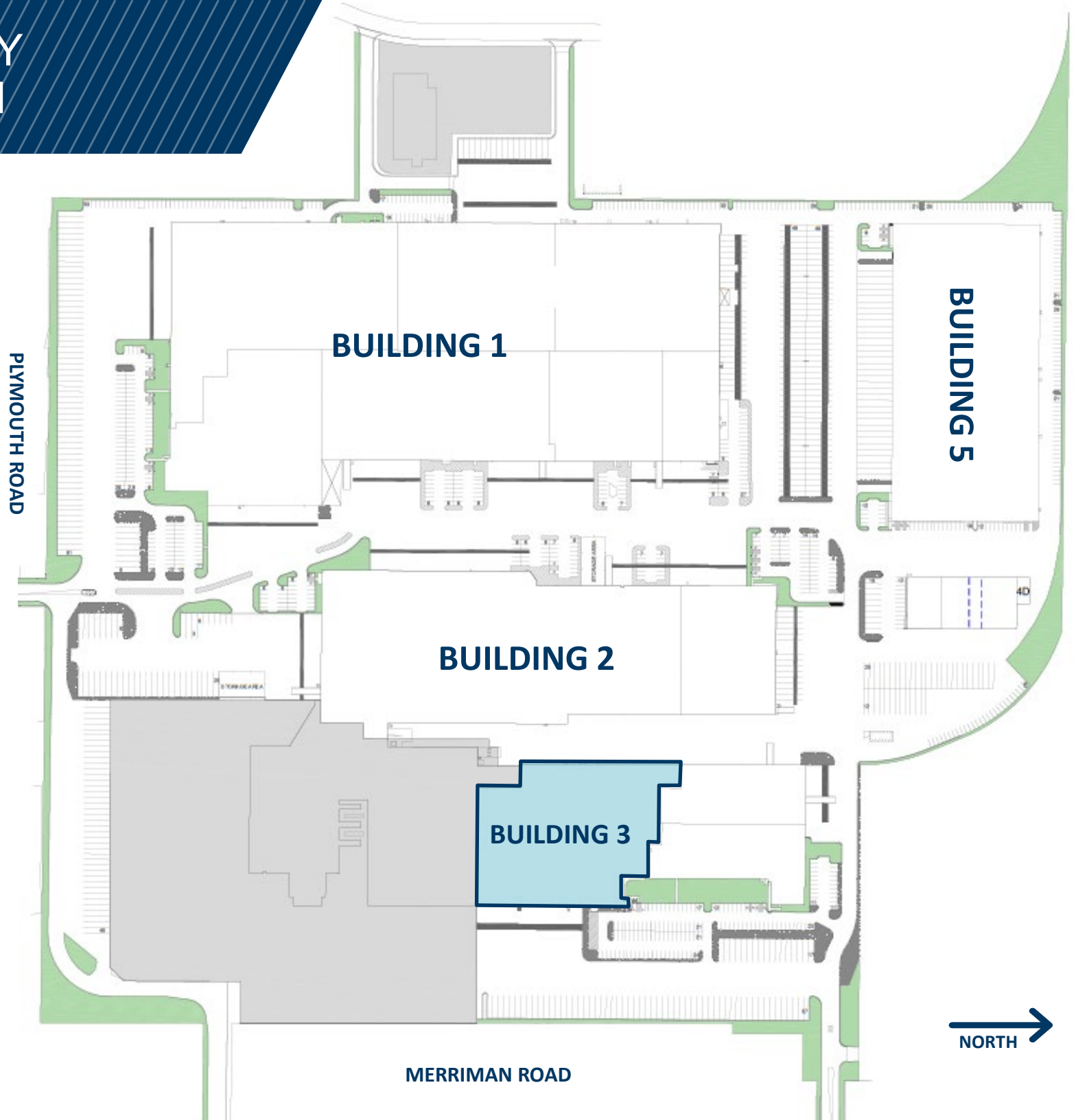
New Roof

PROPERTY FEATURES

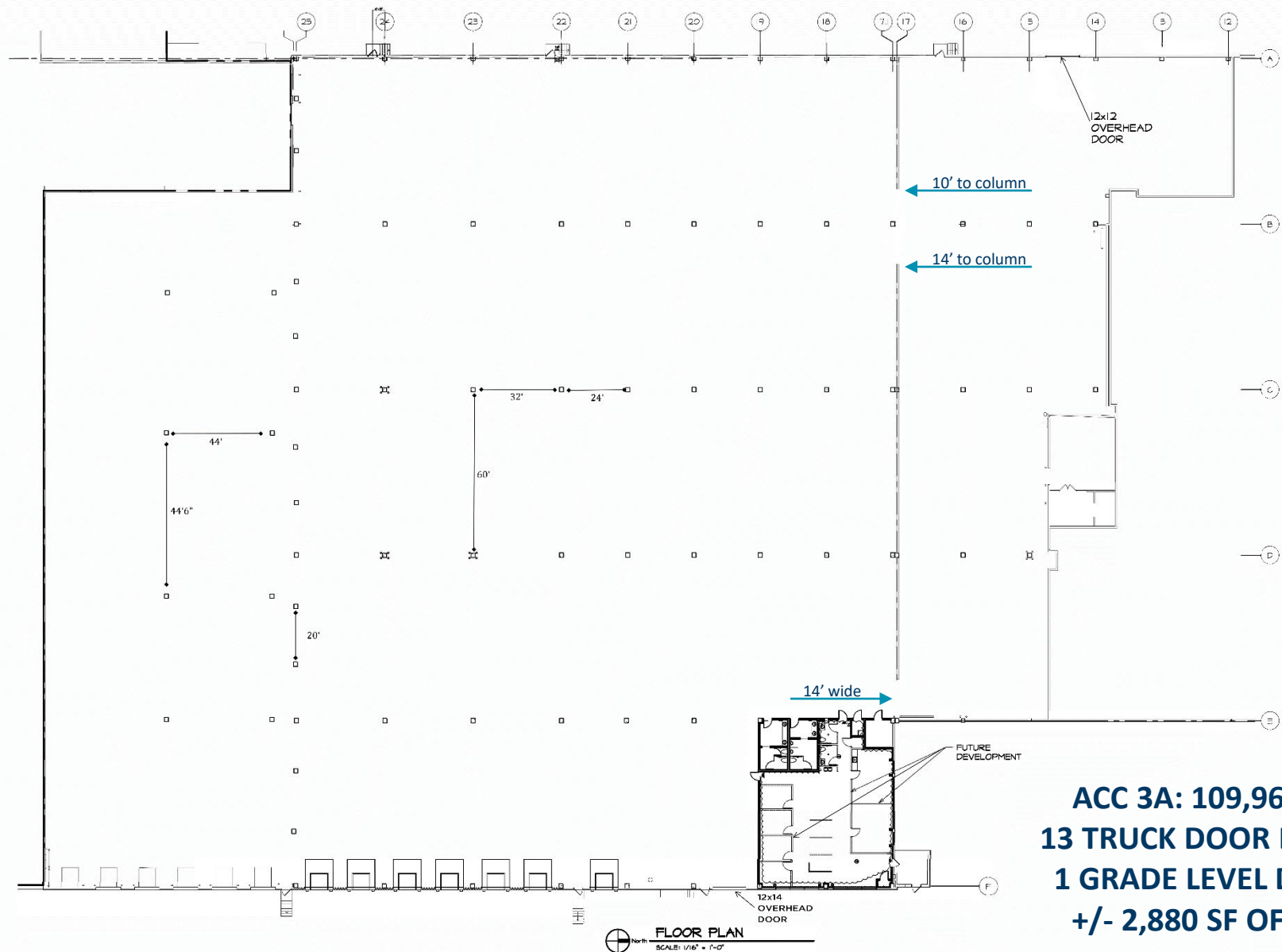
Address:	31774-31778 Enterprise Dr, Livonia, MI 48150
Total Suite Area:	109,968 SF +/-2,880 SF office finished to suit (expandable)
Primary Use:	Manufacturing or warehouse/ distribution
Year Built/Renovated:	1968 / 2020
Property Class:	B
Divisible to:	N/A
Construction Type:	Steel and insulated metal panel
Roof:	EPDM
Ceiling Clearance:	18'-20' clear
Zoning:	M-1
Parking:	91 auto space / 20 trailer spaces (more possible)
Outside Storage:	Possible
HVAC:	Air rotation: AC (office only)
Lighting:	LED
Floor Thickness:	6" concrete
Cranes:	No
Electric:	1200a/480v/3p
Dock Doors:	13 Tot. (6 – 9'x10') (7 – 10'x10')
Grade Door:	One (1)
Locker room/ Breakroom:	To suit
Rail Served:	No
Building Expandable:	No
Desired Term:	5+ years
Rental Rate:	\$6.95/SF NNN
Total Opex:	Estimated 2024 - \$2.17/SF



PROPERTY SITE PLAN

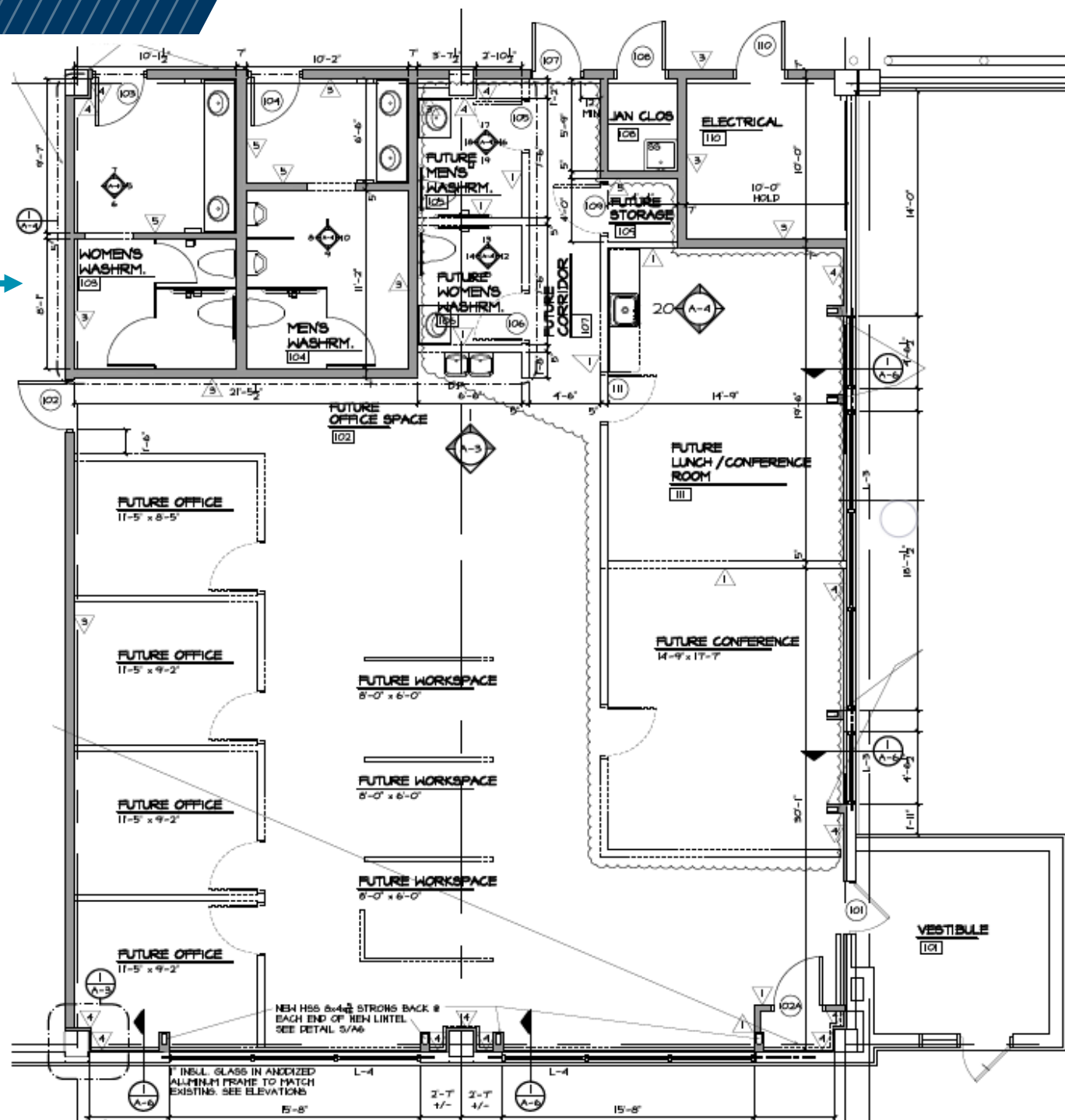


PROPERTY FLOOR PLAN



ACC 3A: 109,968 SF
13 TRUCK DOOR DOCKS
1 GRADE LEVEL DOOR
+/- 2,880 SF OFFICE

**WAREHOUSE/ SHOP
RESTROOMS IN PLACE**



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