



### **AVAILABLE MARCH 2025**

Lease Rate: \$6.95/SF NNN

#### **TONY AVENDT**

Executive Director +1 248 358 6115 tony.avendt@cushwake.com

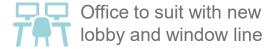


- Dock equipment includes pit levelers, shelters, and dock locks
- 240' deep truck court with 20 trailer stalls,
   additional trailer/auto parking available
- Up to 60' wide bays
- 18' 20' ceiling clearance

- 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

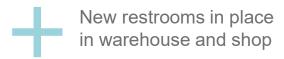




### ESFR fire suppression\*

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

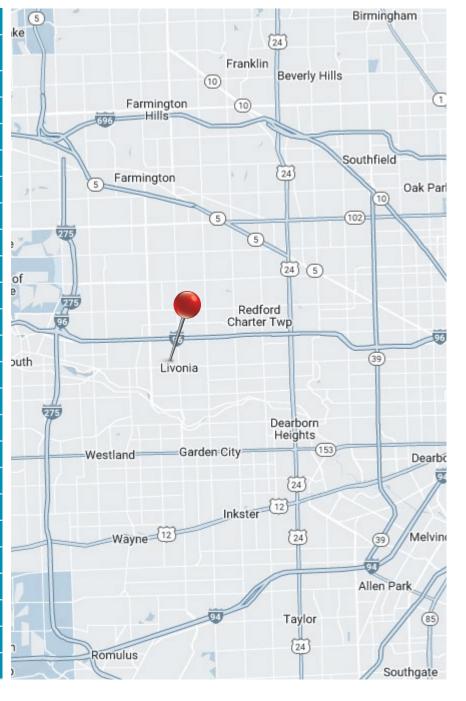


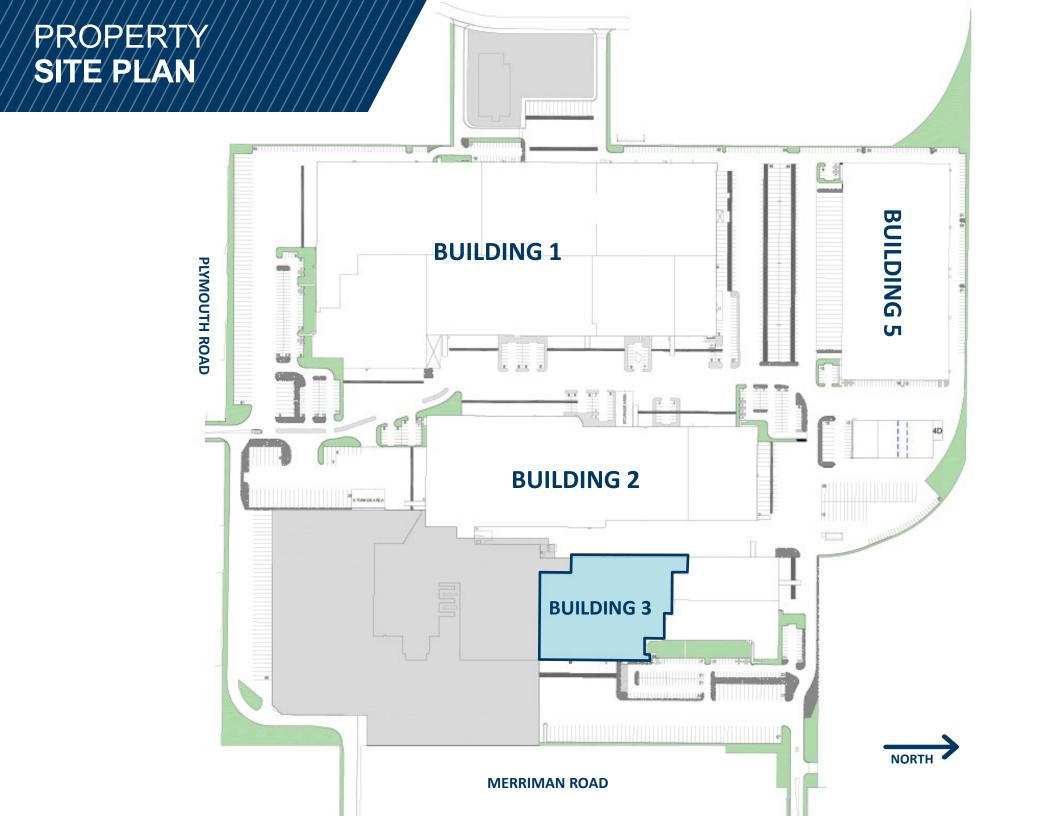




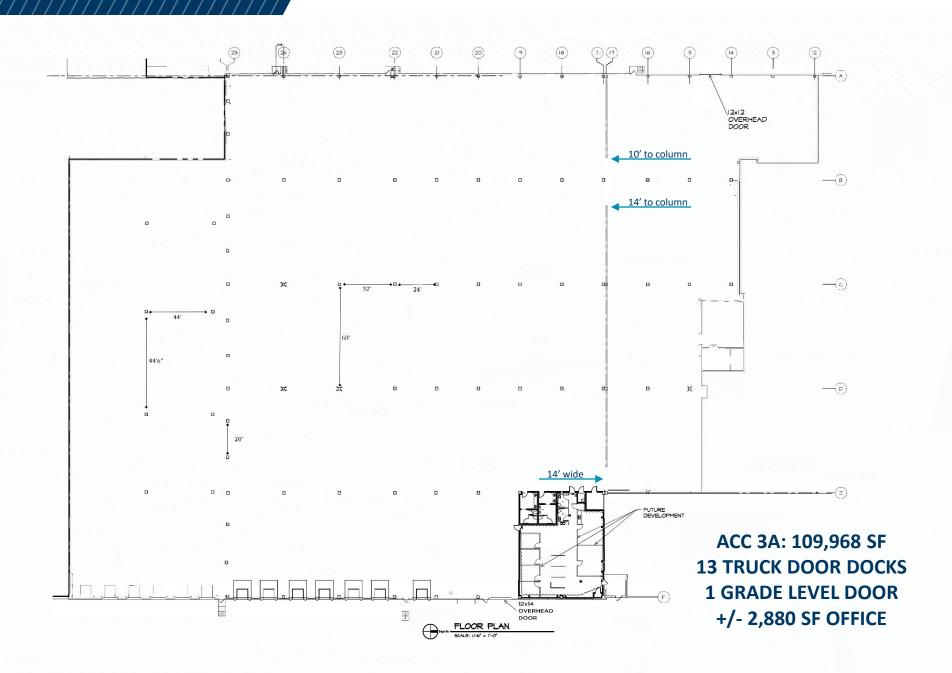
# PROPERTY FEATURES

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:	В
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



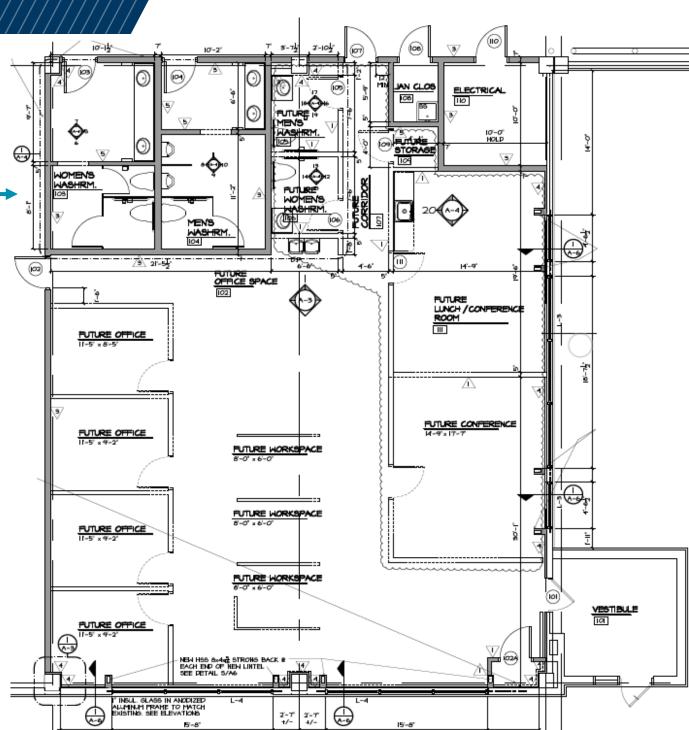


# PROPERTY FLOOR PLAN



# PROPOSED OFFICE FLOOR PLAN

WAREHOUSE/ SHOP RESTROOMS IN PLACE





©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.