

# FOR SUBLEASE

## ALLIED COMMERCE CENTER

31776 Enterprise Drive, Bldg 2, Suite E, Livonia, MI 48150

**36,420 SF (expandable to 55,269 SF)**



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**AVAILABLE SEPTEMBER  
2025**



# PROPERTY HIGHLIGHTS



Allied Commerce Center is a 5 building multi-tenant industrial complex located in the heart of Livonia. The complex offers excellent freeway access to I-96 between the Merriman Rd and Farmington Rd interchanges. It provides upgraded amenities including ESFR fire suppression, high dock density and onsite trailer parking.

Sublease  
36,420 SF

Excluded  
area 18,849  
SF

Suite 2E is located at the north end of Building #2. It totals 55,269 SF with 36,420 to 55,269 SF available for sublease. The sublease area includes +/- 2,960 to +/- 3,700 SF of office area. Available September 2025.



Up to 16 9'x10' truck docks  
with shelters and levelers  
(1) 12'x14' grade level door



+/-2,960 to +/- 3,700 SF  
Office



ESFR fire suppression



18' clear height  
40'x46'4" column spacing



LED lighting

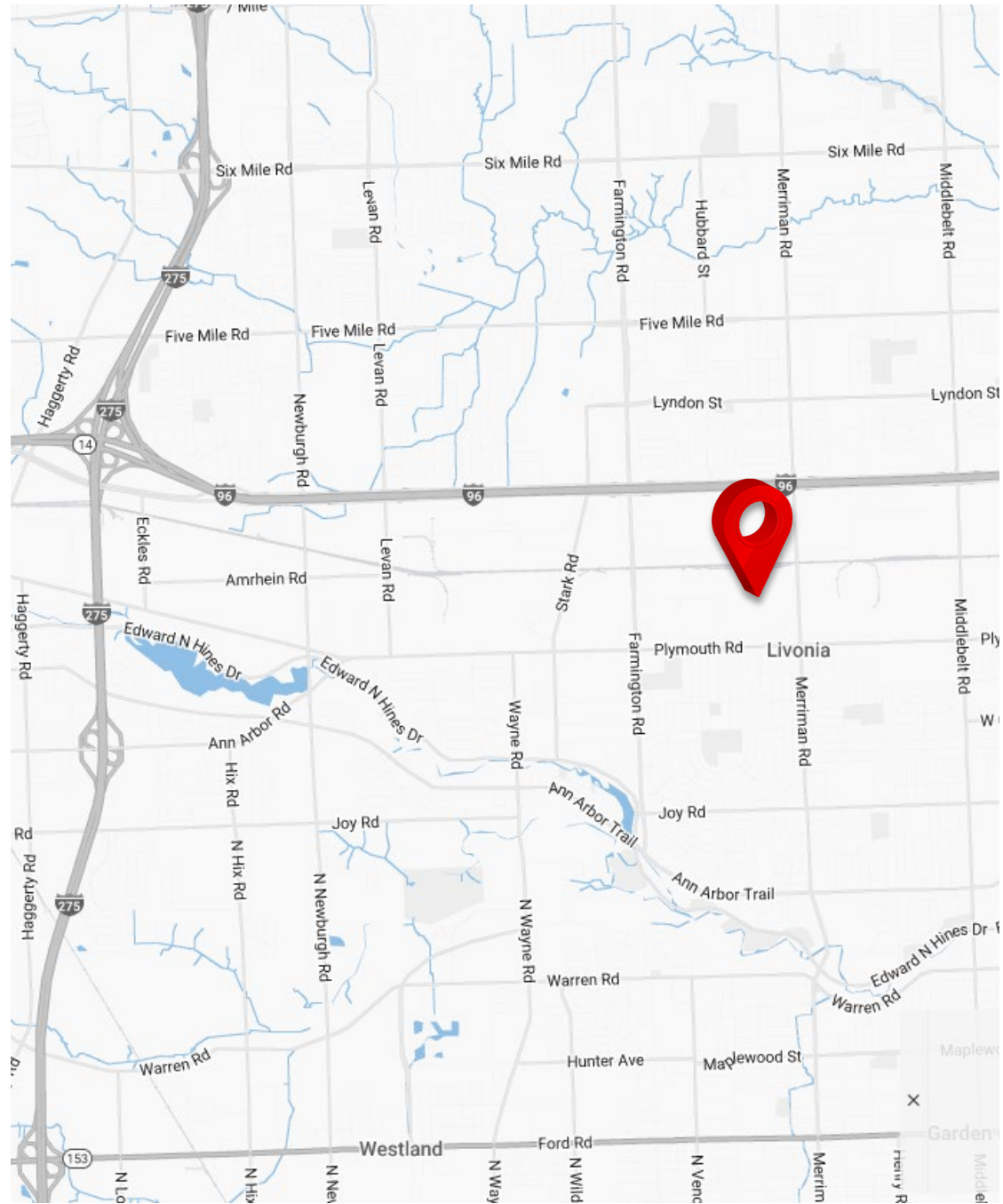


53' trailer stalls  
Up to 27 trailer stalls  
(9 on building and 18  
off building)



# PROPERTY FEATURES

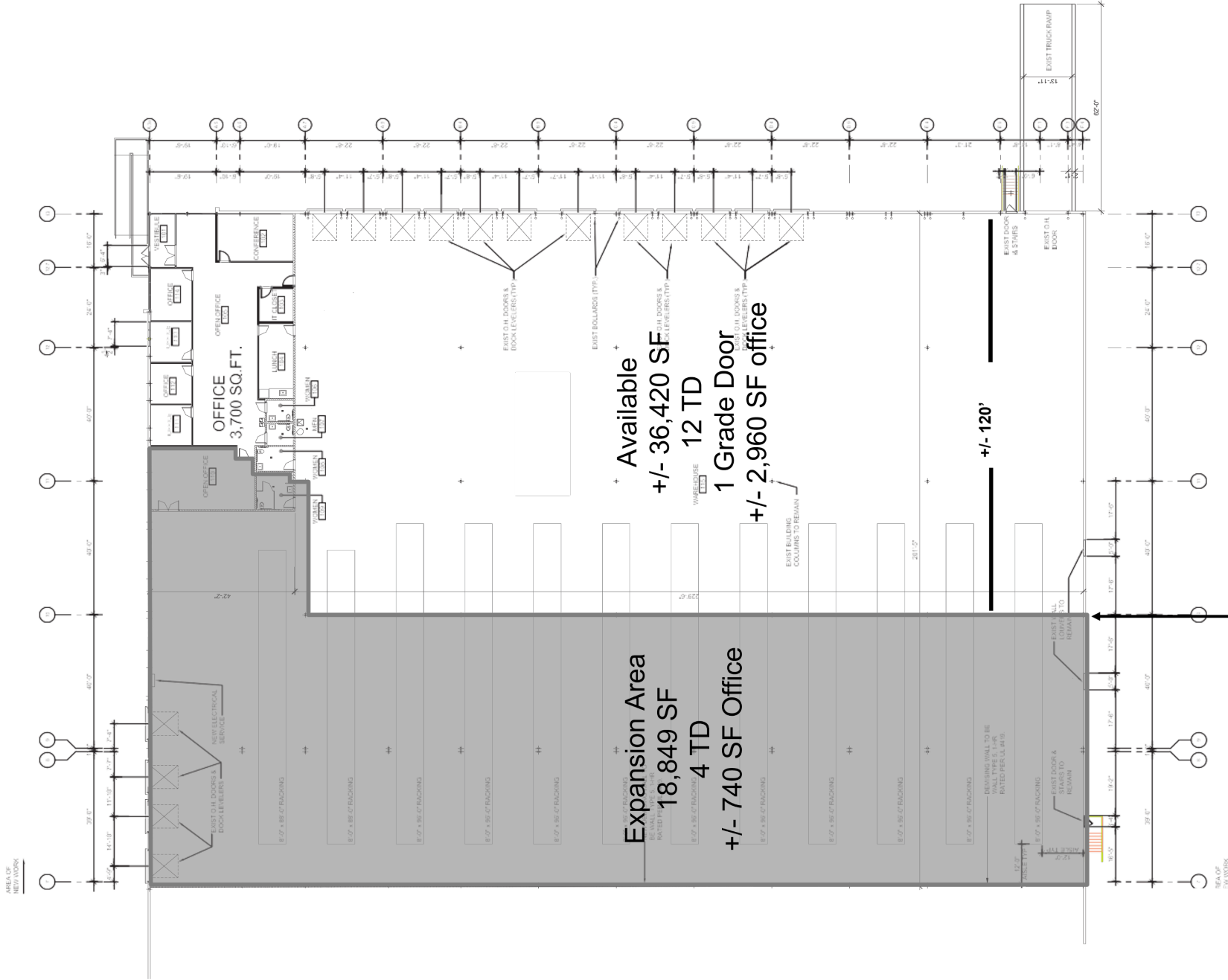
Address:	31776 Enterprise Dr, Livonia, MI
Total Suite Area:	55,269 SF (+/- 3,700 SF office)
Available Suite Area:	36,420 SF (+/-2,960 SF office) to 55,269 SF
Primary Use:	Warehouse/ distribution
Year Built/Renovated:	1950 / 2014
Property Class:	B
Construction Type:	Steel and insulated metal panel
Roof:	TPO (2023)
Ceiling Clearance:	18'
Zoning:	M-1
Parking:	35 Auto parking / Up to 27 trailer stalls
Outside Storage:	NA
HVAC:	GFA heat in warehouse; office 100% HVAC
Lighting:	LED
Floor Thickness:	6" concrete
Fire Suppression:	ESFR
Power:	800amp/480v/3p
Dock Doors:	12 to 16 (9'x10' with levelers & shelters)
Grade Door:	1 (12'x14')
Column Spacing:	40'x46'4"
Rail Served:	No
Expandable:	Expandable to 55,269 SF
Desired Term:	Lease expires 4/30/2032; longer/shorter term possible
Rental Rate:	\$7.95/SF NNN
Total Opex:	Est. \$2.17/SF



# PROPERTY SITE PLAN



# PROPERTY FLOOR PLAN

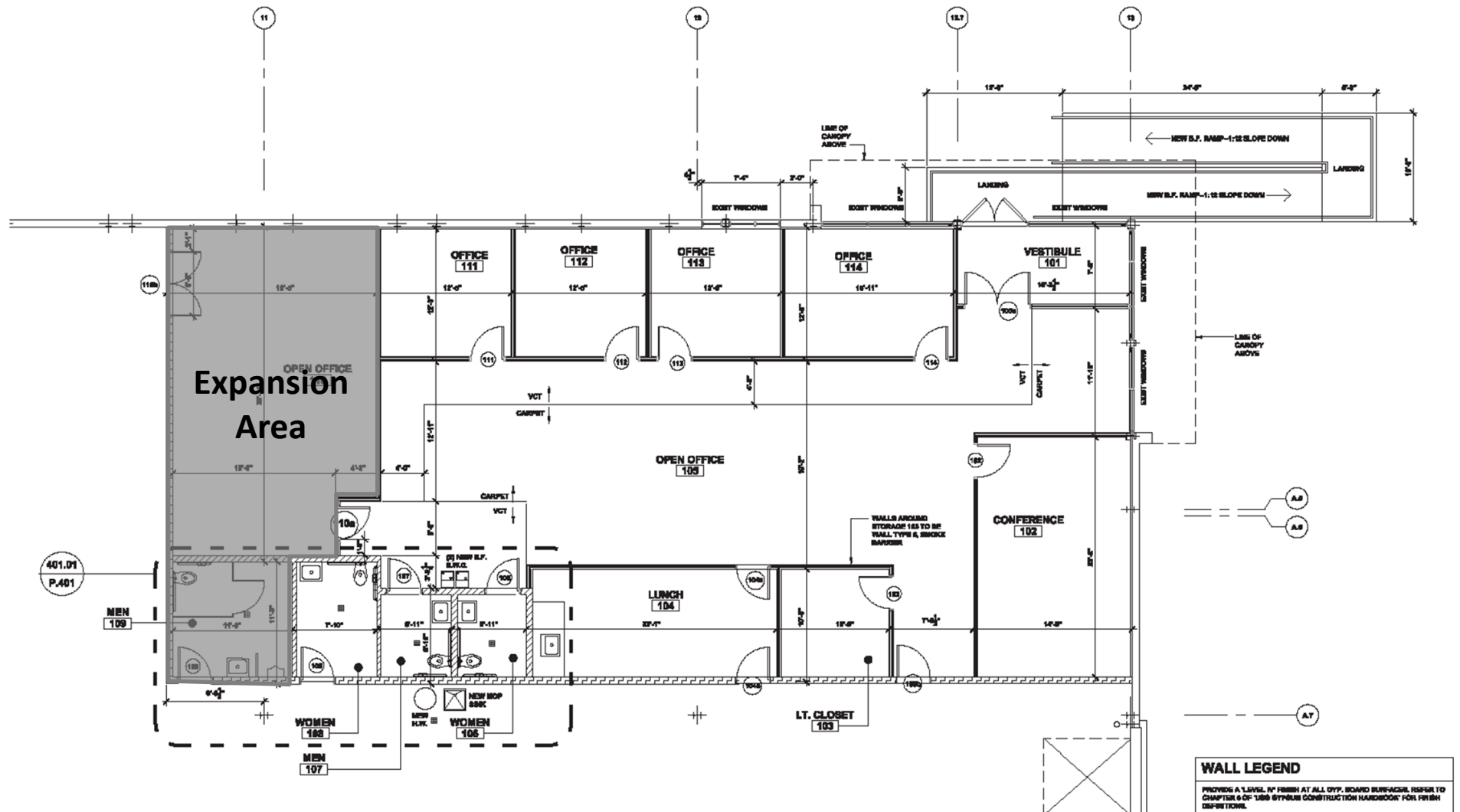


**ACC 2E**  
**+/- 36,420 SF Total**  
**12 Truck Door Docks**  
**+/- 2,960 SF Office**

Proposed  
chain link  
fence  
separation

# PROPERTY FLOOR PLAN

**+/- 2,960 SF Office**







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