

FOR LEASE

**32974 Glendale Street
Livonia, MI 48150**

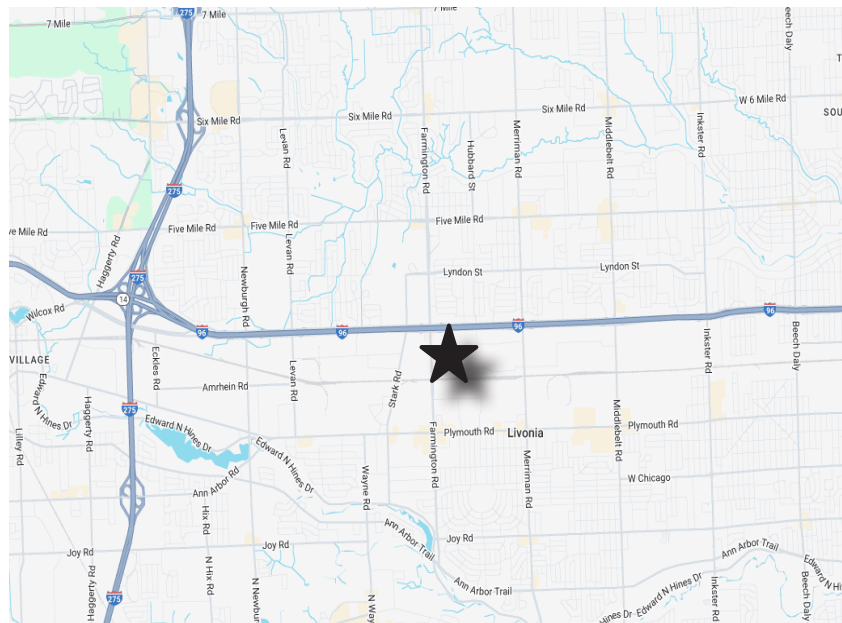


**CUSHMAN &
WAKEFIELD**



SPACE HIGHLIGHTS

- 30,105 SF warehouse facility
- 1,600 SF of office area
- One (1) interior well (12'x14'); six (6) grade level doors (one 10'x10', one 16'x16', four 12'x14')
- 18' to 21' clear height
- Power: 2000a/240v/3p
- Zoned M1 Light Manufacturing
- Located off of Farmington Rd, ½ mile south of I-96



TONY AVENDT

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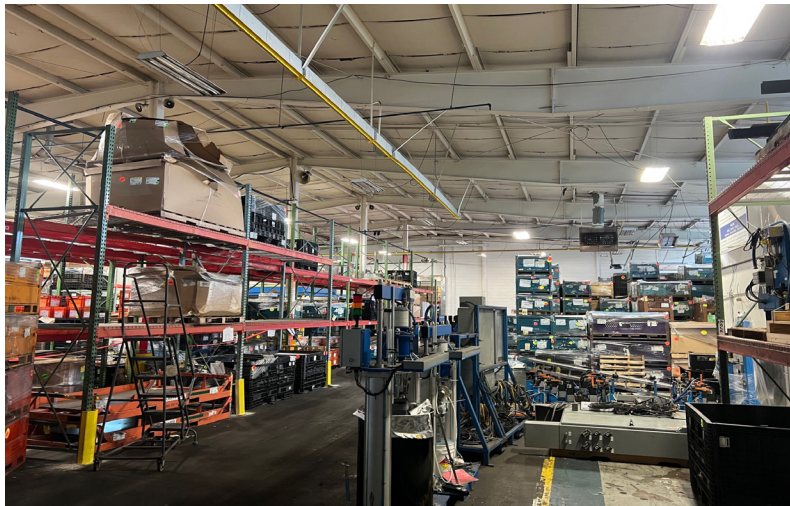
DIRECTOR

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PROPERTY INFORMATION

Address	32974 Glendale Street Livonia, MI 48150
Total Building Area	30,105 SF
Office Area	1,600 SF
Industrial Area	28,505 SF
Primary Use	Manufacturing
Property Class	C
Year Built	1960
Roof	Standing seam metal
Total Acreage	1.4
Auto Parking	+/- 30 spaces
Docks	One (1) 12'x14 interior dock
Grade Level Doors	One (1) 10'x10', one (1) 16'x16', and four (4) 12'x14' grade level doors
Zoning	M1 Light Manufacturing
Outside Storage / Trailer Staging	Fenced lot
Ceiling Height	18' to 21'
Industrial Area HVAC	Radiant heat
Industrial Area Lighting	Flourescent
Power	2000a/240v/3p
Fire Suppression	Ordinary hazard
Cranes	None
Asking Rate	\$6.95
Operating Expenses	+/- \$1.80/SF (estimated) \$0.50/SF CAM (estimated) \$0.30/SF Ins (estimated) \$1.00/SF Taxes (2024)

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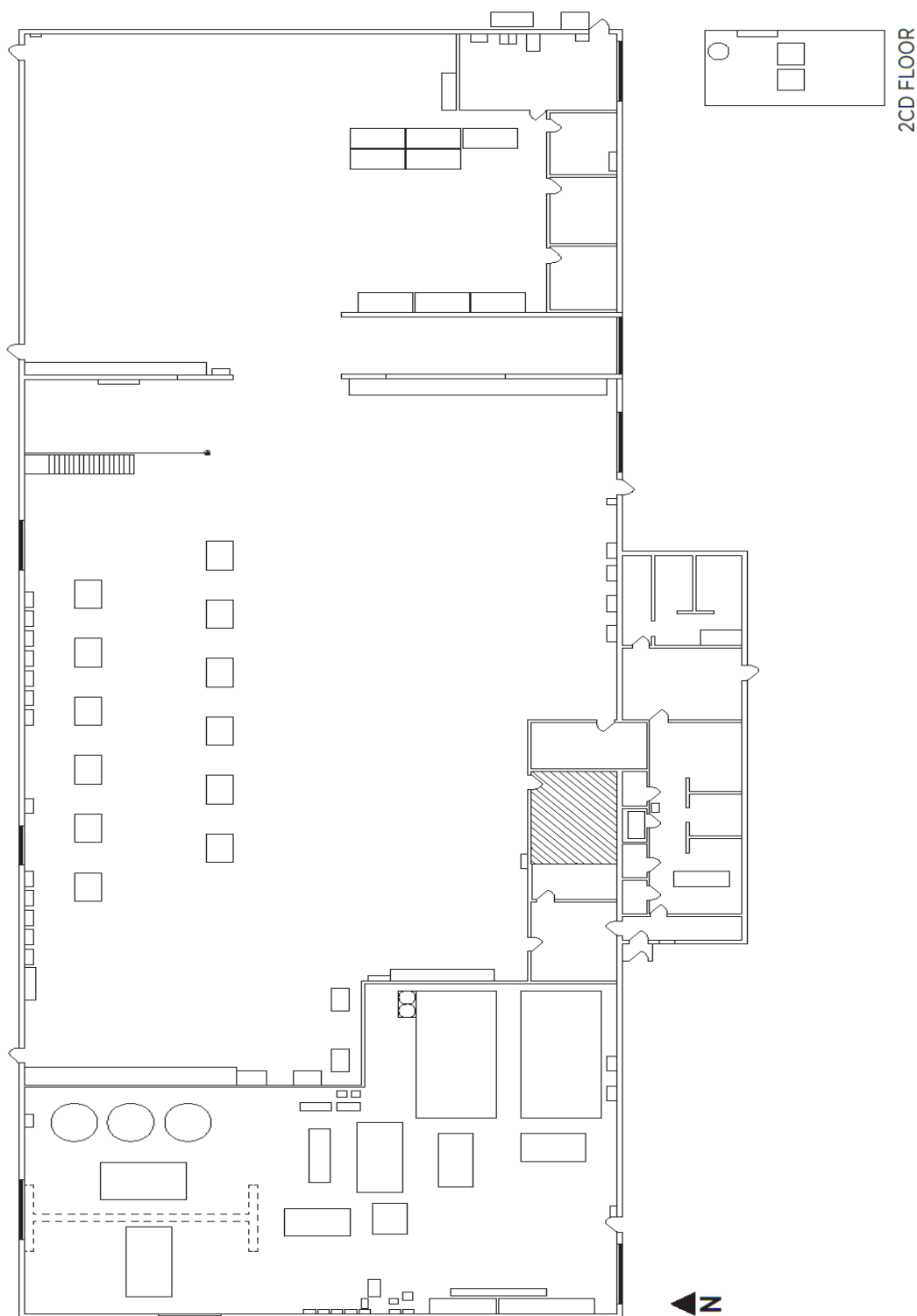
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FLOOR PLAN



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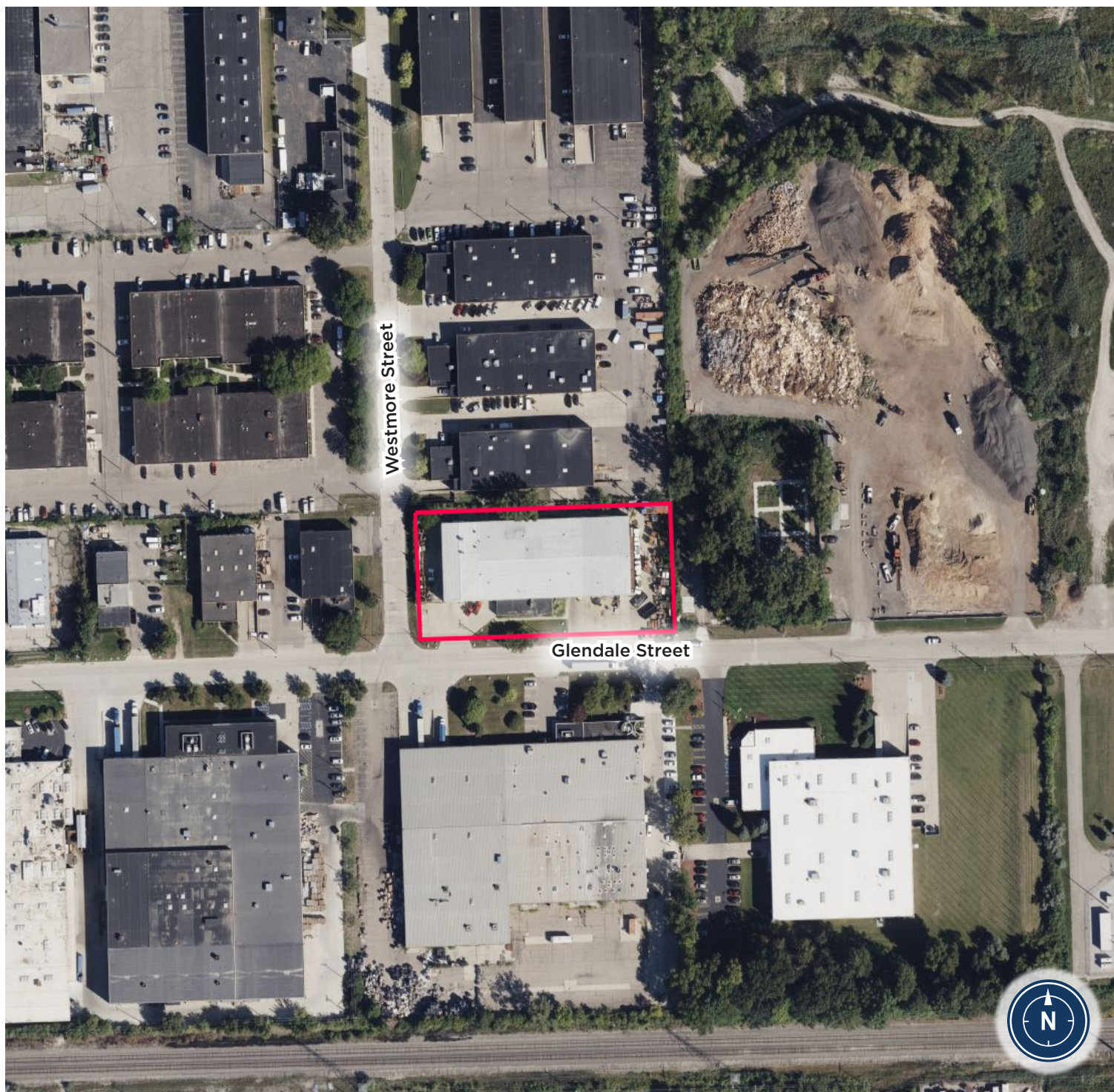
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AERIAL



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