

FOR LEASE

ALLIED COMMERCE CENTER

31751 Enterprise Drive, Bldg 1, Suite F, Livonia, MI 48150

28,300 SF



AVAILABLE OCTOBER 2025

Lease Rate: \$8.25/SF NNN

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

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 an onsite trailer parking.

Suite 1F is located the northeast corner of Building #1. It totals 28,300 SF including +/- 2000 SF of office area. As a corner unit, Suite 1F provides excellent loading with 4 docks on the north elevation and 4 docks on the east elevation. Available October 1, 2025.



(8) 9'x10' truck docks with shelters and levelers



+/-2,000 SF Office



ESFR fire suppression



22'4"clear height
40'x46'4" column spacing



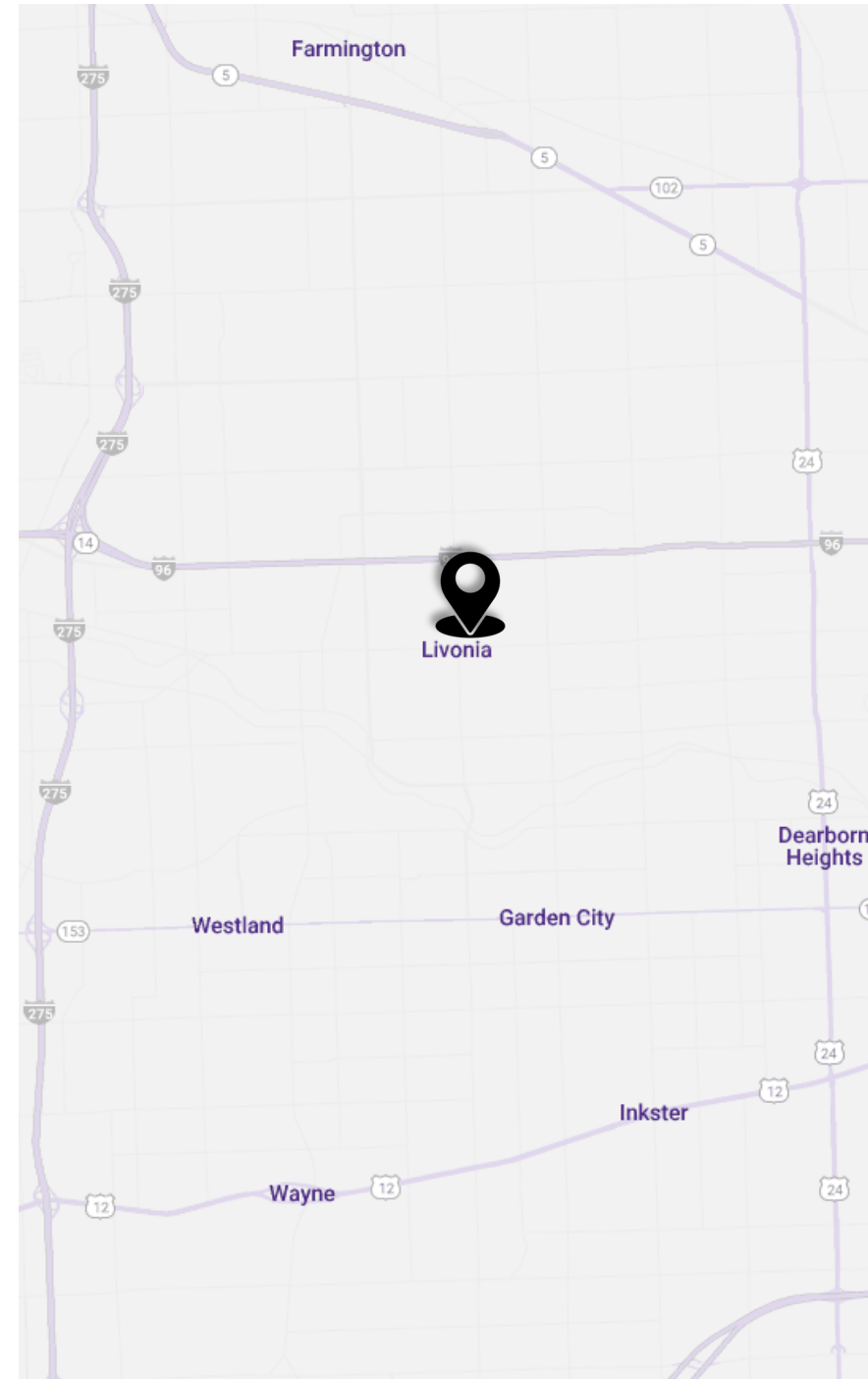
LED lighting



8 off building
53' trailer stalls

PROPERTY FEATURES

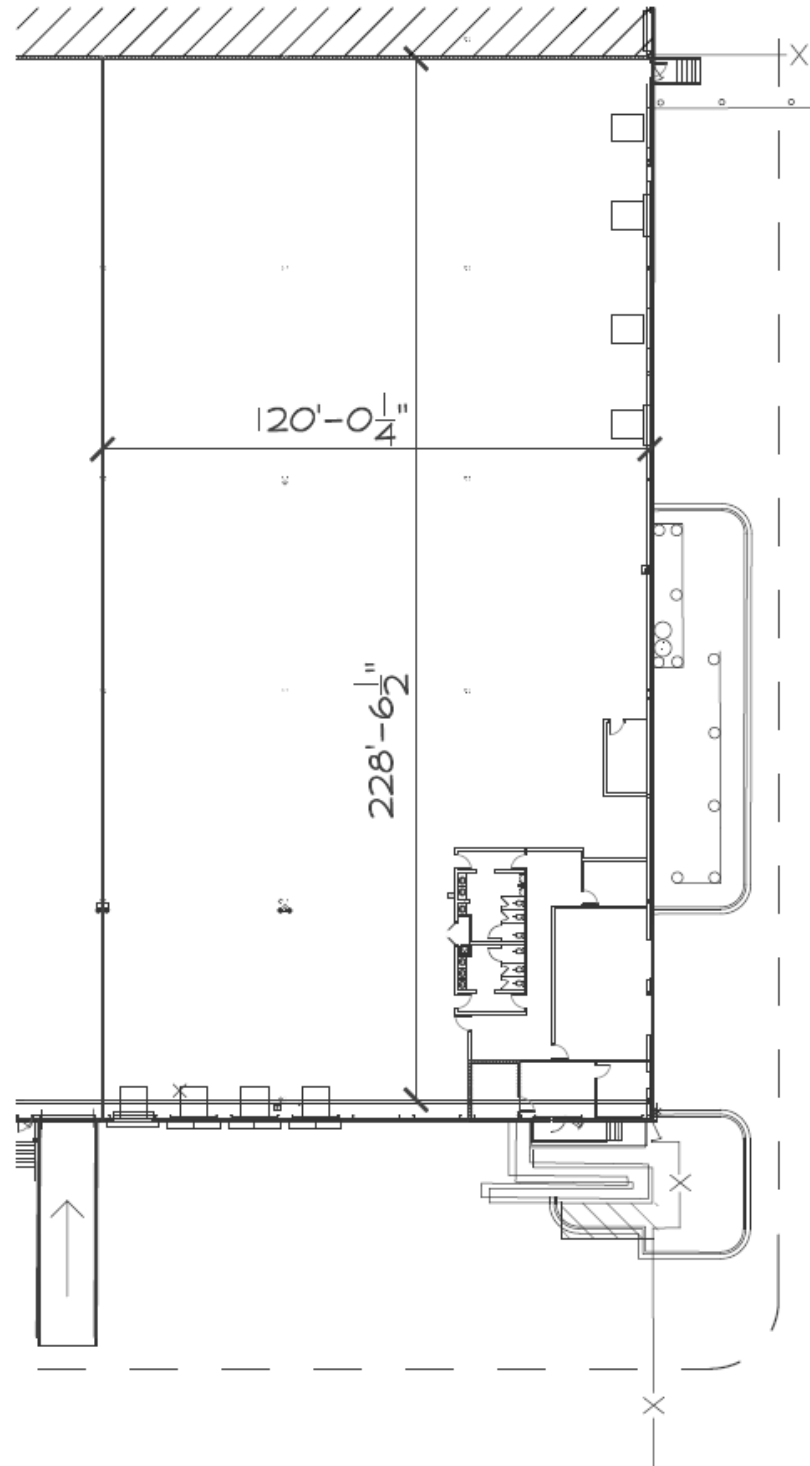
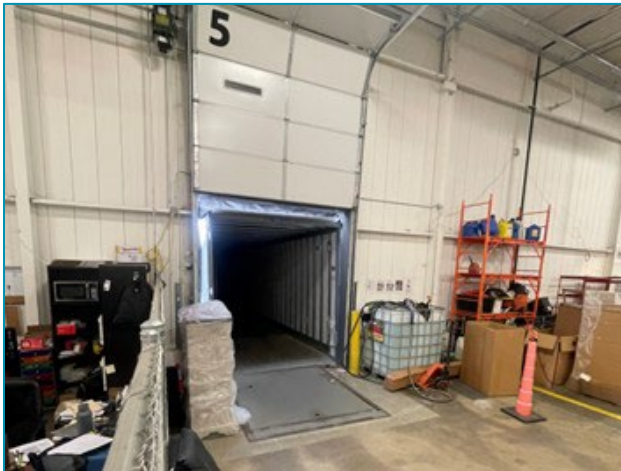
Address:	31751 Enterprise Dr, Livonia, MI
Total Suite Area:	28,300 SF (+/-2,000 SF office)
Primary Use:	Warehouse/ distribution
Year Built/Renovated:	1950/2019
Property Class:	B
Construction Type:	Steel and insulated metal panel
Roof:	TPO (2023)
Ceiling Clearance:	22'4"
Zoning:	M-1
Parking:	43 Auto parking / 8 trailer stalls
Outside Storage:	Possible
HVAC:	100%
Lighting:	LED
Floor Thickness:	6" concrete
Fire Suppression:	ESFR
Power:	800amp/480v/3p
Dock Doors:	8 (9'x10' with levelers & shelters)
Grade Door:	N/A
Column Spacing:	40' x 46'4"
Rail Served:	No
Building Expandable:	No
Desired Term:	5+ years
Rental Rate:	\$8.25/SF NNN
Total Opex:	Est. \$2.23/SF



PROPERTY SITE PLAN



PROPERTY FLOOR PLAN



ACC 1F:
28,300 SF Total
8 Truck Door Docks
+/- 2,000 SF Office

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

27777 Franklin Rd, Suite 1050
Southfield, MI 48034
+1 248 358 6100
cushmanwakefield.com