



# 28320 PLYMOUTH ROAD

Livonia, MI 48150

**127,218 SF to 150,635 SF**



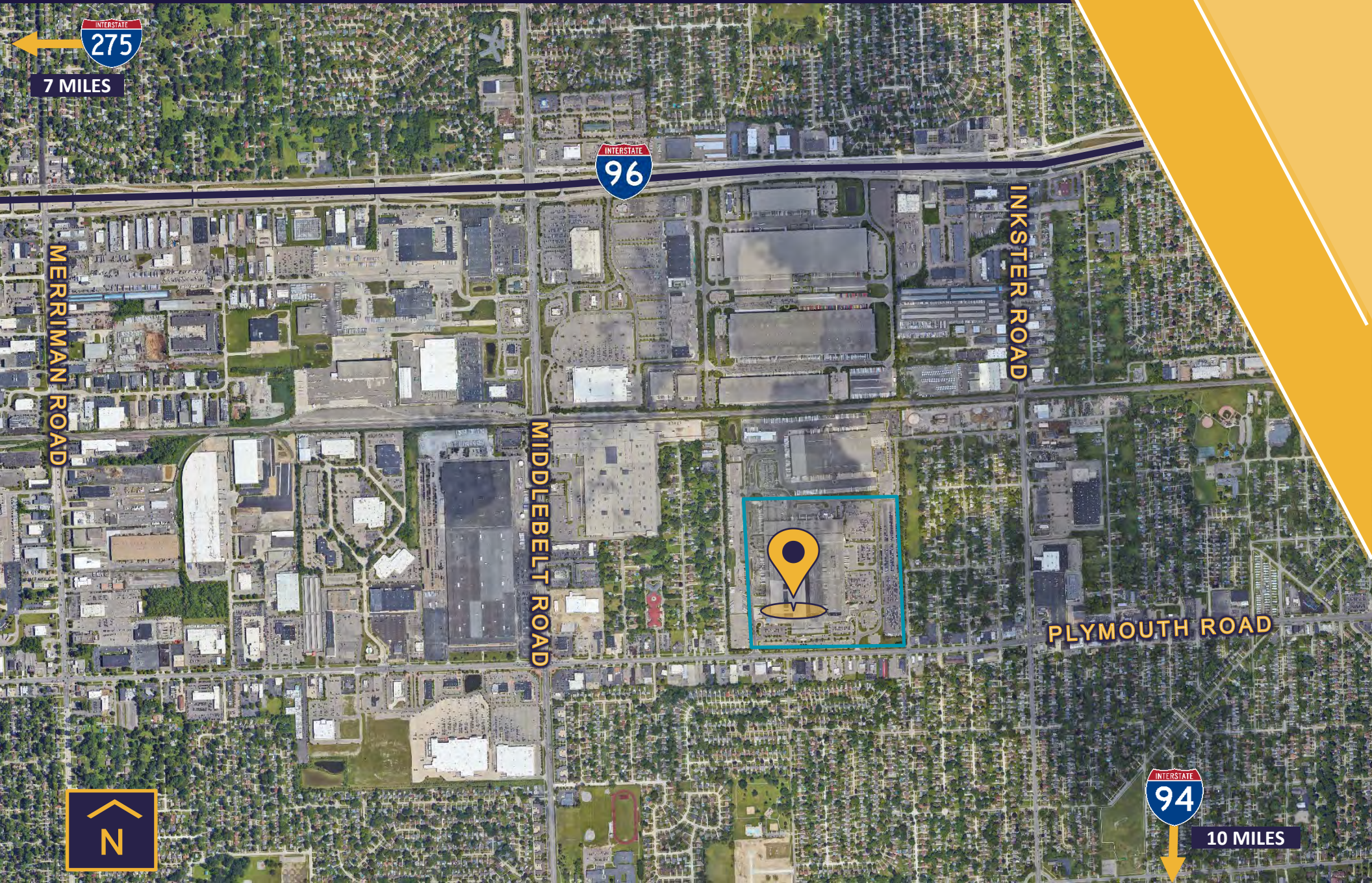
**Available January 1, 2026**

# PROPERTY DETAILS

Address	28320 Plymouth Rd Livonia, MI 48150
Space Available	127,218 SF to 150,635 SF
Office Space	17,812 SF (2 story)
Availability	January 1, 2026
Year Built/Renovated	1955 / 2014
Total Site	75.88 Acres
Divisible	No
Construction	Steel frame / insulated block
Bay Size	40'x48'
Grade Level Doors	1 (14'x14')
Docks/Wells	14 (8 are 9'x10') (6 are 10'x10'6")
Roof	Ballast
Floor	EPDM 8" dock area / 7" warehouse area
Ceiling Height	30'
Parking	2,543 spaces (complex total)
HVAC	Radiant tube & forced air
Power	480v/277amp/3p
Lighting	LED
Sprinklers	ESFR
Zoning	M2: General Manufacturing
Asking Rate	\$7.25/SF NNN
2025 Est. OPEX	\$1.64/SF (includes domestic water)



# AERIAL MAP



7 MILES

MERRIMAN ROAD

INTERSTATE  
96

INKSTER ROAD

MIDDLEBELT ROAD

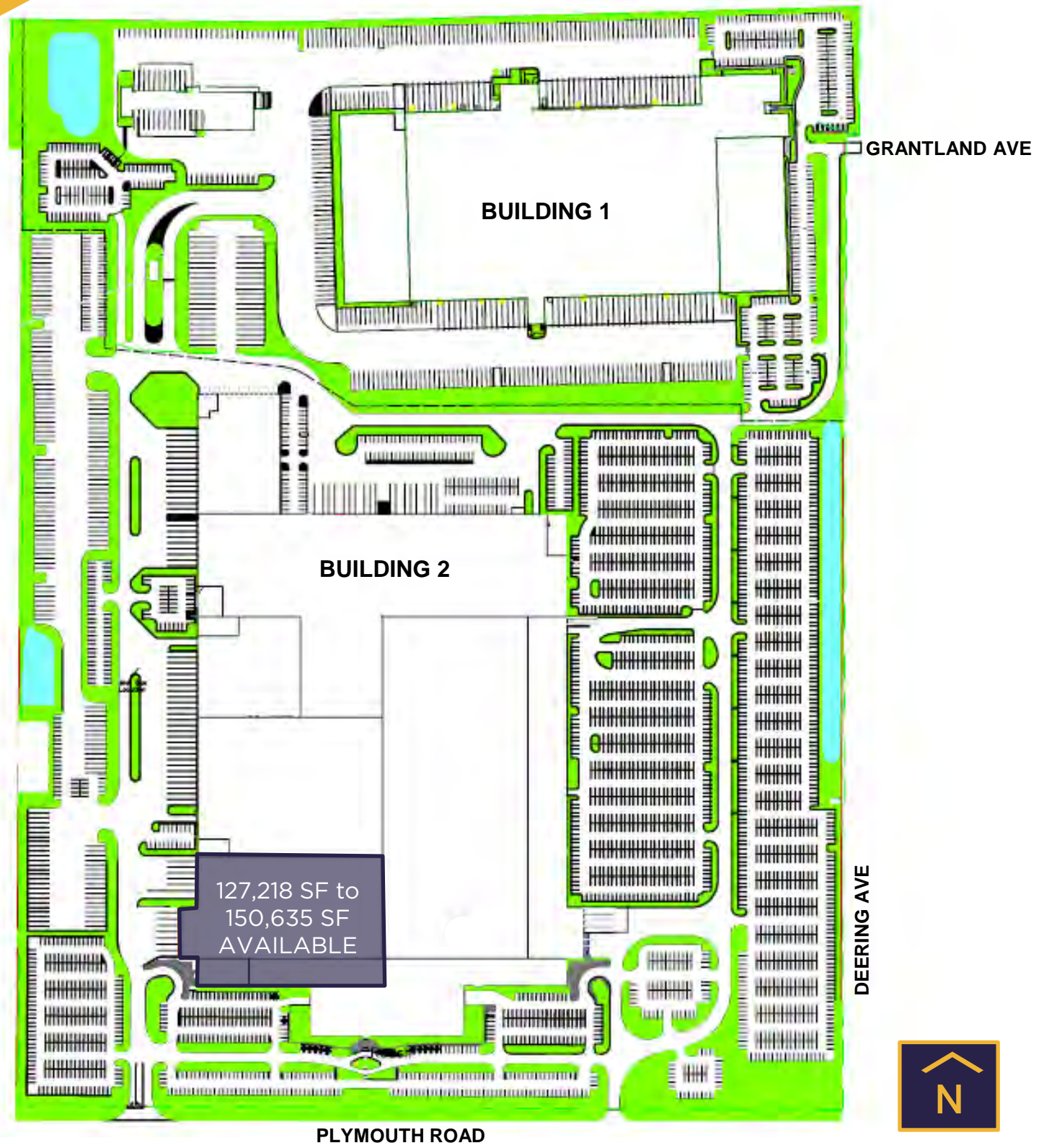
PLYMOUTH ROAD

INTERSTATE  
94

10 MILES

N

# SITE PLAN



# FLOOR PLAN

## 150,635 SF

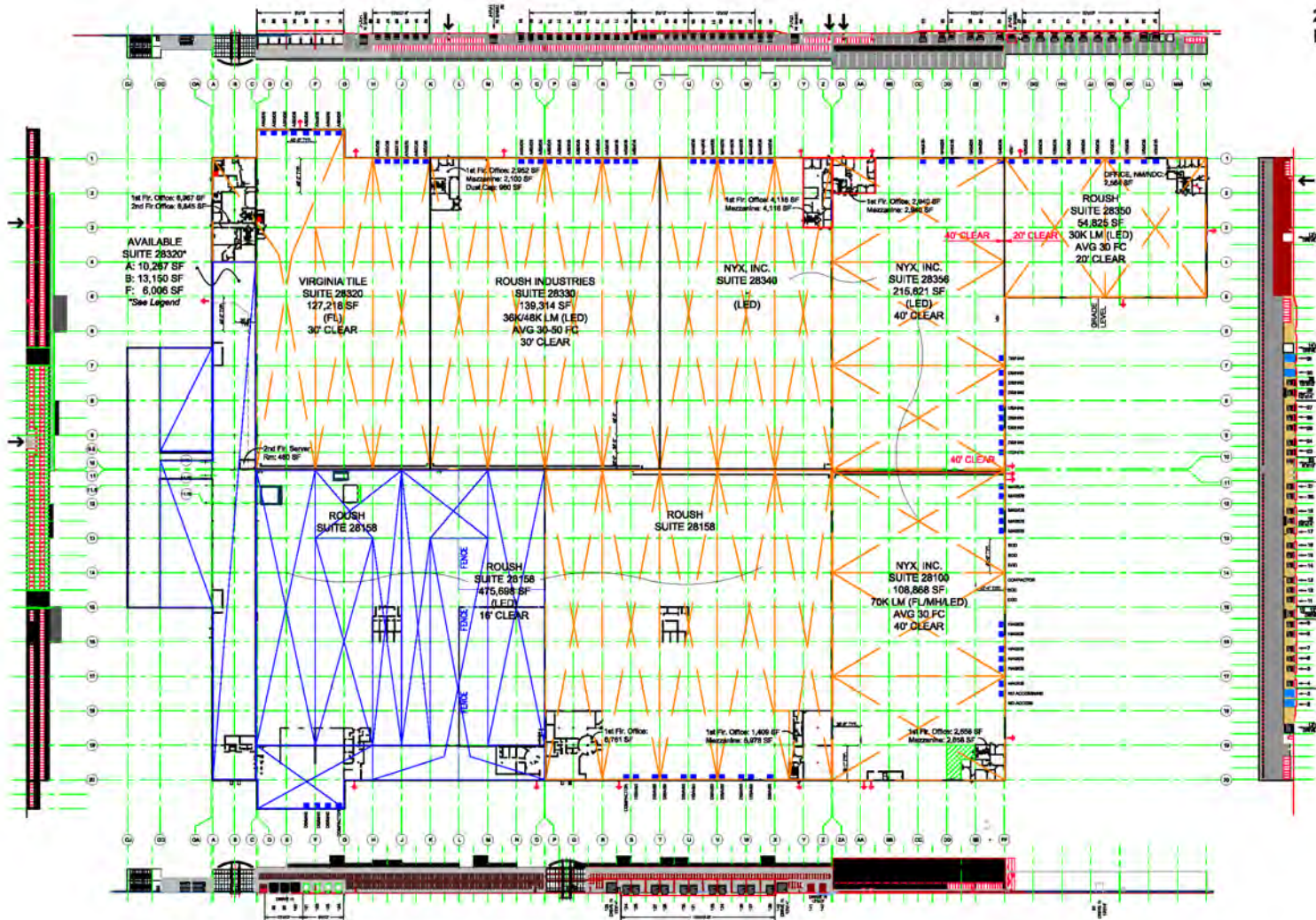
**AshleyCapital**

**Plymouth Road  
Technical Center**

28100 - 28400 Plymouth Road  
Livonia, MI 48150

### FOOTPRINT LEGEND

- |                       |                           |                   |                            |                                    |
|-----------------------|---------------------------|-------------------|----------------------------|------------------------------------|
| → MAIN ENTRANCE       | ■ FUTURE OPENING          | — EXPANSION JOINT | LED LIGHT EMITTING DIODE   | DS DOCK SHELTER                    |
| ← EGRESS              | ■ PROPOSED EXPANSION      | ✕ SPRINKLER ZONE  | MH METAL HALIDE            | A/50 AIR LEVELER/CAPACITY          |
| ■ DOCK PIT W/ LEVELER | ■ 10'-0" X 12'-0" OPENING | ✕ SPRINKLER ZONE  | FL FLORESCENT              | M/40 MECHANICAL LEVELER/CAPACITY   |
| □ POSSIBLE RAIL DOOR  |                           | ✕ SPRINKLER ZONE  | E ELECTRICAL ROOM          | H/40-50 HYDRAULIC LEVELER/CAPACITY |
|                       |                           |                   | P FIRE EQUIPMENT ROOM      | E/50-90 EDGE OF DOCK/CAPACITY      |
|                       |                           |                   | F FIRE CORRIDOR (1st Flr.) |                                    |
|                       |                           |                   | A 1ST FLOOR                |                                    |
|                       |                           |                   | B 2ND FLOOR                |                                    |



### BUILDING SHELL

CLEAR HEIGHT:  
16'-0", 20'-0", 30'-0" & 40'-0"

FLOORS:  
DOCK AREA: 8" CONCRETE  
REINFORCED W/ STEEL &  
FIBER MESH ON 12" STONE

WAREHOUSE: 7" CONCRETE  
REINFORCED W/ STEEL &  
FIBER MESH ON 12" STONE

WALLS  
INSULATED SHEET METAL SIDING  
W/ GLASS & BRICK

ROOF  
BALLASTED SINGLE PLY EPDM  
OVER METAL DECK W/ INTERNAL  
RAIN LEADERS

STEEL FRAME  
12" STRUCTURAL COLUMNS  
W/ JOIST & BEAM OR  
JOIST GIRDER FRAME

### BUILDING SYSTEMS

ELECTRICAL SERVICE:  
ONE (1) 1000 KVA  
ONE (1) 800 KVA  
FOUR (4) 2000 KVA  
FIVE (5) 750 KVA  
480/277 VOLT 3-PHASE

TELECOMMUNICATIONS:  
PHONES / FIBER / CABLE

WAREHOUSE LIGHTING:  
METAL HALIDE ONE (1) 1000 WATT  
FIXTURE PER BAY  
PROVIDING UP TO 25 +/- FC,  
LED LIGHT FIXTURES OR  
FLUORESCENT (TRHO)

NATURAL GAS SERVICE:  
10 PSI

HEATING (HVAC):  
GAS FIRED RADIANT TUBE HEATERS  
FORCED AIR GAS FIRED FURNACE  
PROVIDING 50 DEGREES AT 0  
DEGREES OUTSIDE TEMPERATURE

DOMESTIC WATER:  
4" FROM 12" LOOPED  
CITY WATER MAIN

FIRE PROTECTION:  
ESFR & DENSITY ZONE  
(0.35-0.4) FROM A 2000 GPM  
ELECTRICAL PUMP

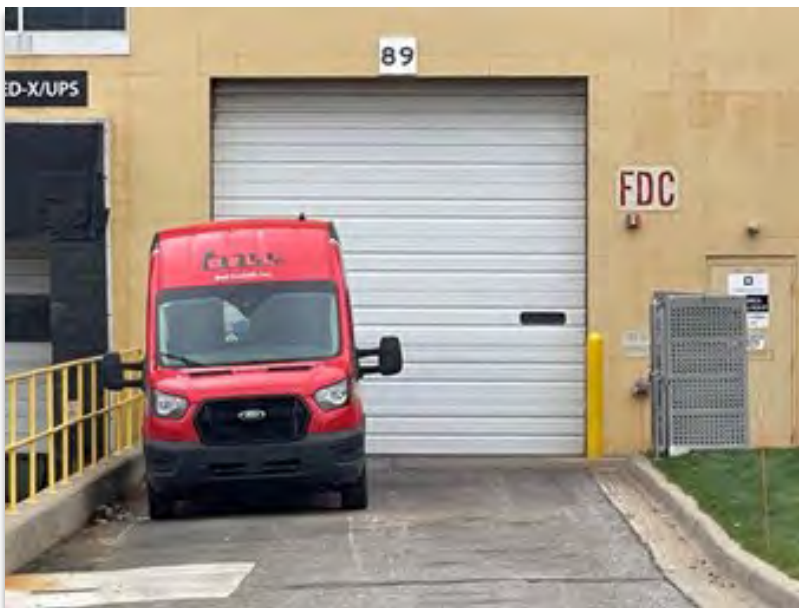
SANITARY:  
8" INTO 18" CITY MAIN

	DRIVE IN 12x12	DRIVE IN 13x14	DRIVE IN 13x15	DRIVE IN 14x14	TOTAL DRIVE IN
NORTH	-	2	1	-	3
EAST	5	3	-	-	8
SOUTH	-	-	-	-	-
WEST	1	1	-	2	4
TOTAL	6	6	1	2	15

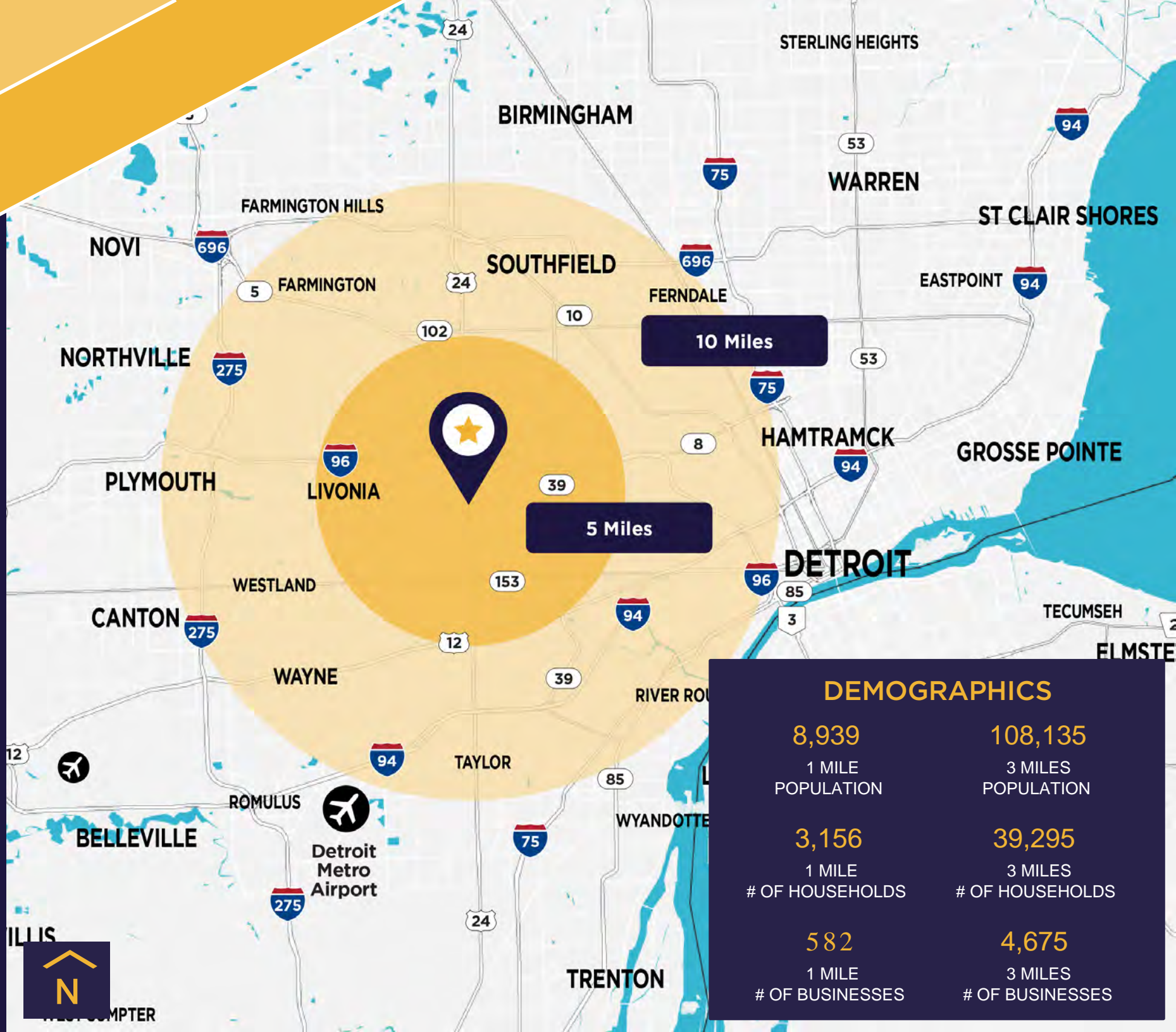
	DOCK 8x9	DOCK 9x10	DOCK 10x10	DOCK 10x10-4"	DOCK 10x12	TOTAL DOCK	TOTAL DOORS
NORTH	1	-	25	-	4	30	33
EAST	-	4	-	11	-	15	23
SOUTH	-	-	-	-	-	-	-
WEST	-	14	32	6	5	57	61
TOTAL	1	18	57	16	10	102	117



# PHOTOS



# LOCATION MAP



## DEMOGRAPHICS

8,939

1 MILE  
POPULATION

108,135

3 MILES  
POPULATION

3,156

1 MILE  
# OF HOUSEHOLDS

39,295

3 MILES  
# OF HOUSEHOLDS

582

1 MILE  
# OF BUSINESSES

4,675

3 MILES  
# OF BUSINESSES



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