



CUSHMAN &
WAKEFIELD

28350 PLYMOUTH ROAD

Livonia, MI 48150

54,825 SF

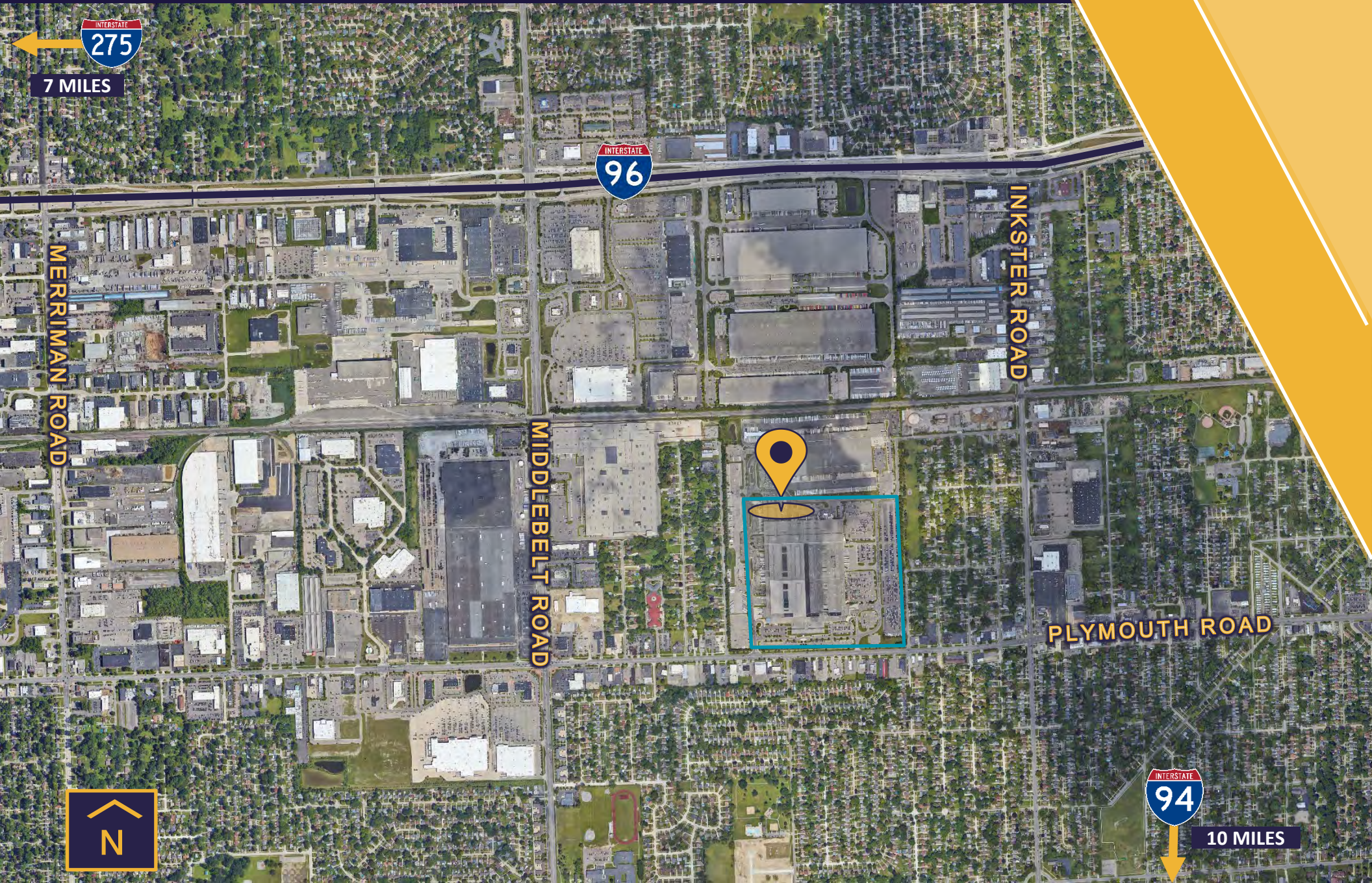
Available April 2026

PROPERTY DETAILS

Address	28350 Plymouth Rd Livonia, MI 48150
Space Available	54,825 SF
Office Space	2,564 SF
Availability	April 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	3 total; 2 (10'x12'), 1 (10' x 10')
Docks/Wells	11
Roof	Ballast
Floor	EPDM 8" dock area / 7" warehouse area
Ceiling Height	20'
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	\$7.95/SF NNN
2025 Est. OPEX	\$1.64/SF (includes domestic water)



AERIAL MAP



7 MILES

MERRIMAN ROAD



INKSTER ROAD



MIDDLEBELT ROAD

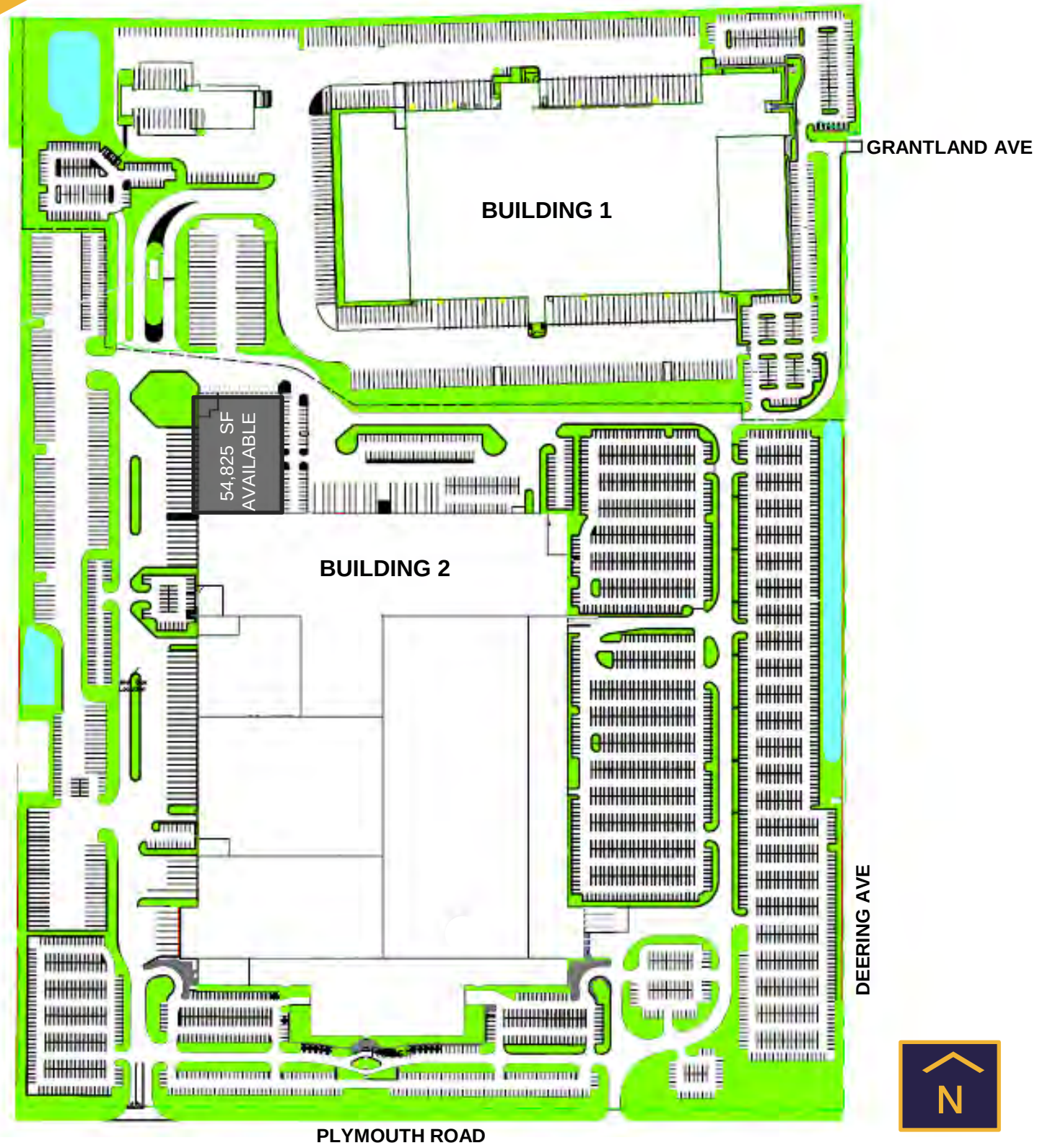
PLYMOUTH ROAD



10 MILES



SITE PLAN



BUILDING PLAN

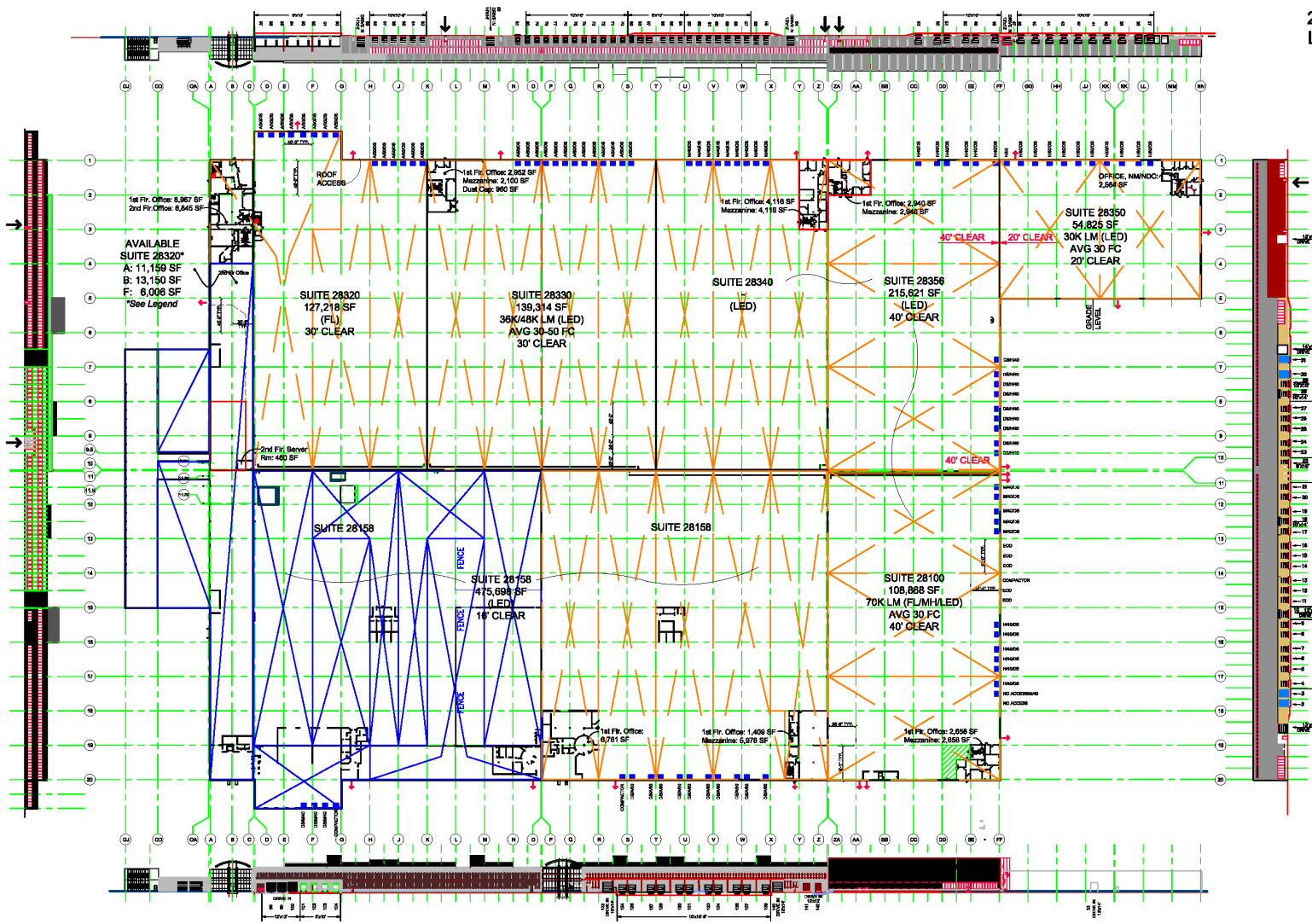
AshleyCapital

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 | FL METAL HALIDE FLORESCENT | A/50 AIR LEVELER/CAPACITY |
| ■ DOCK PIT w/ LEVELER | ■ 10'-0" X 12'-0" OPENING | ✕ SPRINKLER ZONE DENSITY ZONES | E ELECTRICAL ROOM | M/40 MECHANICAL LEVELER/CAPACITY |
| □ POSSIBLE RAIL DOOR | | | P FIRE EQUIPMENT ROOM | H/40-50 HYDRAULIC LEVELER/CAPACITY |
| | | | F FIRE CORRIDOR (1st Flr.) | EOD/30 EDGE OF DOCK/CAPACITY |
| | | | 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 & CABLE
FIBER MESH ON 12" STONE

WAREHOUSE: 7" CONCRETE
REINFORCED W/ STEEL & CABLE
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

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 15" CITY MAIN

BUILDING SYSTEMS

ELECTRICAL SERVICE:
ONE (1) 1000 KVA
ONE (1) 500 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 (T8HO)

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 15" CITY MAIN

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

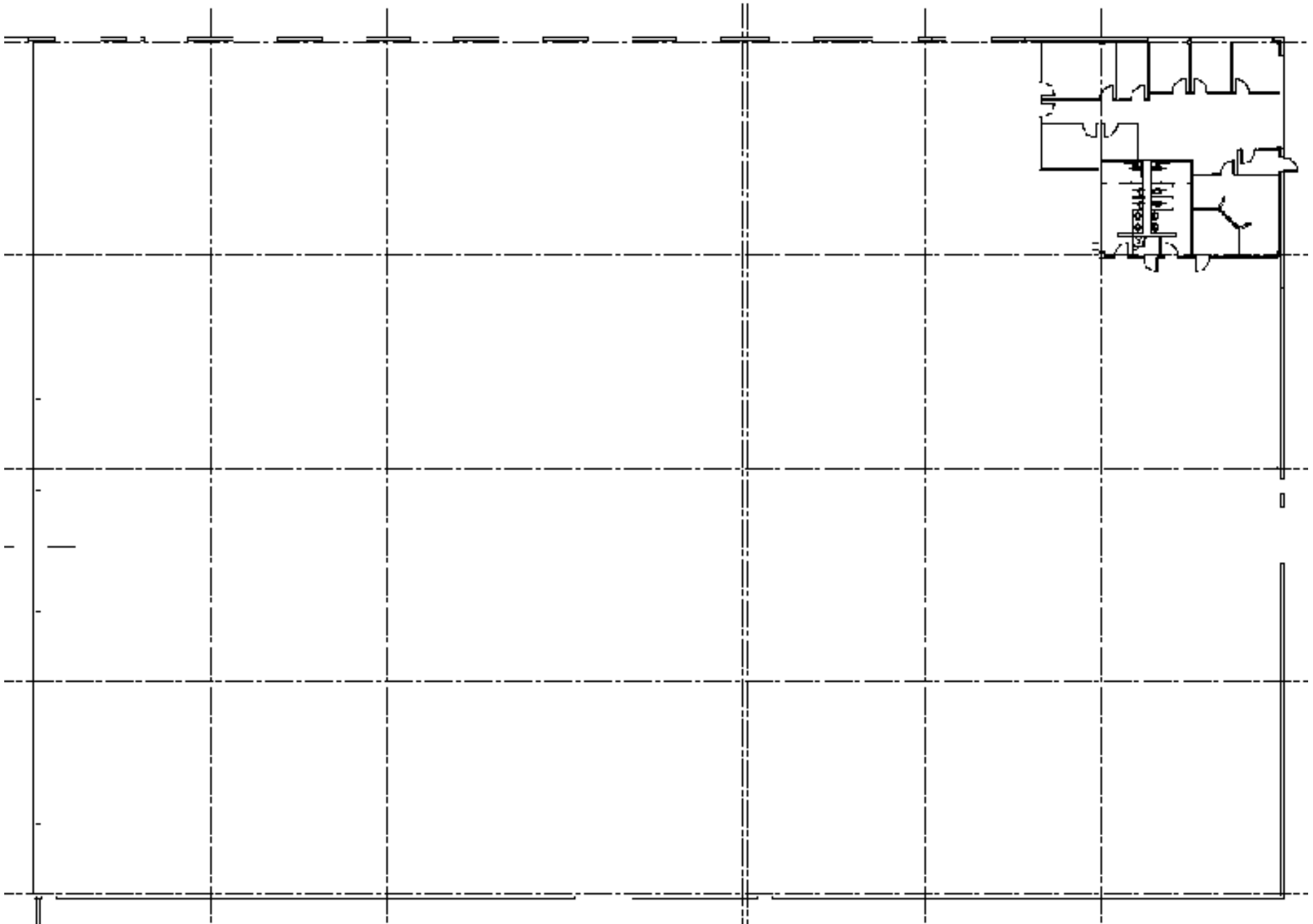
	DOCK 8'x9'	DOCK 9'x10'	DOCK 10'x10'	DOCK 10'x10'-6"	DOCK 10'x12'	TOTAL DOCKS	TOTAL DOORS
NORTH	1	-	25	-	4	30	33
EAST	-	4	-	11	-	15	23
SOUTH	-	-	-	-	-	-	-
WEST	-	14	32	8	5	57	61
TOTAL	1	18	57	16	10	102	117



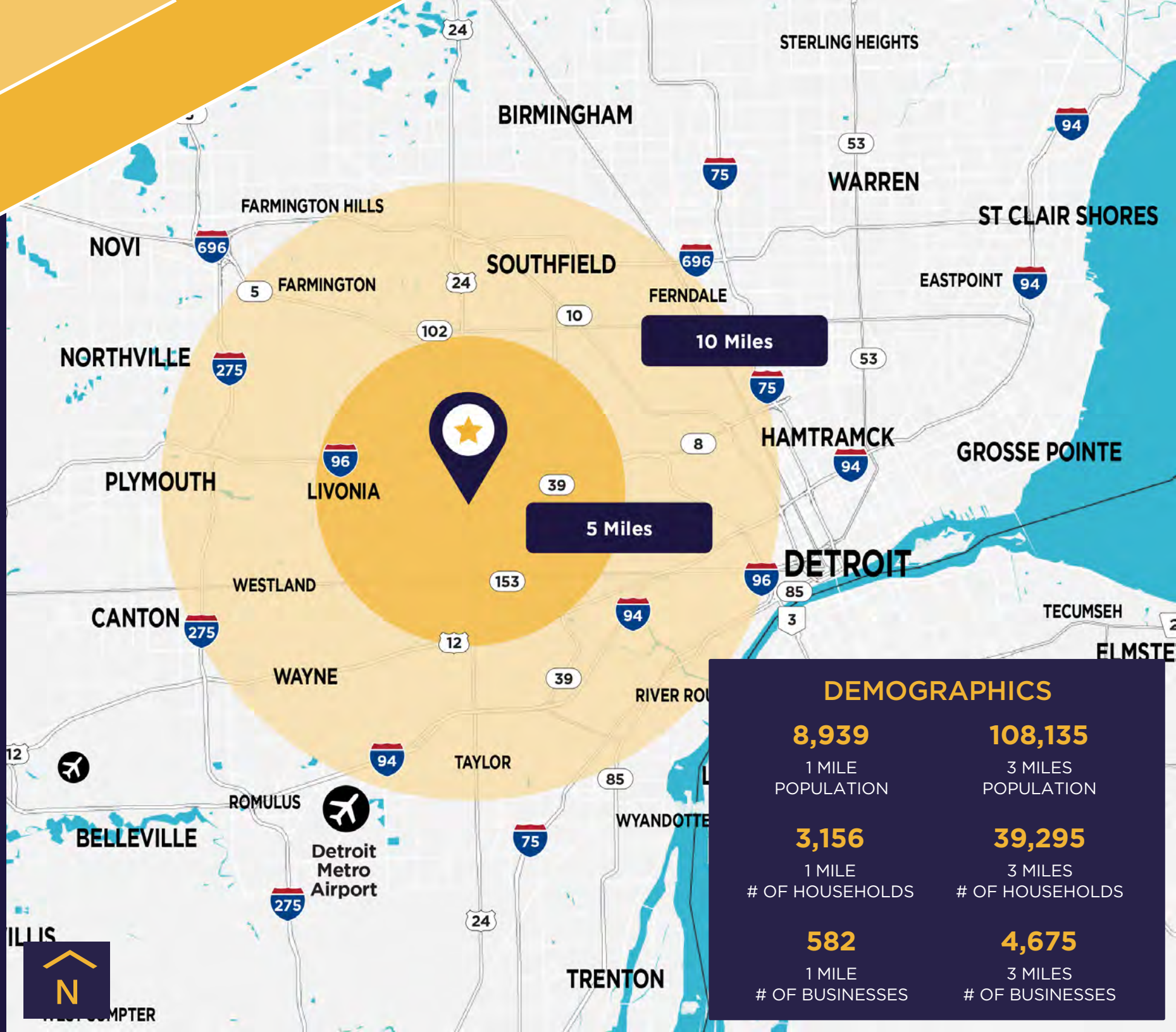
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SUITE PLAN

54,825 SF



LOCATION MAP





For more information,
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