

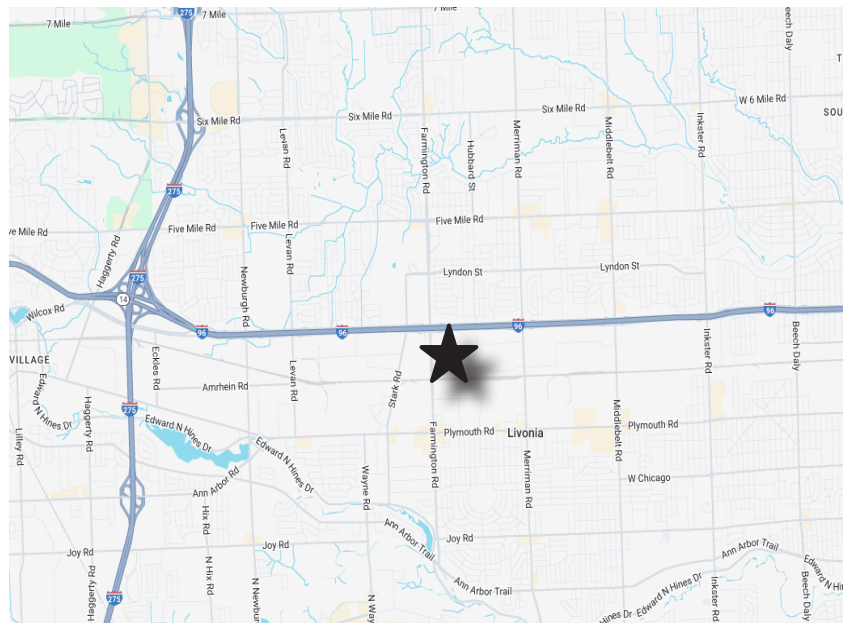
FOR SALE OR LEASE

**32974 Glendale Street
Livonia, MI 48150**



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
- (1) 5-ton crane
- Zoned M1 Light Manufacturing
- Located off of Farmington Rd, ½ mile south of I-96

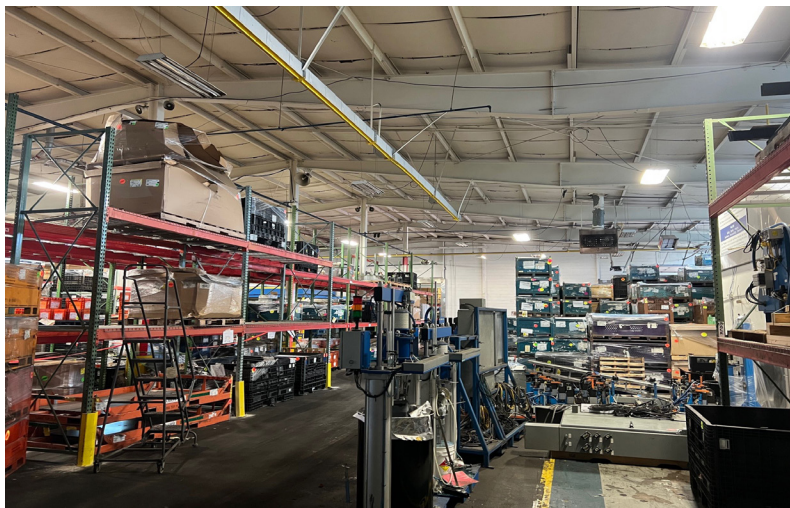


TONY AVENDT
EXECUTIVE DIRECTOR
+1 248 358 6115
tony.avendt@cushwake.com

CONNER SALSBERY
DIRECTOR
+1 248 358 6114
conner.salsberry@cushwake.com

FOR SALE OR LEASE

**32974 Glendale Street
Livonia, MI 48150**



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	(1) 5-ton crane
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)
Asking Price	\$2,600,000

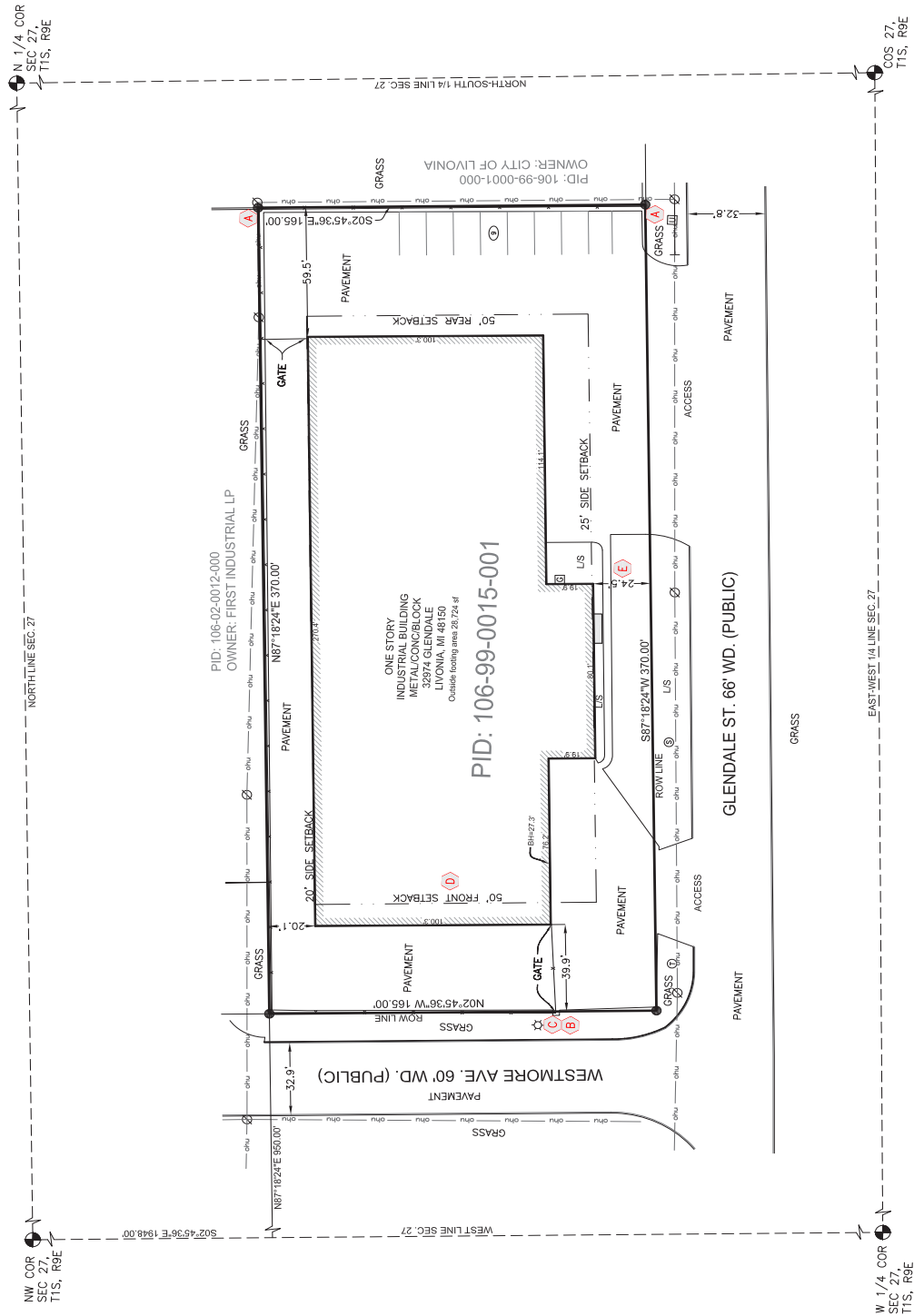
TONY AVENDT
EXECUTIVE DIRECTOR
+1 248 358 6115
tony.avendt@cushwake.com

CONNER SALSBERY
DIRECTOR
+1 248 358 6114
conner.salsberry@cushwake.com

FOR SALE OR LEASE
32974 Glendale Street
Livonia, MI 48150



SITE PLAN



TONY AVENDT
EXECUTIVE DIRECTOR
+1 248 358 6115
tony.avendt@cushwake.com

CONNER SALSBERY
DIRECTOR
+1 248 358 6114
conner.salsberry@cushwake.com



FOR SALE OR LEASE

32974 Glendale Street
Livonia, MI 48150

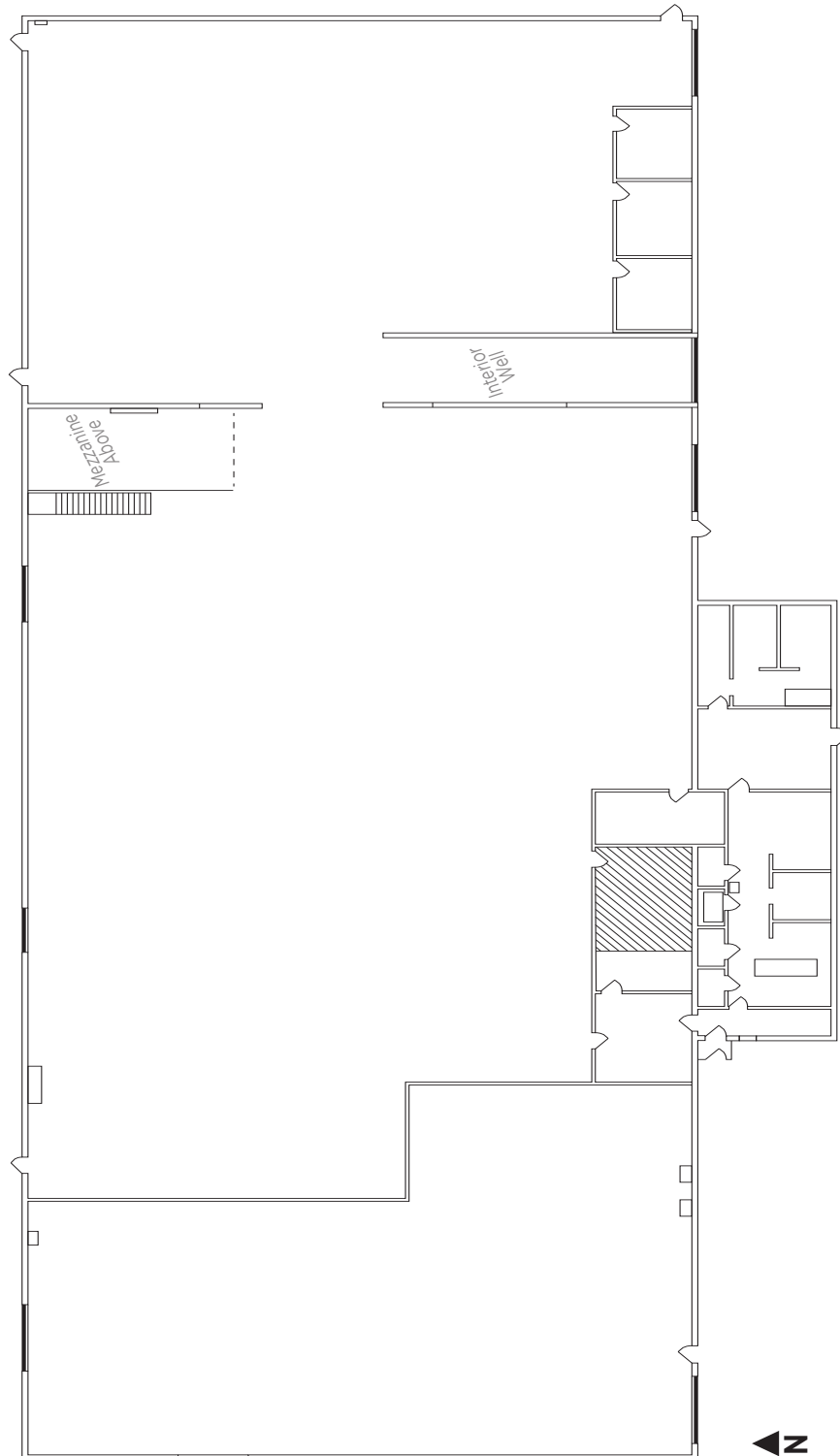


CUSHMAN &
WAKEFIELD

FLOOR PLAN

32974 Glendale Street, Livonia, MI 48150

**Not accurate to scale. Field verification required.



TONY AVENDT
EXECUTIVE DIRECTOR
+1 248 358 6115
tony.avendt@cushwake.com

CONNER SALSBERY
DIRECTOR
+1 248 358 6114
conner.salsberry@cushwake.com



FOR SALE OR LEASE
32974 Glendale Street
Livonia, MI 48150



AERIAL



TONY AVENDT
EXECUTIVE DIRECTOR
+1 248 358 6115
tony.avendt@cushwake.com

CONNER SALSBERY
DIRECTOR
+1 248 358 6114
conner.salsberry@cushwake.com

CUSHMAN & WAKEFIELD COPYRIGHT 2025. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.