

28320 PLYMOUTH ROAD

Livonia, MI 48150

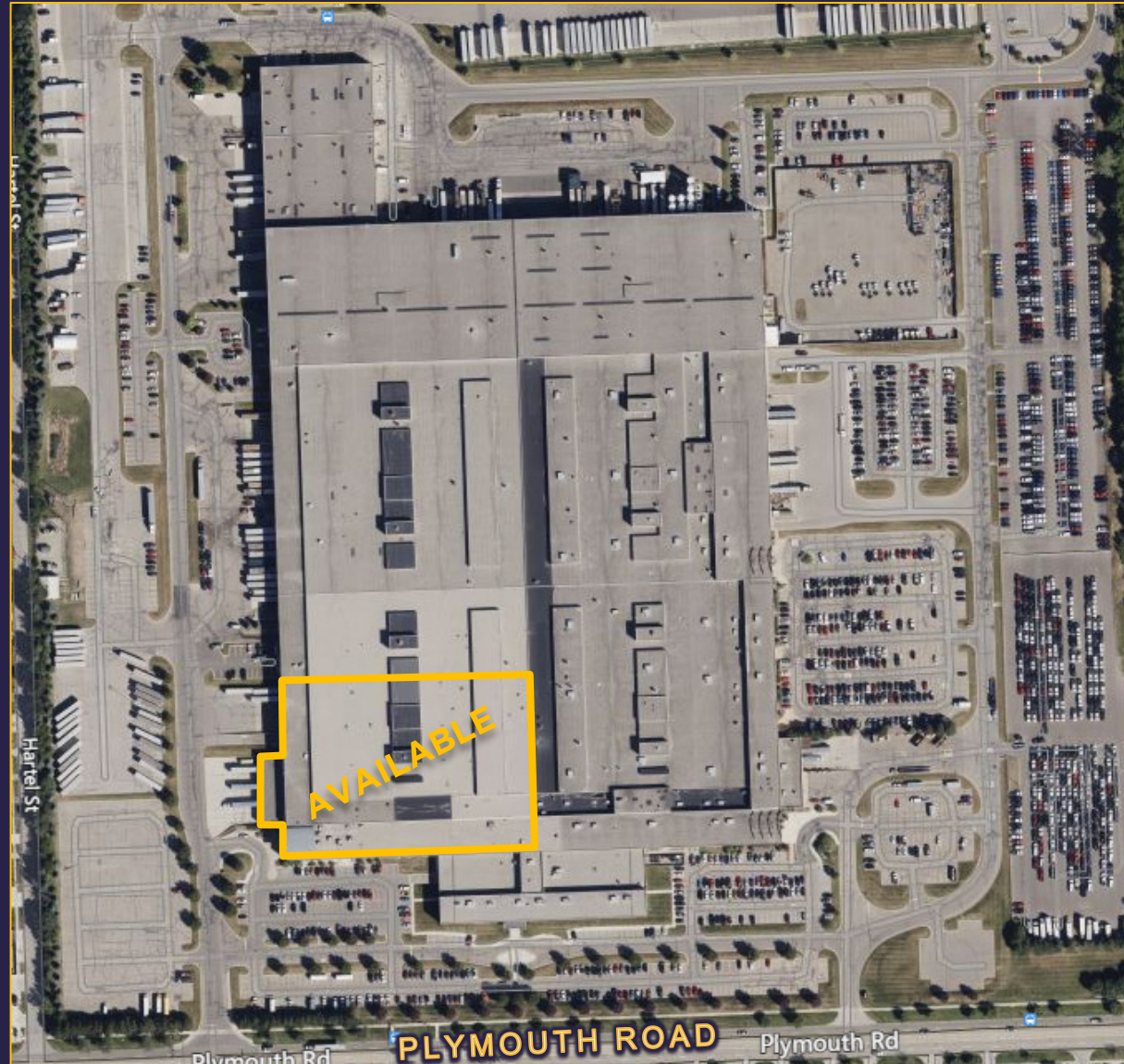
127,218 SF (Expandable to 150,635 SF)



Available March 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 | March 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 | 480/277v 3p |
| Lighting | LED |
| Sprinklers | ESFR K34 |
| Zoning | M2: General Manufacturing |
| Asking Rate | \$7.75/SF NNN |
| 2025 Est. OPEX | \$1.64/SF (includes domestic water) |



AERIAL MAP



7 MILES



MERRIMAN ROAD

MIDDLEBELT ROAD

INKSTER ROAD



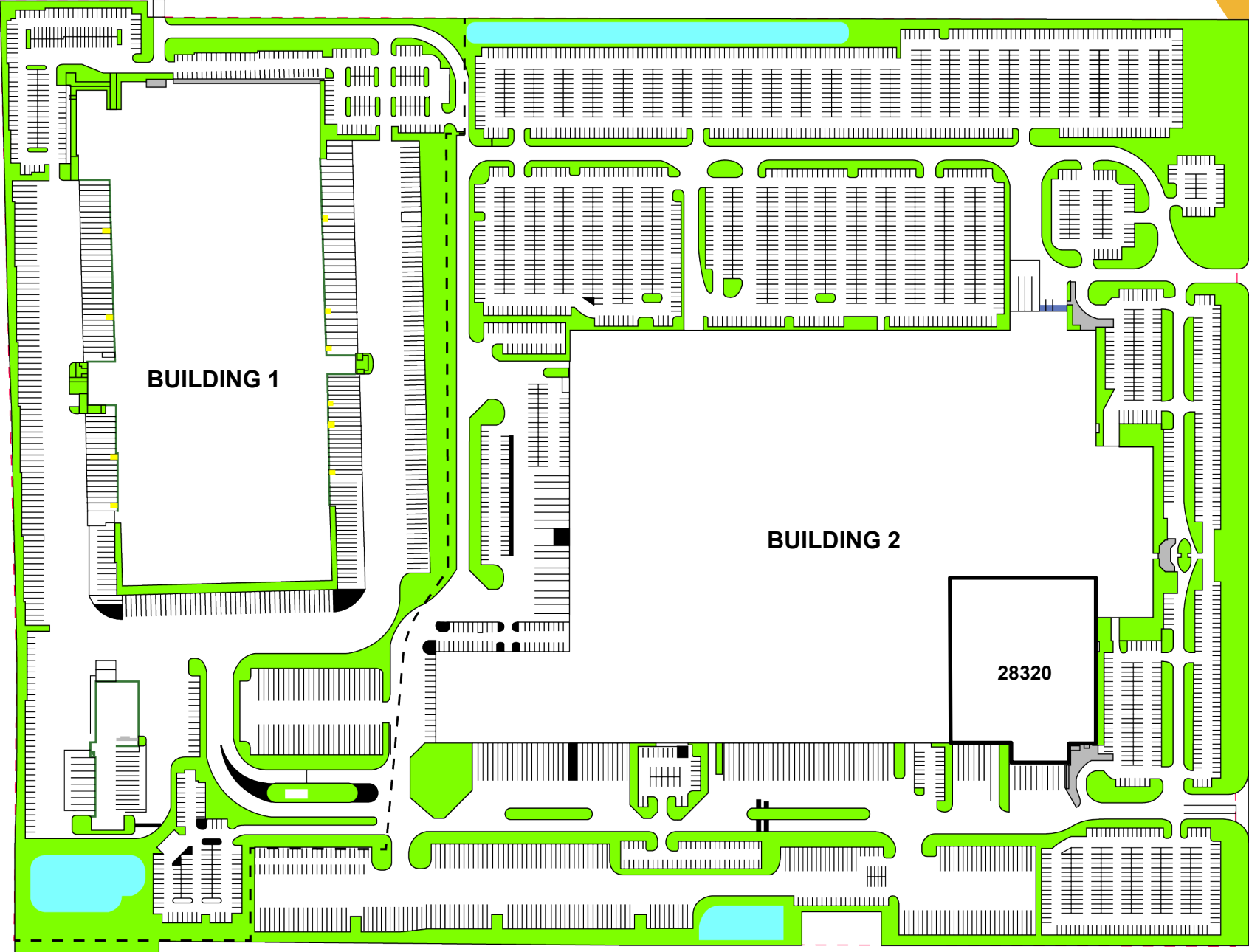
PLYMOUTH ROAD



10 MILES



SITE PLAN



Hartel Street

PLYMOUTH ROAD



FLOOR PLAN

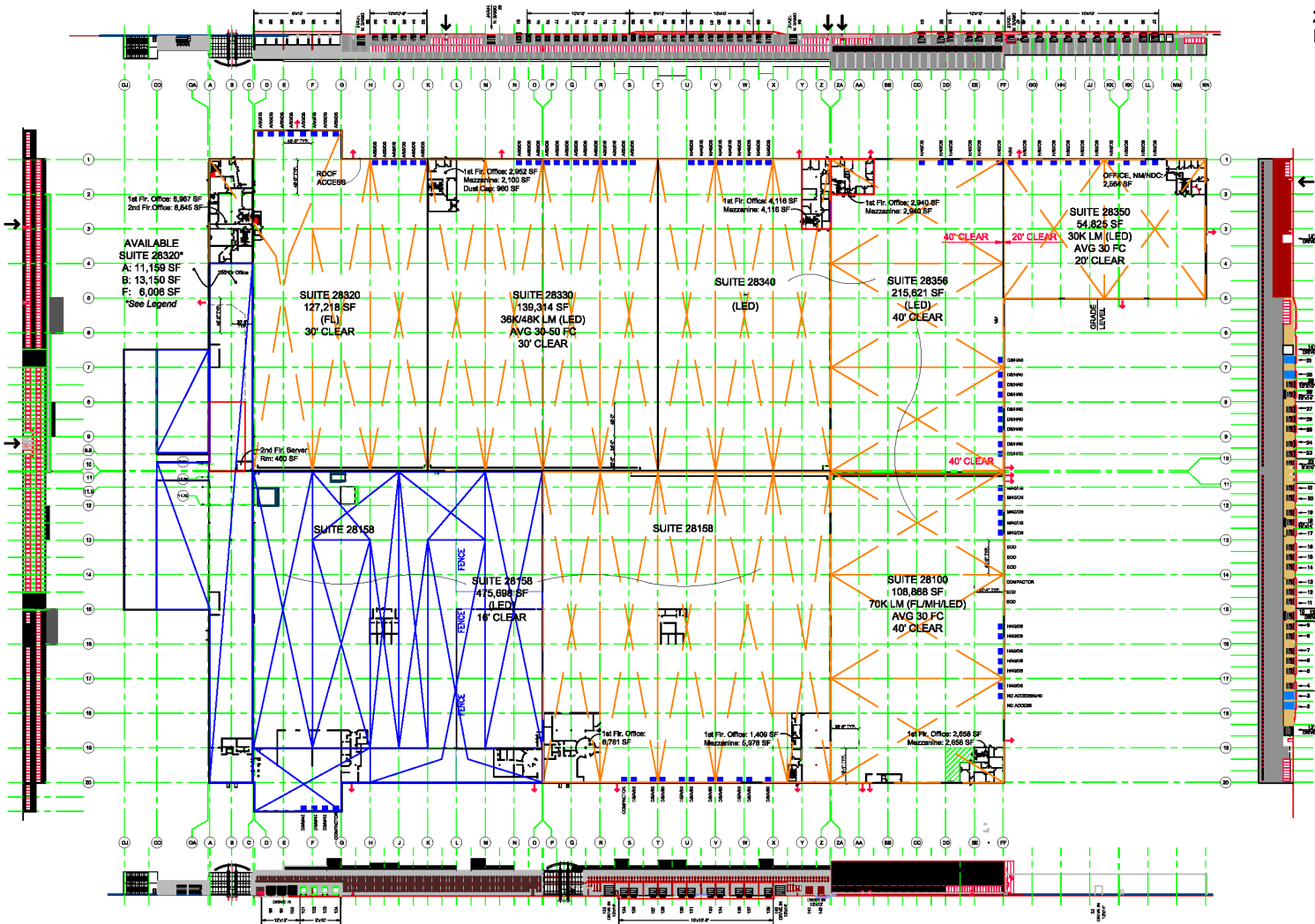
150,635 SF

AshleyCapital

**Plymouth Road
Technical Center**
28100 - 28400 Plymouth Road
Livonia, MI 48150

FOOTPRINT LEGEND

- MAIN ENTRANCE
- FUTURE OPENING
- EXPANSION JOINT
- LED LIGHT EMITTING DIODE
- MH METAL HALIDE
- FL FLORESCENT
- DS DOCK SHELTER
- A/50 AIR LEVELER/CAPACITY
- M/40 MECHANICAL LEVELER/CAPACITY
- H/40-50 HYDRAULIC LEVELER/CAPACITY
- EOD/30 EDGE OF DOCK/CAPACITY
- EGRESS
- PROPOSED EXPANSION
- SPRINKLER ZONE ESFR ZONES
- 10'-0" X 12'-0" OPENING
- SPRINKLER ZONE DENSITY ZONES
- E ELECTRICAL ROOM
- P FIRE EQUIPMENT ROOM
- F FIRE CORRIDOR (1st Flr.)
- A 1ST FLOOR
- B 2ND FLOOR
- DOCK PIT w/ LEVELER
- POSSIBLE RAIL DOOR



BUILDING SHELL

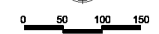
- CLEAR HEIGHT:**
16'-0", 20'-0", 30'-0" & 40'-0"
- FLOORS:**
DOCK AREA: 8" CONCRETE REINFORCED W/ STEEL & FIBER MESH ON 12" STONE
- WAREHOUSE: 7" CONCRETE REINFORCED W/ STEEL & FIBER MESH ON 12" STONE
- WALLS:**
INSULATED SHEET METAL SIDING W/ GLASS & BRICK
- ROOF:**
GALVASTEED SINGLE PLY EPDM OVER METAL DECK W/ INTERNAL RAIN LEADERS

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 (T5HO)
- 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 12x12' | DRIVE IN 13x14' | DRIVE IN 13x15' | DRIVE IN 14x14' | TOTAL DRIVE IN |
|-------|-----------------|-----------------|-----------------|-----------------|----------------|
| NORTH | - | 2 | 1 | - | 3 |
| EAST | 5 | 3 | - | - | 8 |
| SOUTH | - | - | - | - | - |
| WEST | 1 | - | - | 2 | 4 |
| TOTAL | 6 | 5 | 1 | 2 | 15 |

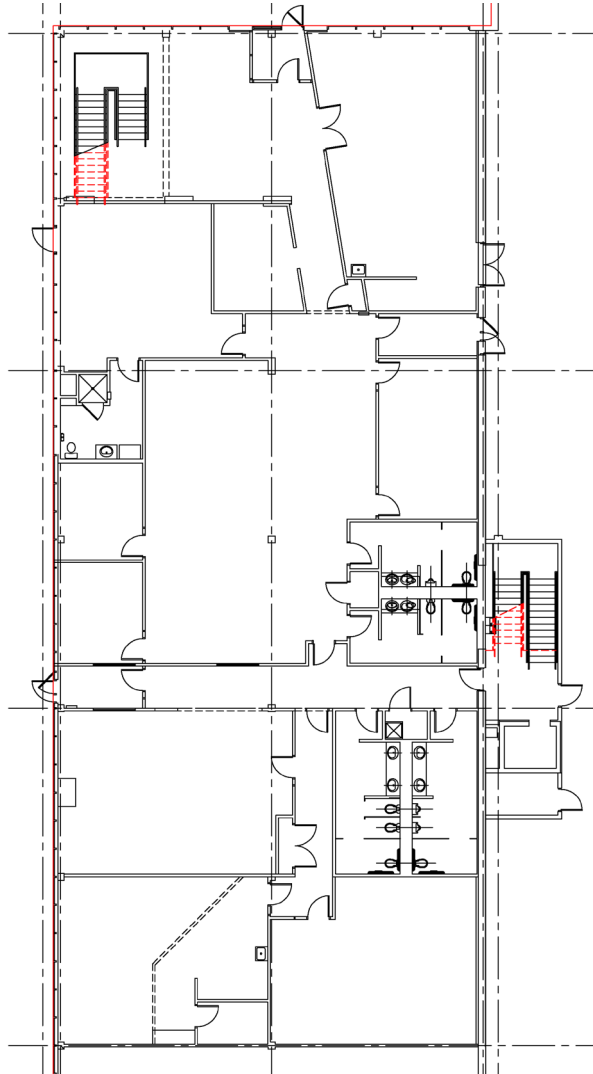
| | DOCK 8x9' | DOCK 9x10' | DOCK 10x10' | DOCK 10x10-6" | DOCK 10x12' | TOTAL DOCKS | TOTAL DOORS |
|-------|-----------|------------|-------------|---------------|-------------|-------------|-------------|
| NORTH | 1 | - | 25 | - | 4 | 30 | 33 |
| EAST | - | 4 | - | 11 | - | 15 | 23 |
| SOUTH | -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



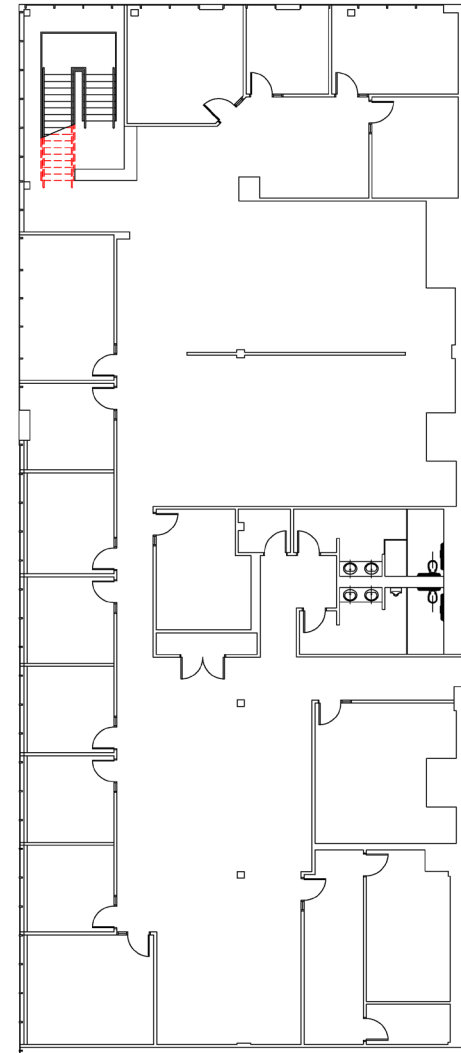
OFFICE

17,812 SF

1ST FLOOR OFFICE



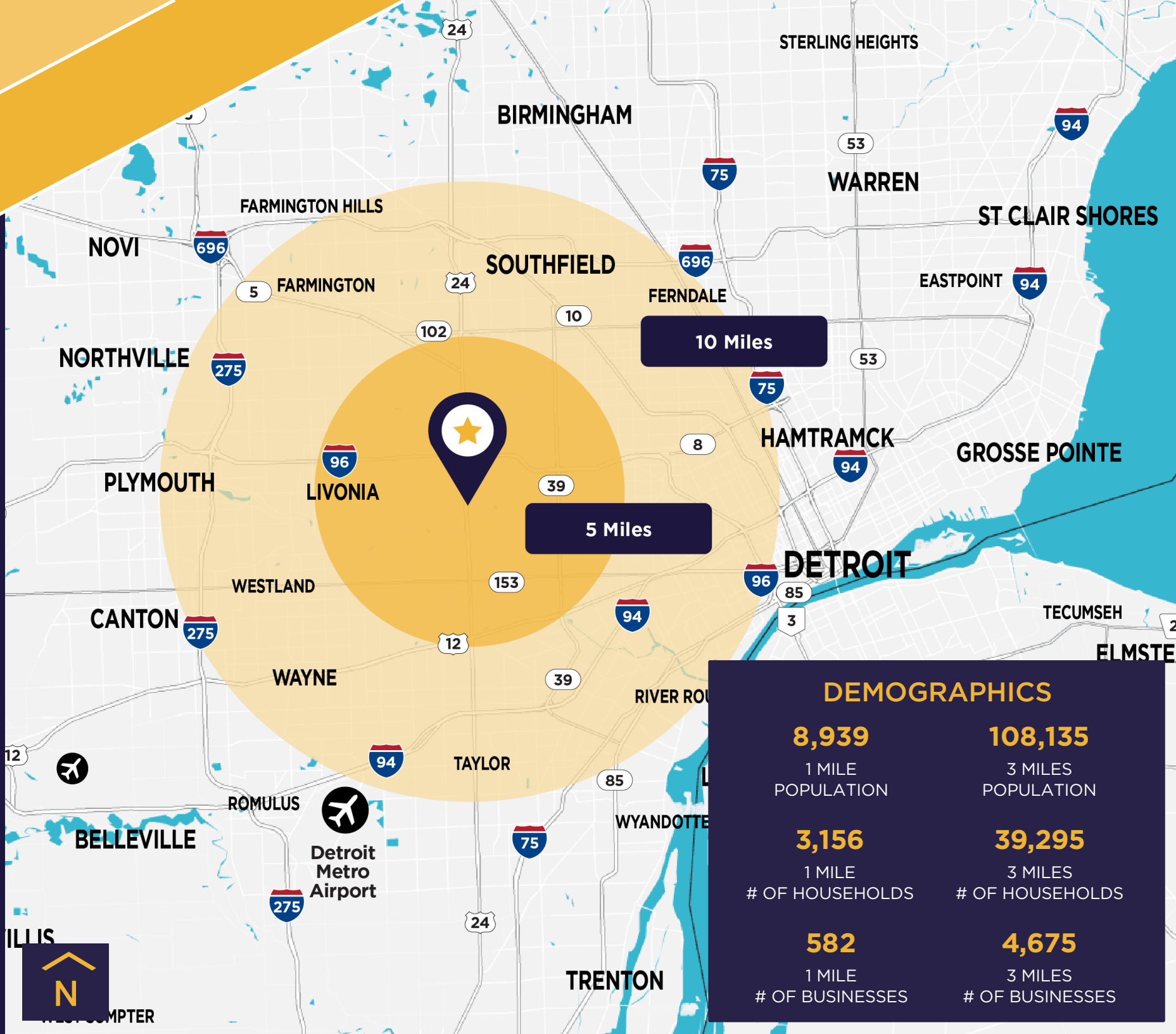
2ND FLOOR OFFICE



PHOTOS



LOCATION MAP



10 Miles

5 Miles

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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