

# FOR SUBLEASE

## ALLIED COMMERCE CENTER

31766-31768 Enterprise Drive, Bldg 4, Suite A & B, Livonia, MI 48150

**7,694 SF to 16,276 SF**



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**AVAILABLE**  
**AUGUST 2025**



# 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 and onsite trailer parking.

Suite 4A and 4B are located in the south end of Building #4. The contiguous suites total 16,276 SF. Designed for semi truck/trailer repair and maintenance, suites A & B provide five (5) drive through 110' long service bays with 12' x 14' overhead doors at each end, two (2) +/- 1,000 SF parts/tools rooms and +/- 2,260 SF of recently renovated office, break room, and locker rooms.



11 (12' x 14') grade level doors (5 in Suite 4A / 6 in Suite 4B)



+/-2,260 SF Office



Ordinary hazard fire suppression



22' clear height



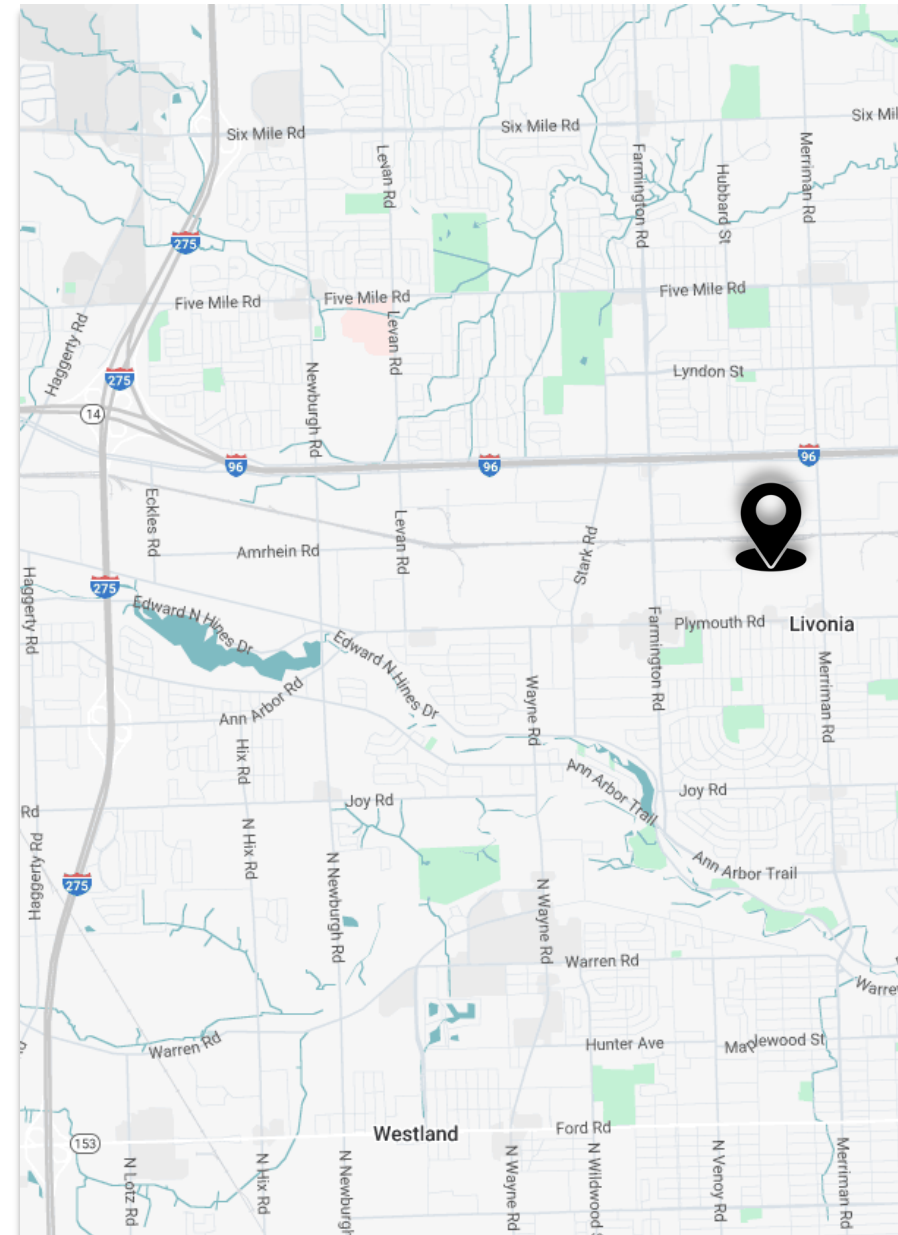
LED lighting



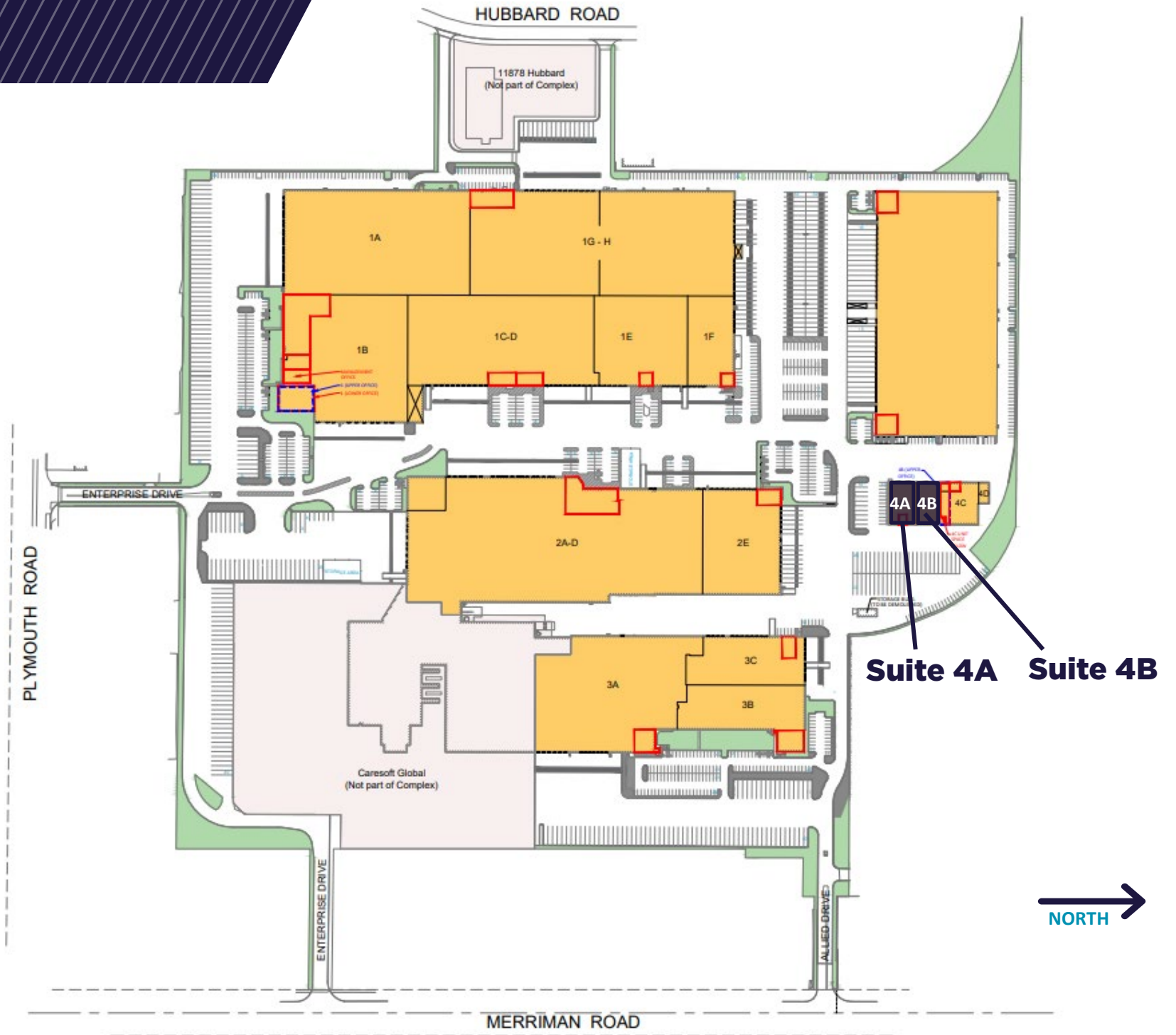
12 off building 53' trailer stalls

# PROPERTY FEATURES

Address:	31766-31768 Enterprise Dr, Livonia, MI
Total Suite Area:	7,694 SF to 16,276 SF (+/-2,260 SF office) Suite 4A: 7,694 SF / Suite 4B: 8,582 SF
Primary Use:	Repair and maintenance
Year Built/Renovated:	1950 / 2024
Property Class:	<b>B</b>
Construction Type:	Steel and insulated metal panel
Roof:	EPDM
Ceiling Clearance:	22'
Zoning:	M-1
Parking:	Open auto parking
Outside Storage:	Possible
HVAC:	Heat only in industrial area; full HVAC in office
Lighting:	LED
Floor Thickness:	6" concrete
Fire Suppression:	Ordinary hazard
Power:	400amp/480v/3p - to be verified
Dock Doors:	N/A
Grade Door:	11 (12'x14')
Column Spacing:	Varied
Rail Served:	No
Building Expandable:	No
Desired Term:	Lease expires 4/30/2032; longer/shorter term possible
Rental Rate:	\$7.95/SF to \$8.95/SF NNN
Total Opex:	Est. \$2.17/SF



# PROPERTY SITE PLAN



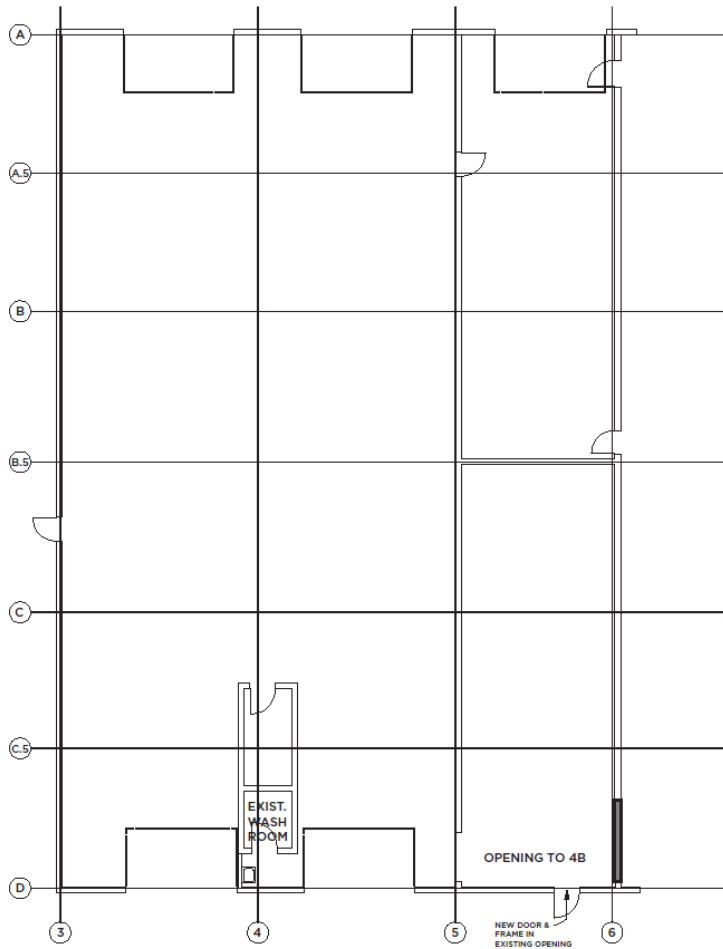
# PROPERTY FLOOR PLAN

## ACC 4A

7,694 SF Total

5 Grade Level Doors

+/- 80 SF Office

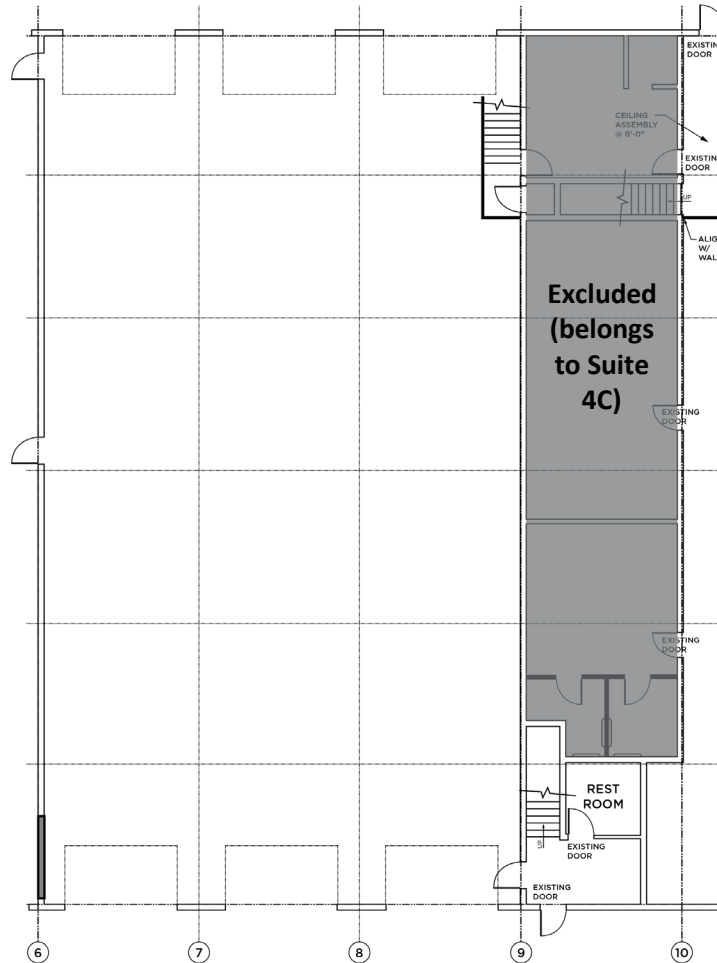


## ACC 4B

8,582 SF Total

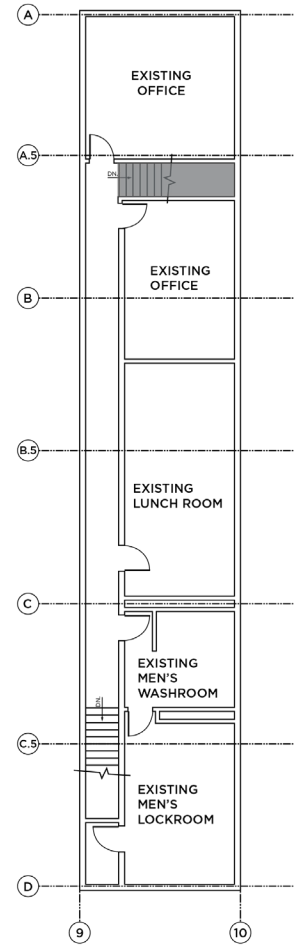
6 Grade Level Doors

+/- 2,260 SF Office



**FLOOR PLAN SUITE 4B**

SCALE: 1/8" = 1'-0"



**MEZZANINE FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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