FOR SUBLEASE

ALLIED COMMERCE CENTER

31776 Enterprise Drive, Bldg 2, Suite E, Livonia, MI 48150

55,269 SF (will demise to +/- 18,849 SF)



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CUSHMAN & WAKEFIELD

OVERVIEW



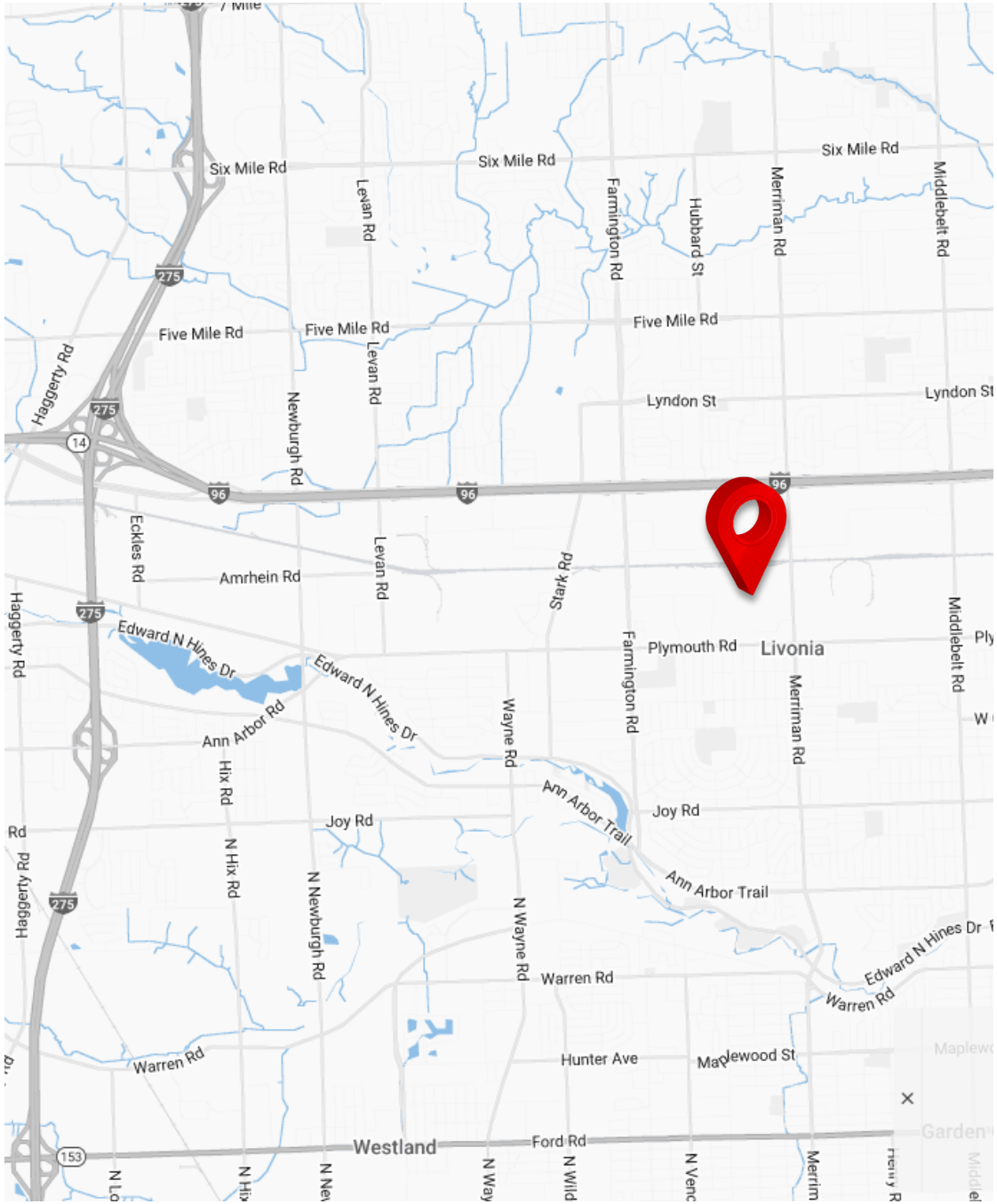
Allied Commerce Center is a 5 building multi-tenant industrial complex located in the heart of Livonia. The complex offers excellent freeway access to I-96 between the Merriman Rd and Farmington Rd interchanges. It provides upgraded amenities including ESFR fire suppression, high dock density, and onsite trailer parking.

Suite 2E is located at the north end of Building #2. It totals 55,269 SF available for sublease and includes +/- 3,700 SF of office area.

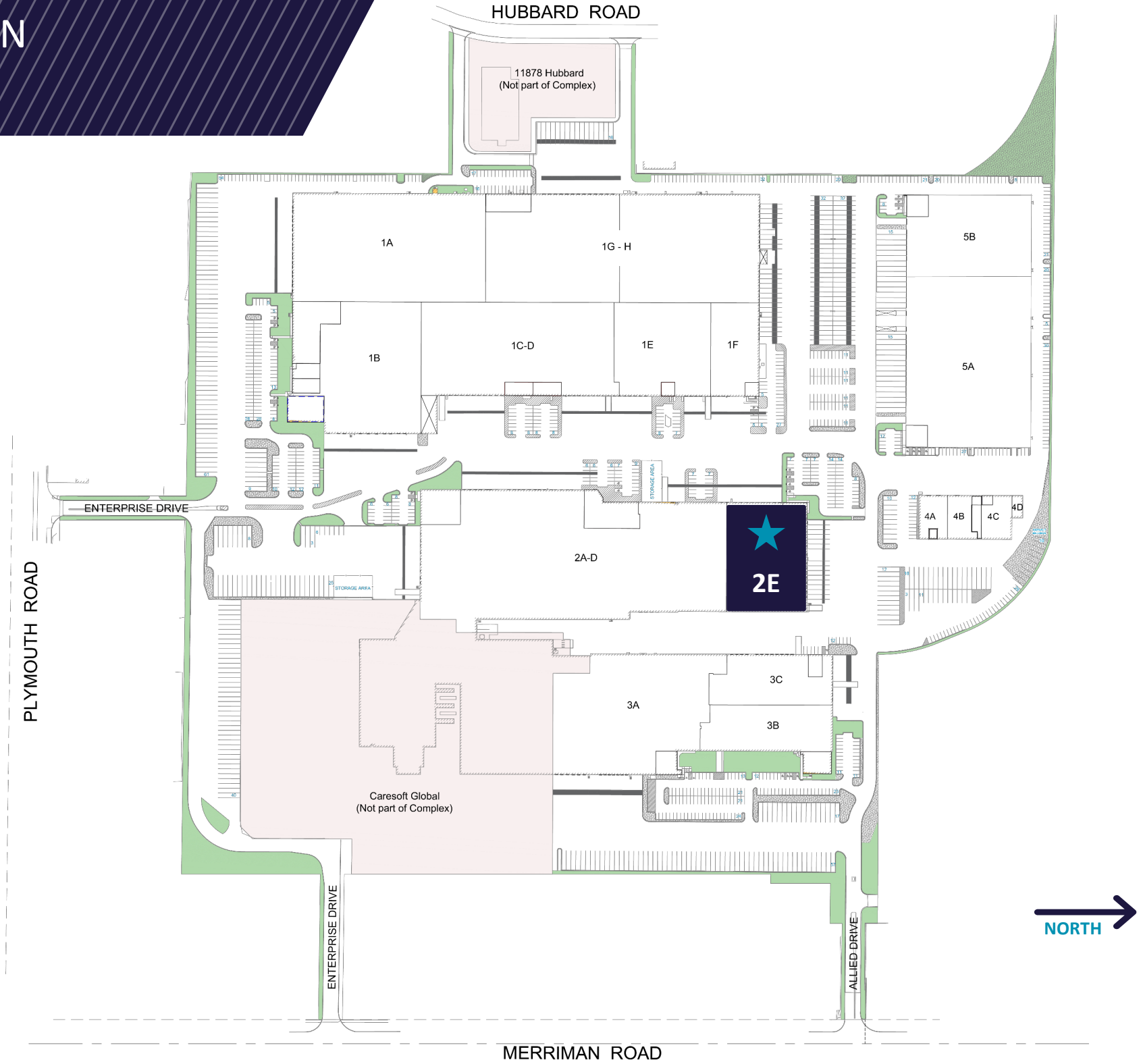
- 21 - 9’ x 10’ truck docks with shelters and levelers
  1 - 12’ x 14’ grade level door
- +/- 3,700 SF Office
- ESFR fire suppression
- 16’6” clear height
  39’1” x 44’6” column spacing
- 53’ trailer stalls
  9 on building and up to 18 additional off building (stalls available at additional cost)
- LED lighting

SPECIFICATIONS

Address:	31776 Enterprise Dr, Livonia, MI
Total Suite Area:	55,269 SF (+/- 3,700 SF office); space can be demised to +/- 18,849 SF
Primary Use:	Warehouse/ distribution
Year Built/Renovated:	1950 / 2014
Property Class:	B
Construction Type:	Steel and insulated metal panel
Roof:	TPO (2023)
Ceiling Clearance:	16’6” (underside of beam and joists)
Zoning:	M-1
Parking:	35 auto parking / Up to 27 trailer stalls (additional charge applies)
Outside Storage:	N/A
HVAC:	GFA heat in warehouse; office 100% HVAC
Lighting:	LED
Floor Thickness:	6” concrete
Fire Suppression:	ESFR
Power:	800amp/480v/3p
Dock Doors:	17 - 9’ x 10’1” and 4 – 9’4” x 10’1” with levelers & shelters
Grade Door:	1 (12’ x 14’)
Column Spacing:	39’1” x 44’6”
Rail Served:	No
Expandable:	N/A
Desired Term:	Lease expires 4/30/2032; longer/shorter term possible
Rental Rate:	$7.95/SF NNN
Total Opex:	$2.18/SF (2026 est)

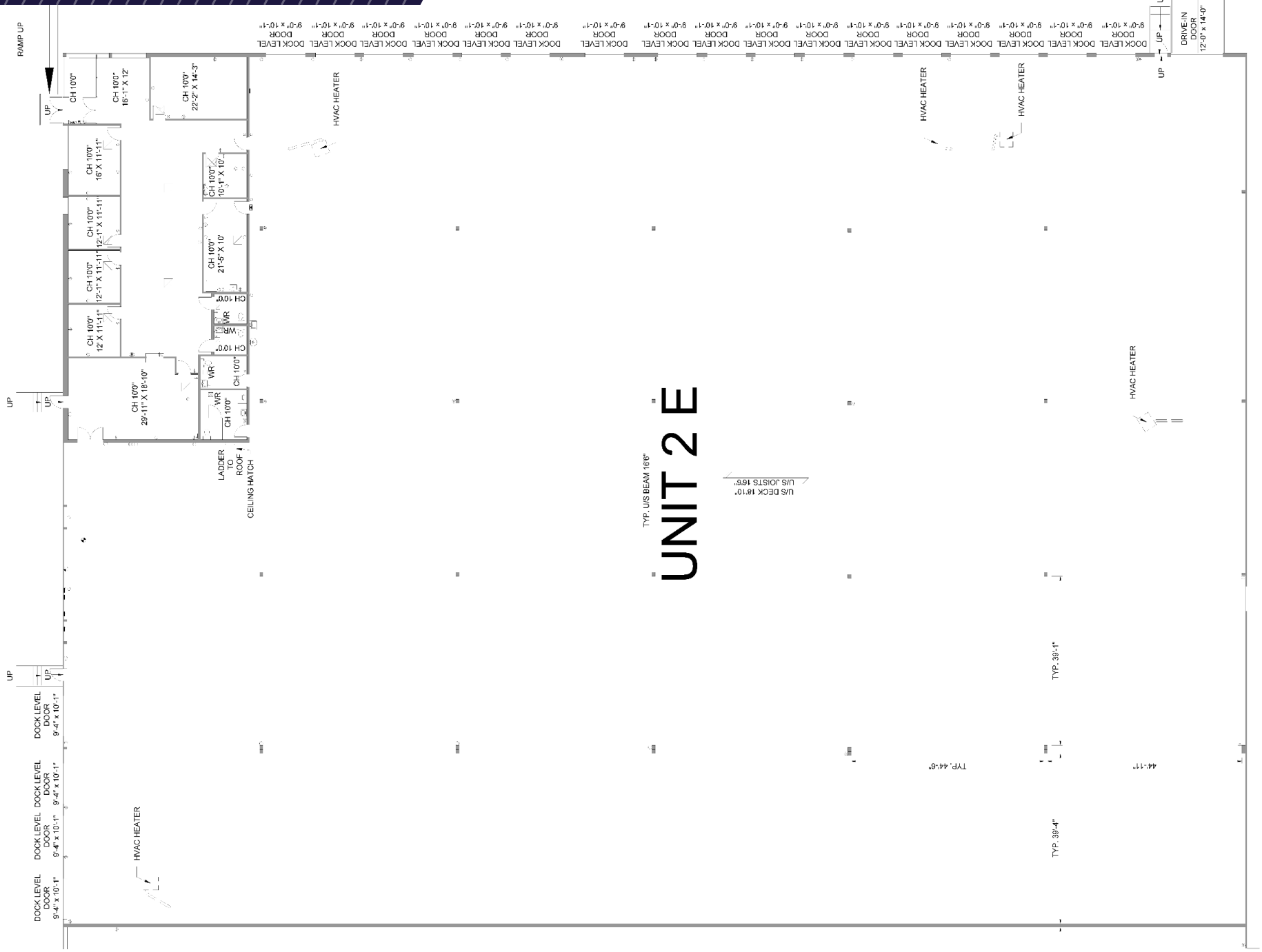


SITE PLAN


HUBBARD ROAD
11878 Hubbard
(Not part of Complex)
1A
1G - H
1B
1C-D
1E
1F
5B
5A
ENTERPRISE DRIVE
4A
4B
4C
4D
2A-D
2E
STORAGE AREA
PLYMOUTH ROAD
3C
3A
3B
Caresoft Global
(Not part of Complex)
ENTERPRISE DRIVE
ALLIED DRIVE
NORTH
MERRIMAN ROAD

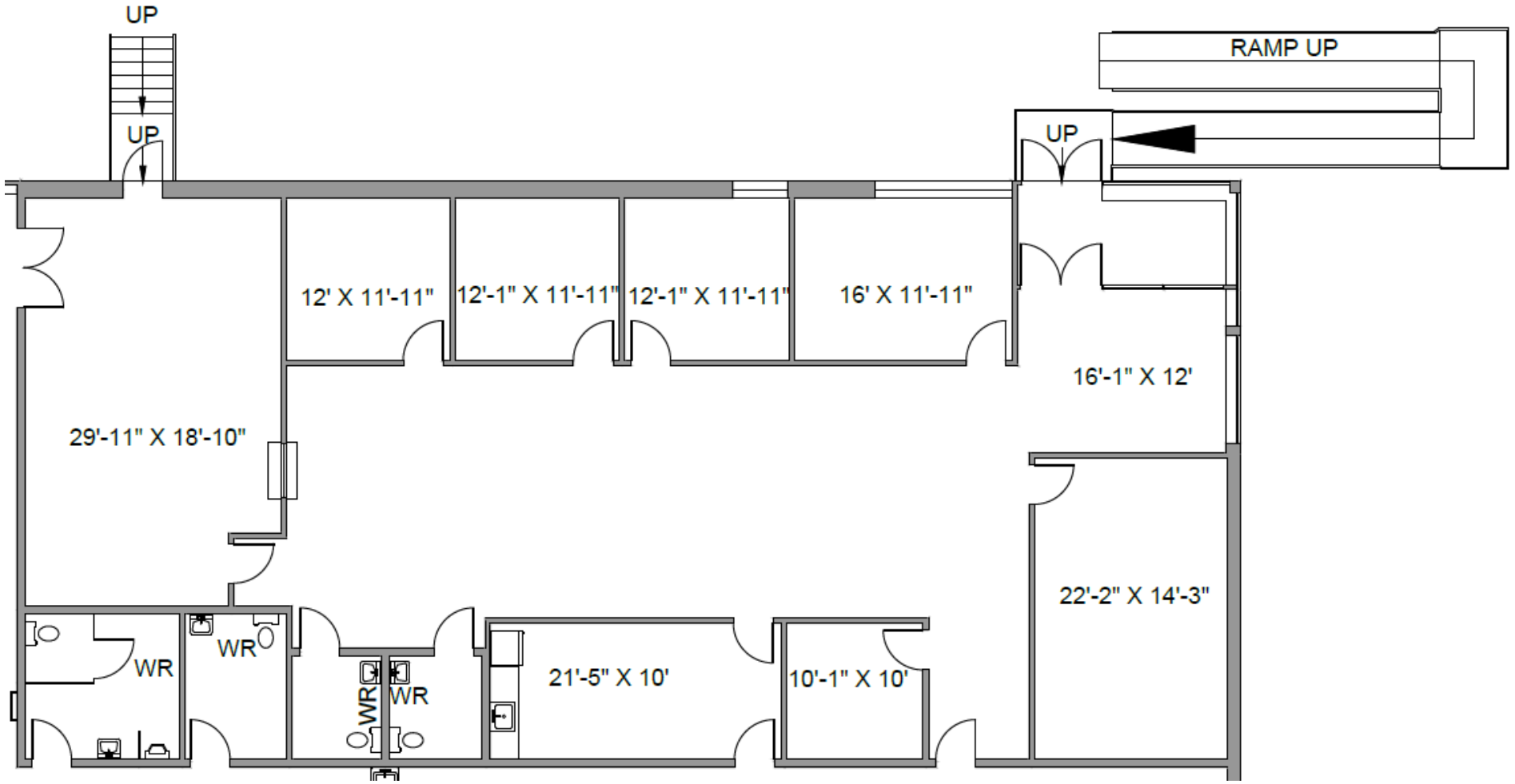
FLOOR PLAN

Available
+/- 55,269 SF
+/- 3,737 SF office
17 TD
1 Grade Door

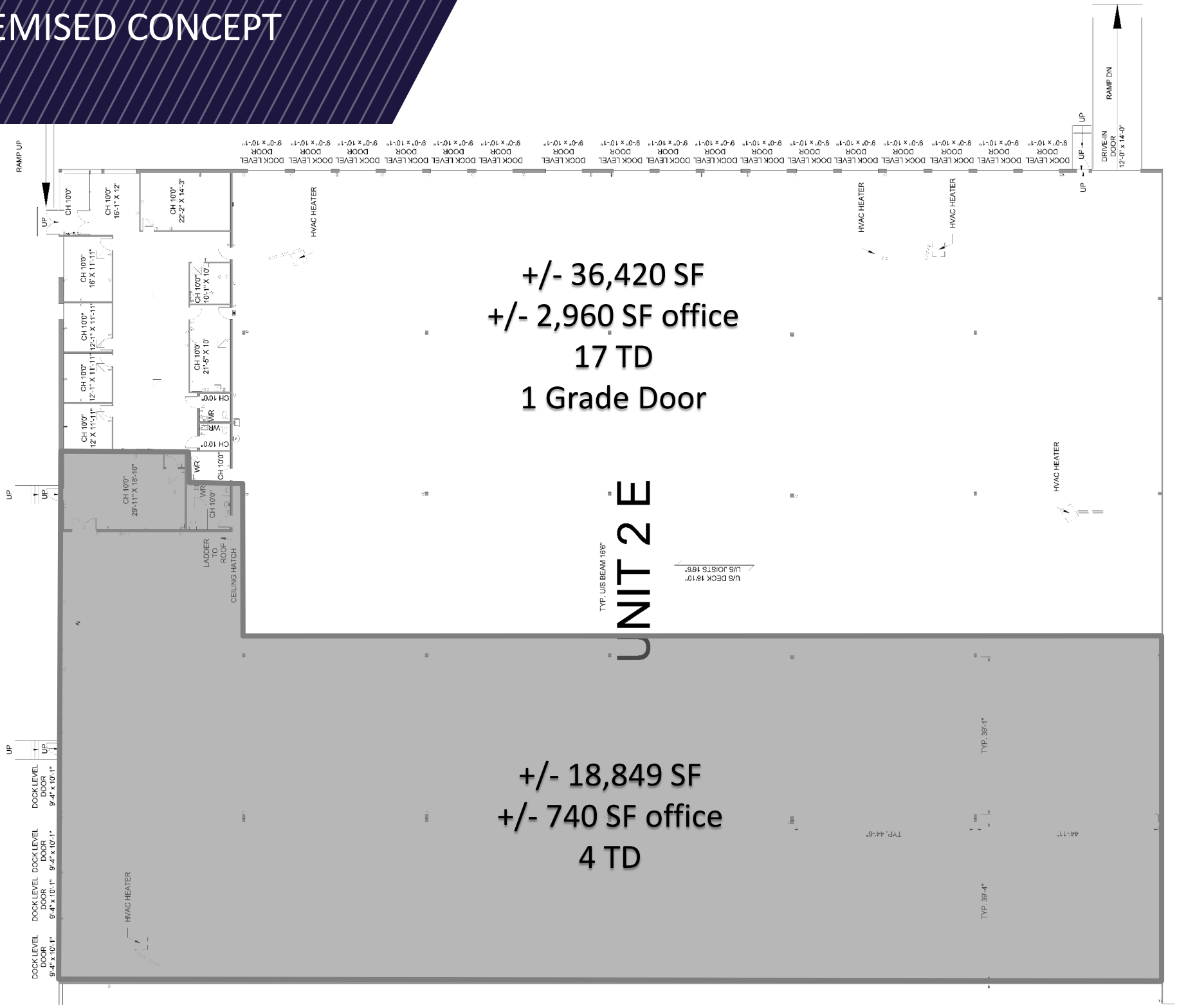


OFFICE

+/- 3,737 SF office



DEMISED CONCEPT





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