

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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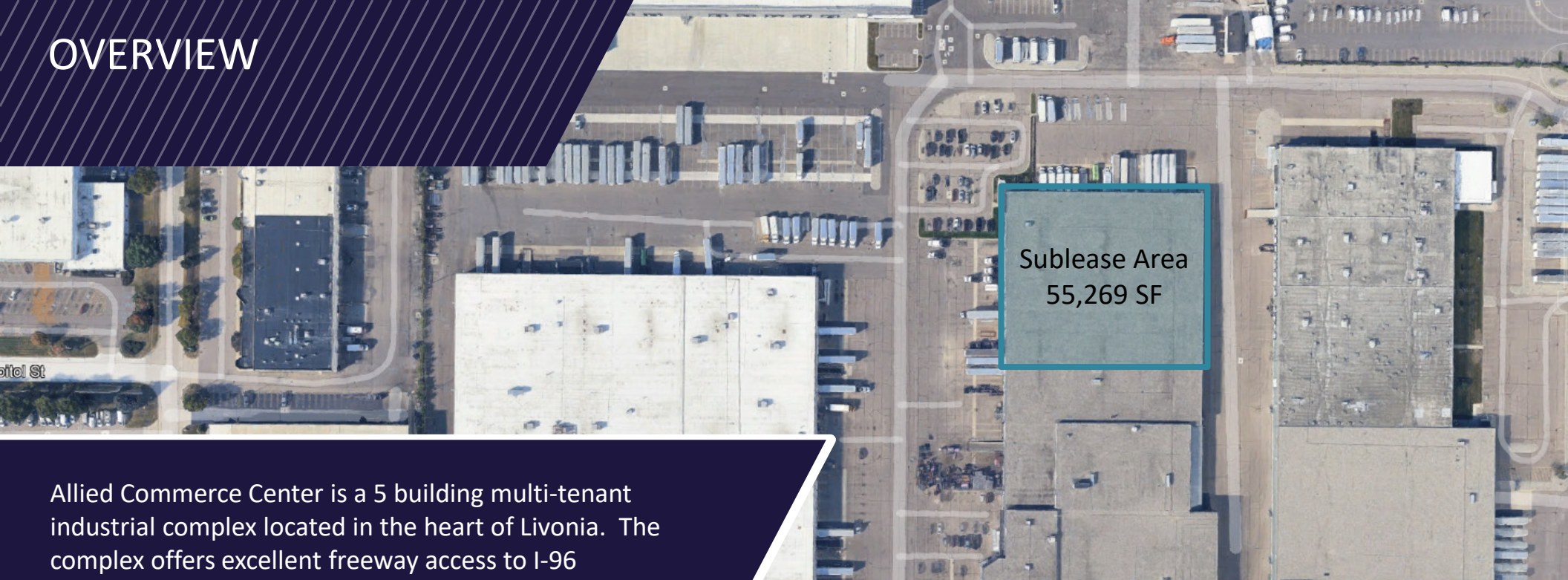
Director

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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.

Sublease Area
55,269 SF

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



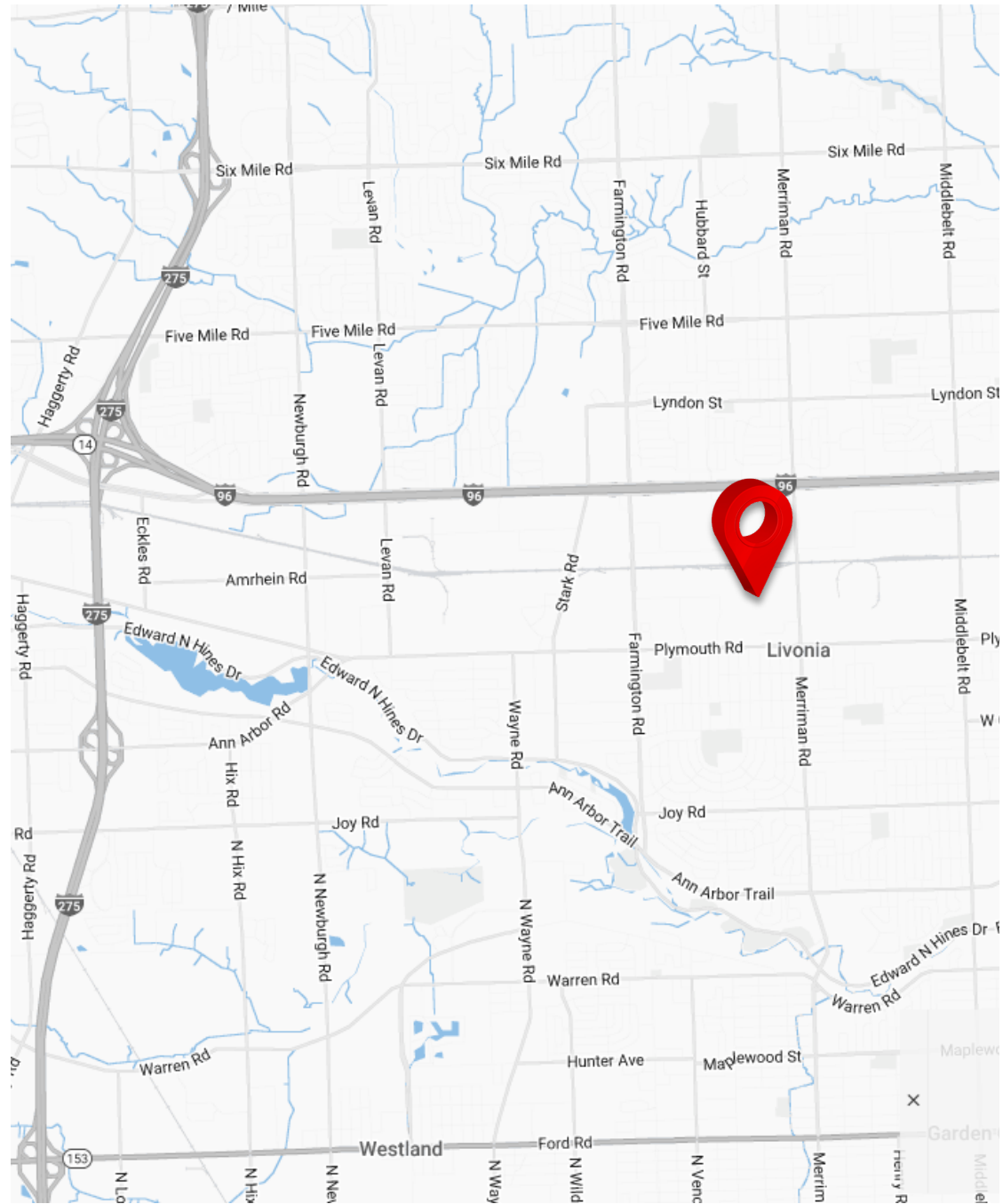
53' trailer stalls
9 on building and up to 18
additional off building (stalls
available at additional cost)



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:	\$2.29/SF (2026 est)

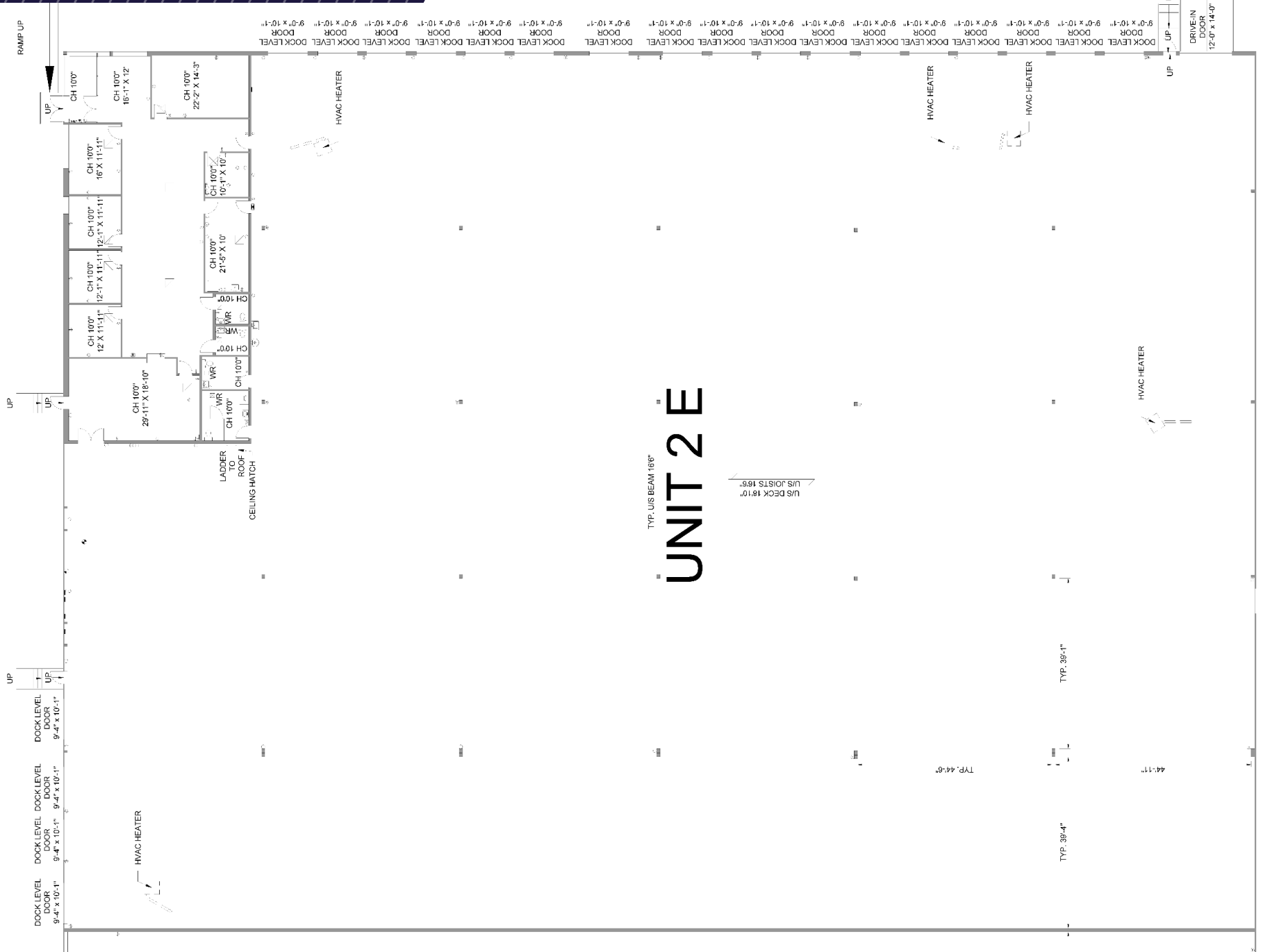


SITE PLAN



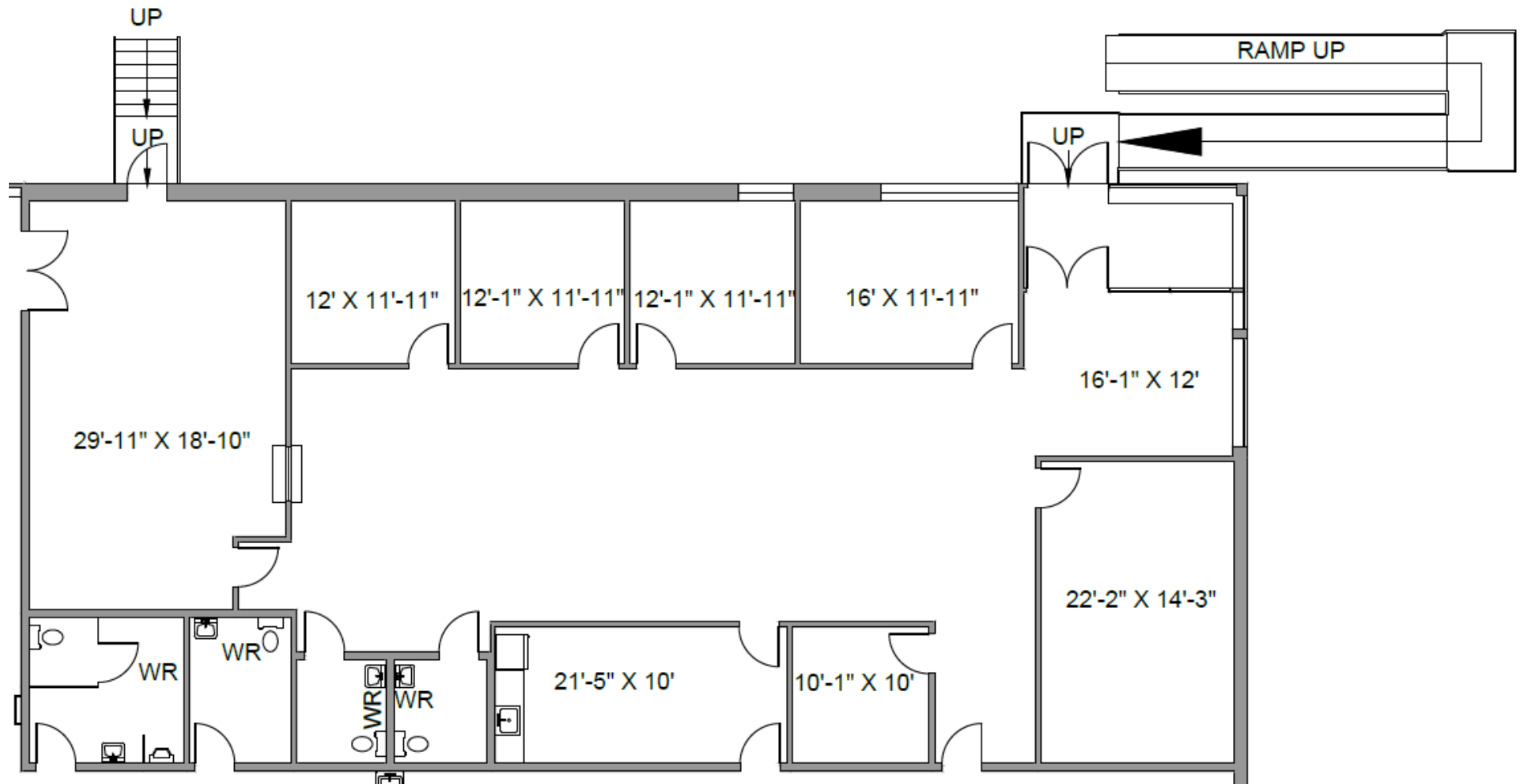
FLOOR PLAN

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

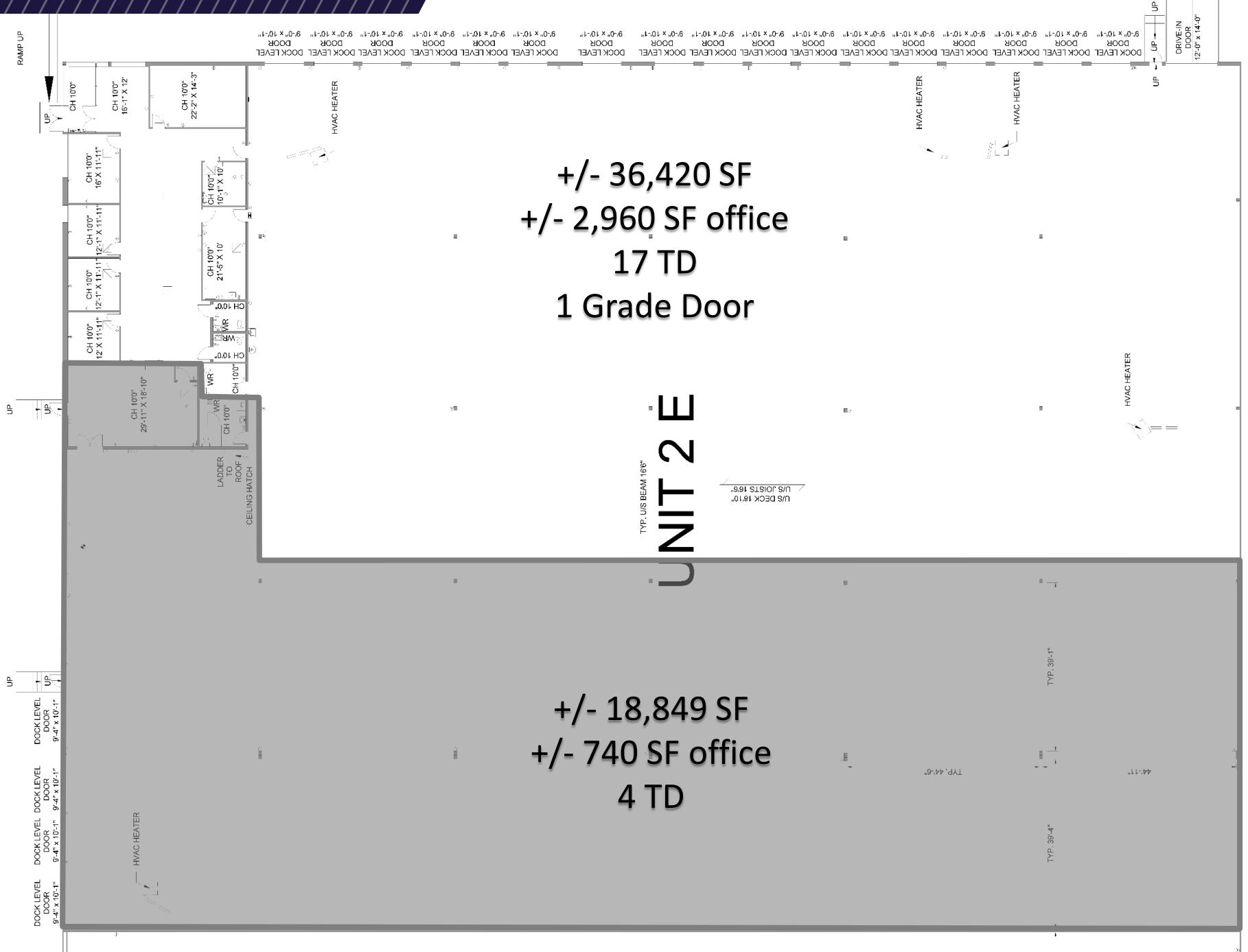


OFFICE

+/- 3,737 SF office



DEMISED CONCEPT





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