



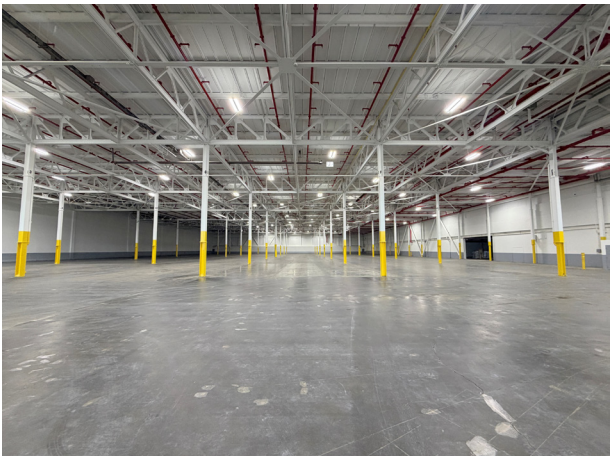
28320 PLYMOUTH ROAD

Livonia, MI 48150

132,732 SF

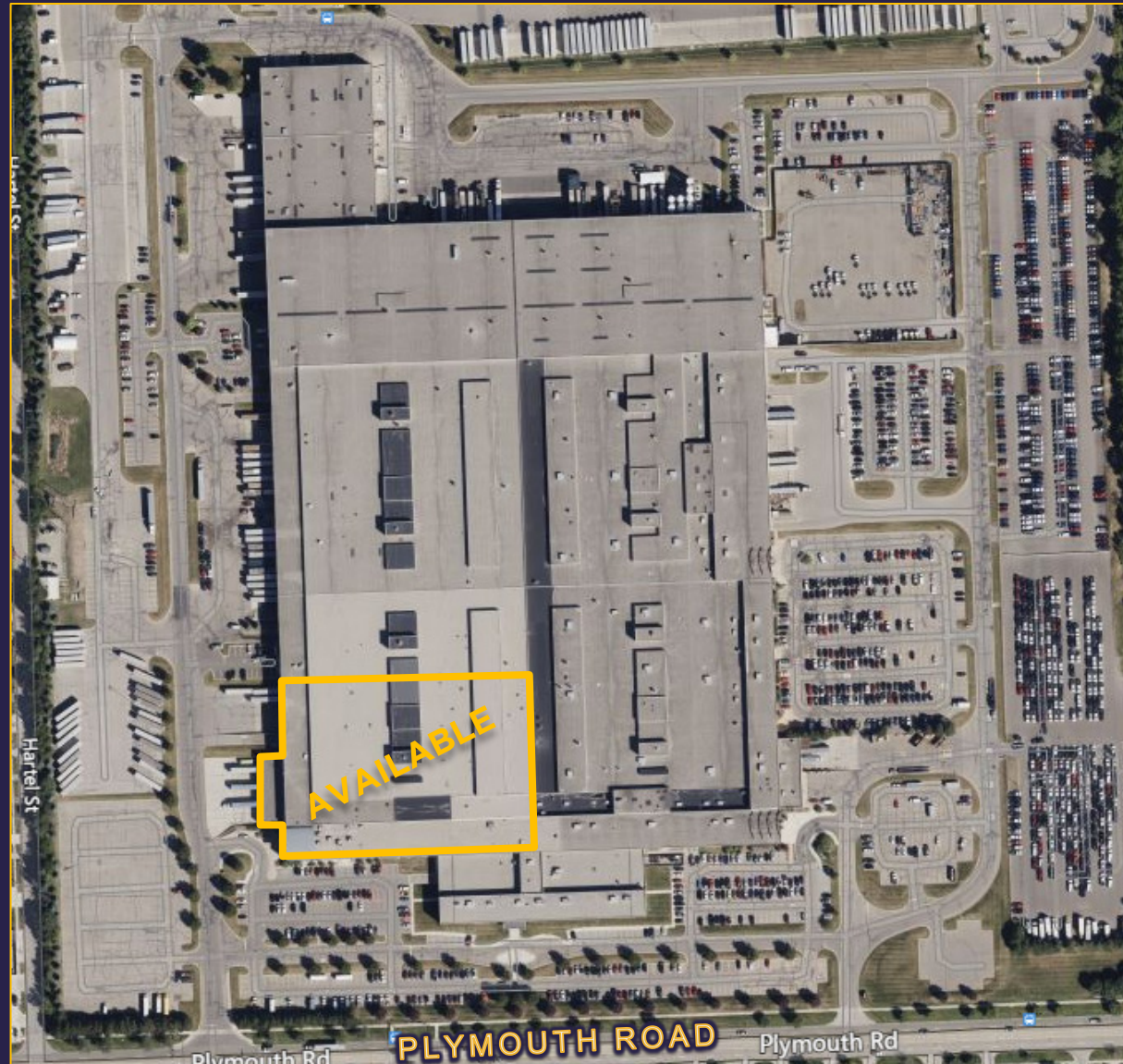


PHOTOS



PROPERTY DETAILS

Address	28320 Plymouth Rd Livonia, MI 48150
Space Available	132,732 SF
Office Space	17,812 SF (1 st flr 8,967 SF / 2 nd flr 8,845 SF)
Availability	Immediate
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	Ballasted single ply EPDM
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	\$1.68/SF (includes domestic water)



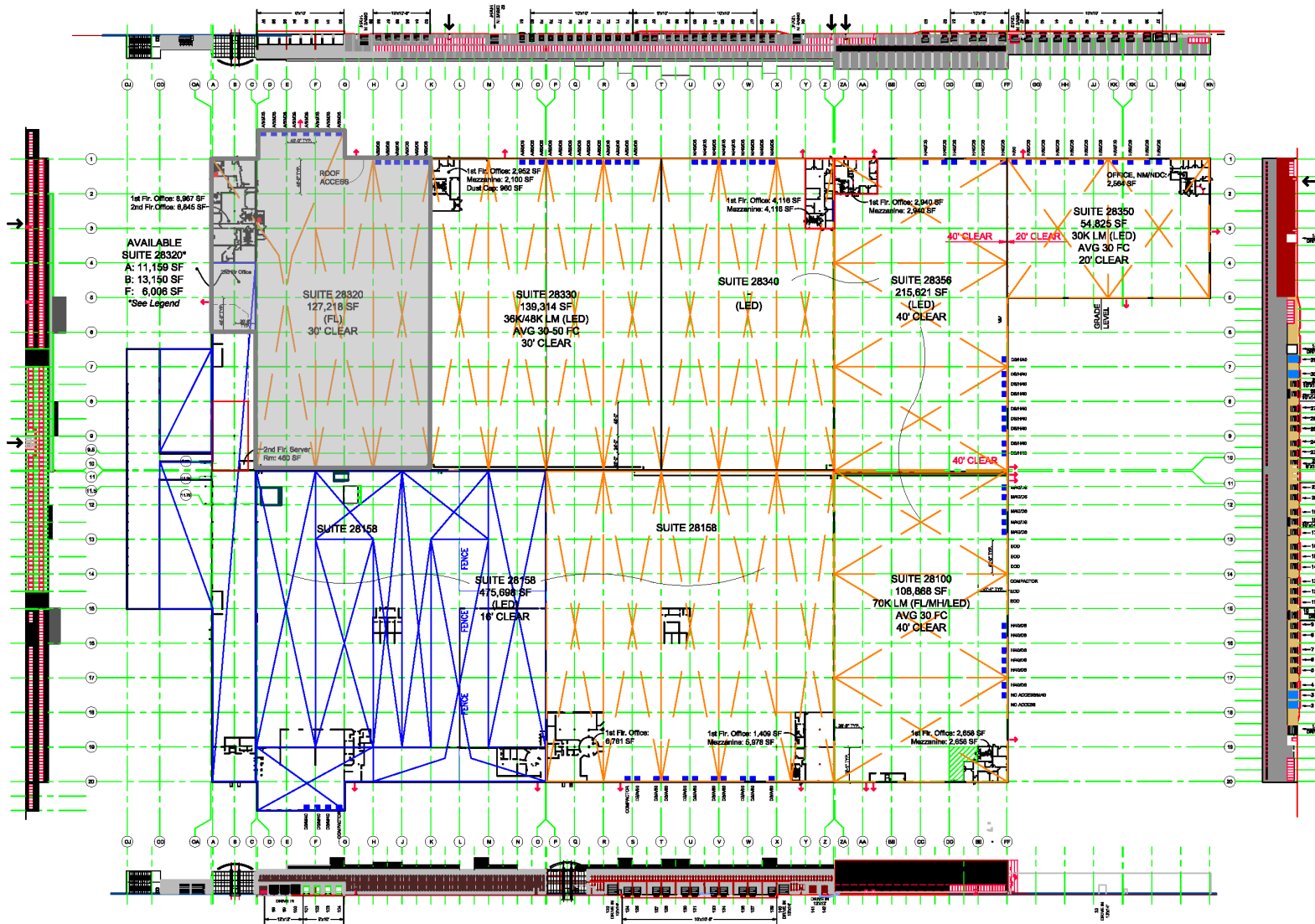
BUILDING PLAN

AshleyCapital

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

FOOTPRINT LEGEND

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



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
BALLASTED SINGLE PLY EPDM
OVER METAL DECK W/ INTERNAL
RAIN LEADERS

STEEL FRAME
12" STRUCTURAL COLUMNS
W/ JOIST & BEAM OR
JOIST GIRDER/FRAME

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
LED LIGHT FIXTURES OR
FLUORESCENT (T8HO)

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

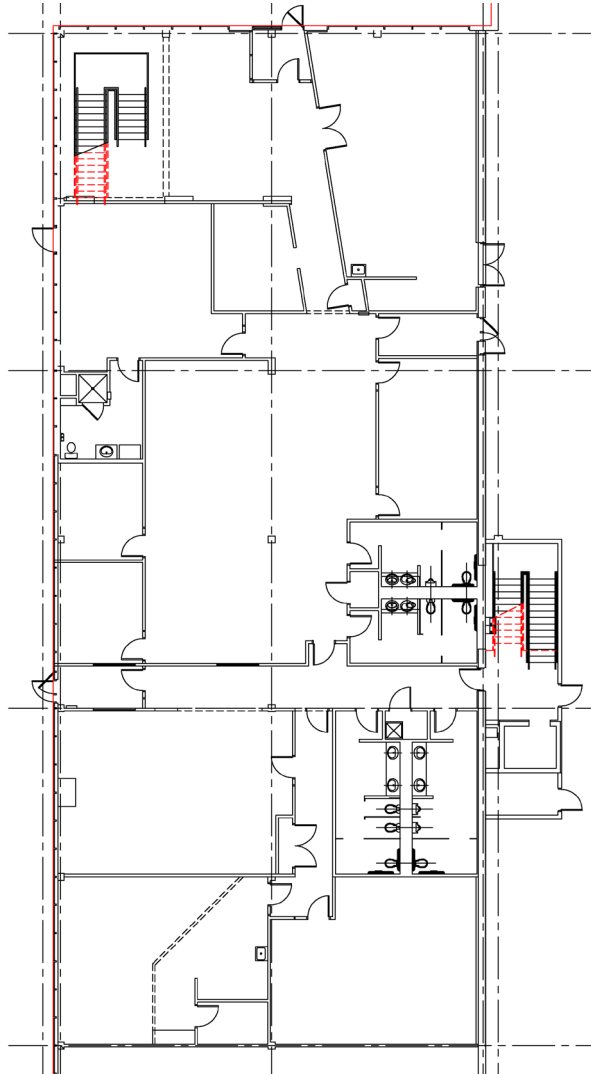
	DOCK 8'x9'	DOCK 9'x10'	DOCK 10'x10'	DOCK 10'x10'-6"	DOCK 10'x12'	TOTAL DOCKS	TOTAL DOORS
NORTH	1	-	25	-	4	30	33
EAST	-	4	-	11	-	15	23
SOUTH	-	-	-	-	-	-	-
WEST	-	14	32	6	5	57	61
TOTAL	1	18	57	16	10	102	117



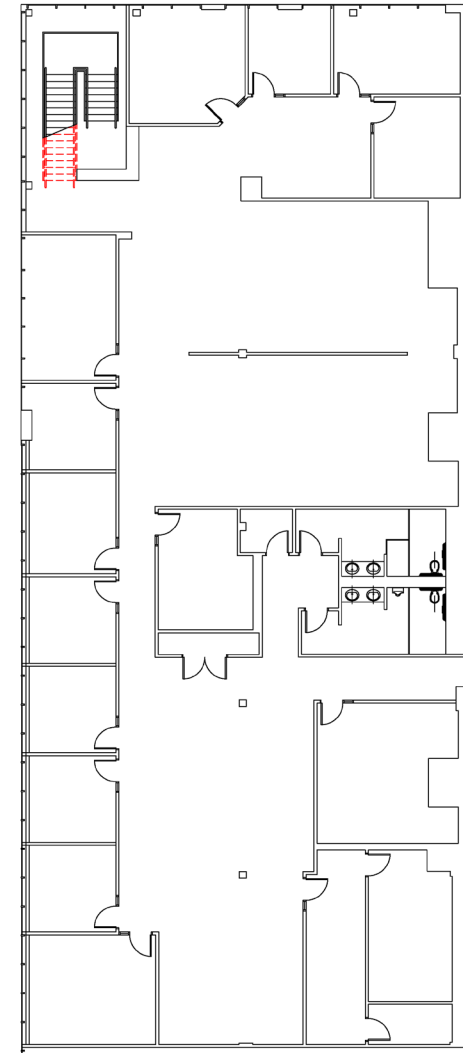
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OFFICE FLOOR PLAN

1ST FLOOR OFFICE



2ND FLOOR OFFICE



LOCATION





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