

FOR LEASE

ALLIED COMMERCE CENTER

31774-31778 Enterprise Drive, Suite 3A, Livonia, MI 48150

108,813 SF



AVAILABLE IMMEDIATELY

Lease Rate: \$6.95/SF NNN

TONY AVENDT

Executive Director

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PROPERTY HIGHLIGHTS



- (13) 9' x 10' truck docks with pit levelers and shelters
- 13 trailer stalls included in base rent, additional stalls available
- Up to 60' wide bays
- 18' – 20' ceiling clearance

- (1) 12' x 12'4" grade door
- Separate employee parking lot with 91 spaces
- Outside storage possible



(13) 9'x10' truck docks with levelers and shelters

(1) 12' x 12'4" grade door



Office to suit with new lobby and window line



ESFR fire suppression*

The system as currently installed was designed to FM Global Loss Prevention Data Sheet 8-9, table 8 allowing open rack storage of class v and cartoned unexpanded plastic commodities to 20' A.F.F. maintaining 18" between top of storage and sprinkler deflector



LED lighting
Air rotation heating



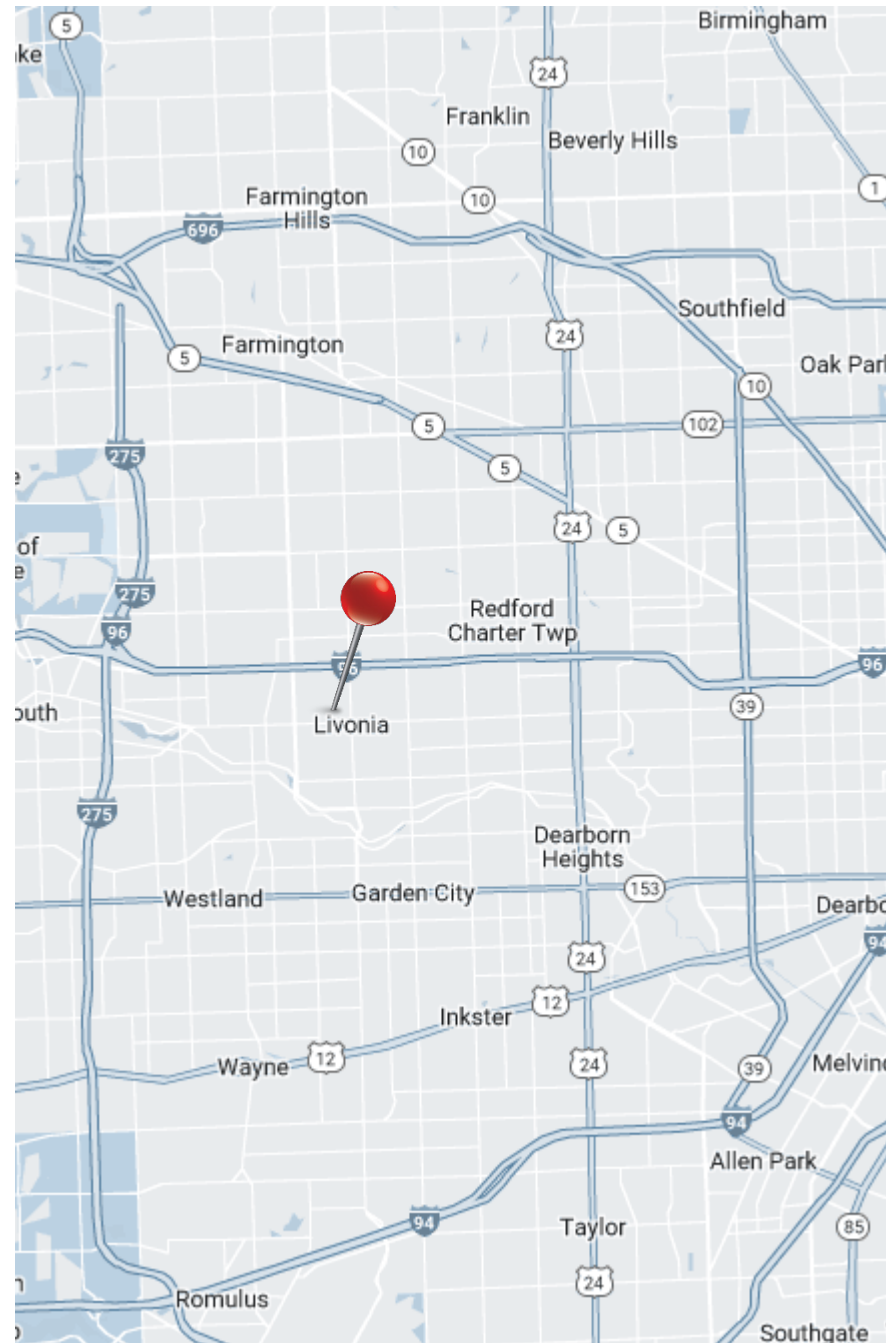
New restrooms in place



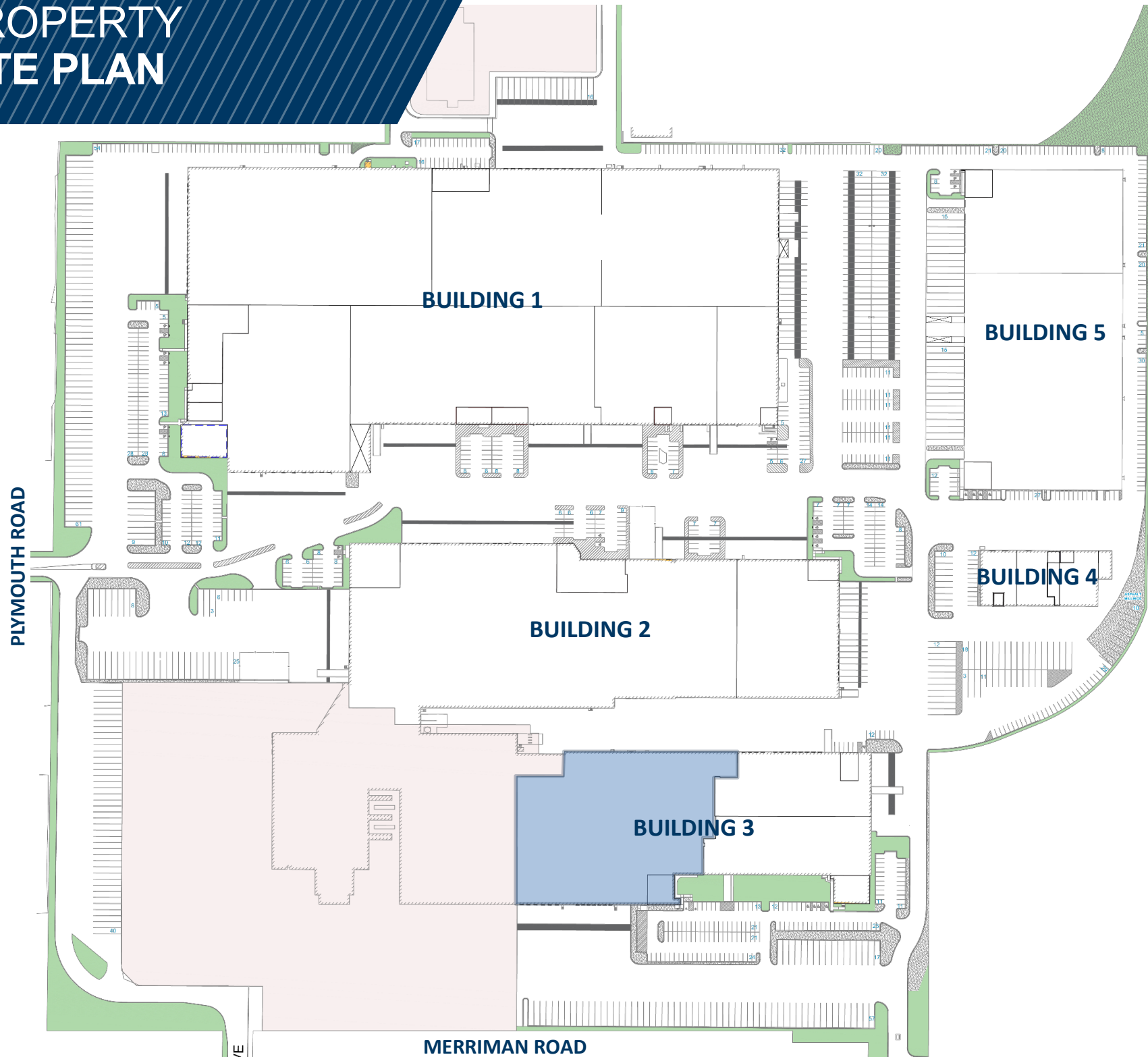
New Roof

PROPERTY FEATURES

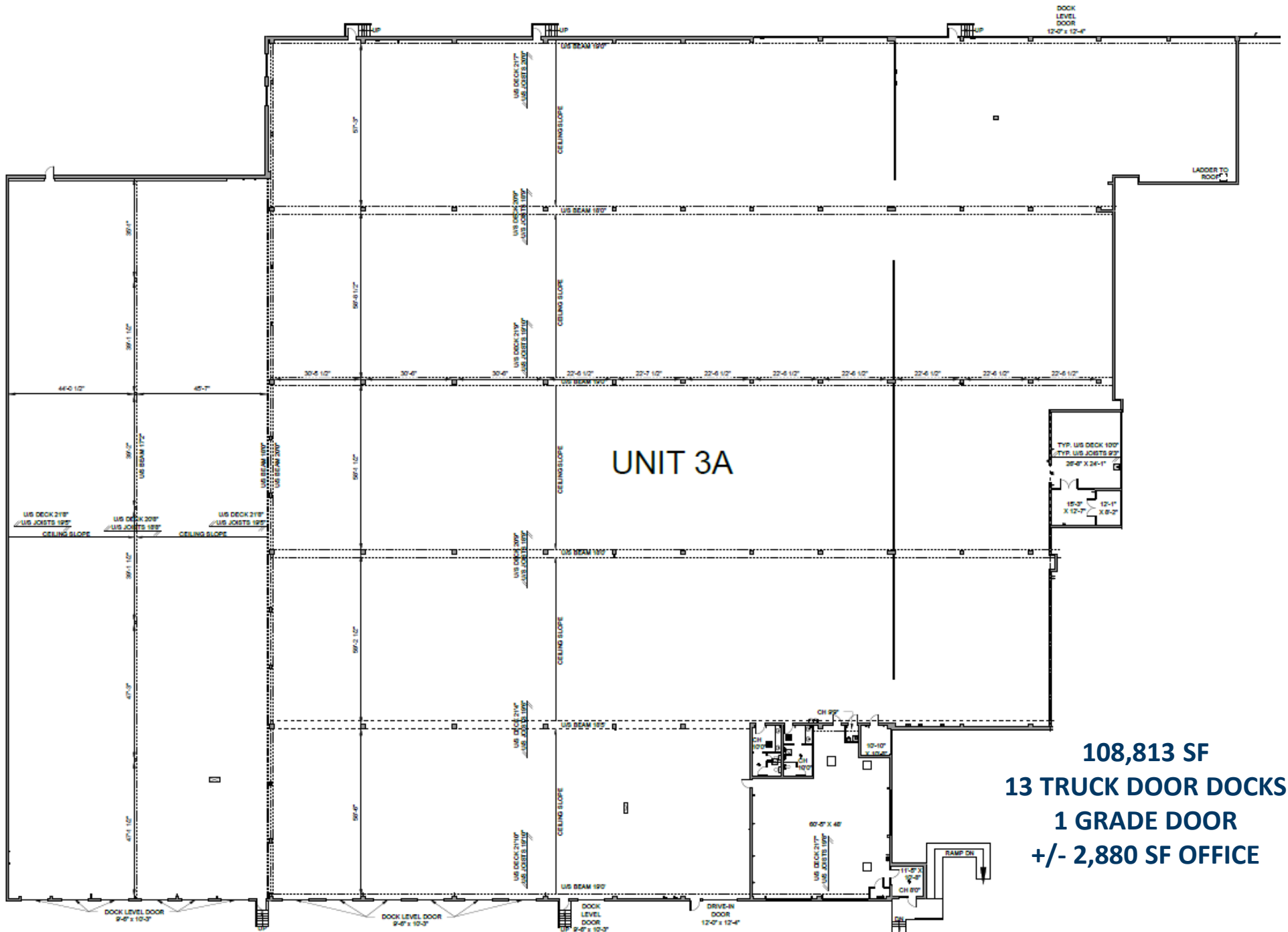
Address:	31774-31778 Enterprise Dr, Livonia, MI 48150
Total Suite Area:	108,813 SF +/-2,880 SF office finished to suit (expandable)
Primary Use:	Manufacturing or warehouse/ distribution
Year Built/Renovated:	1968 / 2020
Property Class:	B
Divisible to:	+/- 90,000 SF
Construction Type:	Steel and insulated metal panel
Ceiling Clearance:	18'-20' clear
Zoning:	M-1
Parking:	91 auto space / 13 trailer stalls included in base rent (additional trailer/auto parking available)
Outside Storage:	Possible
HVAC:	Air rotation heat (warehouse) Full HVAC (office)
Lighting:	LED
Floor Thickness:	6" concrete
Cranes:	No
Electric:	1200a/480v/3p
Dock Doors:	13 (9' x 10')
Grade Door:	1 (12' x 12'4")
Locker room/ Breakroom:	To suit
Rail Served:	No
Building Expandable:	No
Desired Term:	5+ years
Rental Rate:	\$6.95/SF NNN
Total Opex:	\$2.29/SF (2026 estimate)



PROPERTY SITE PLAN



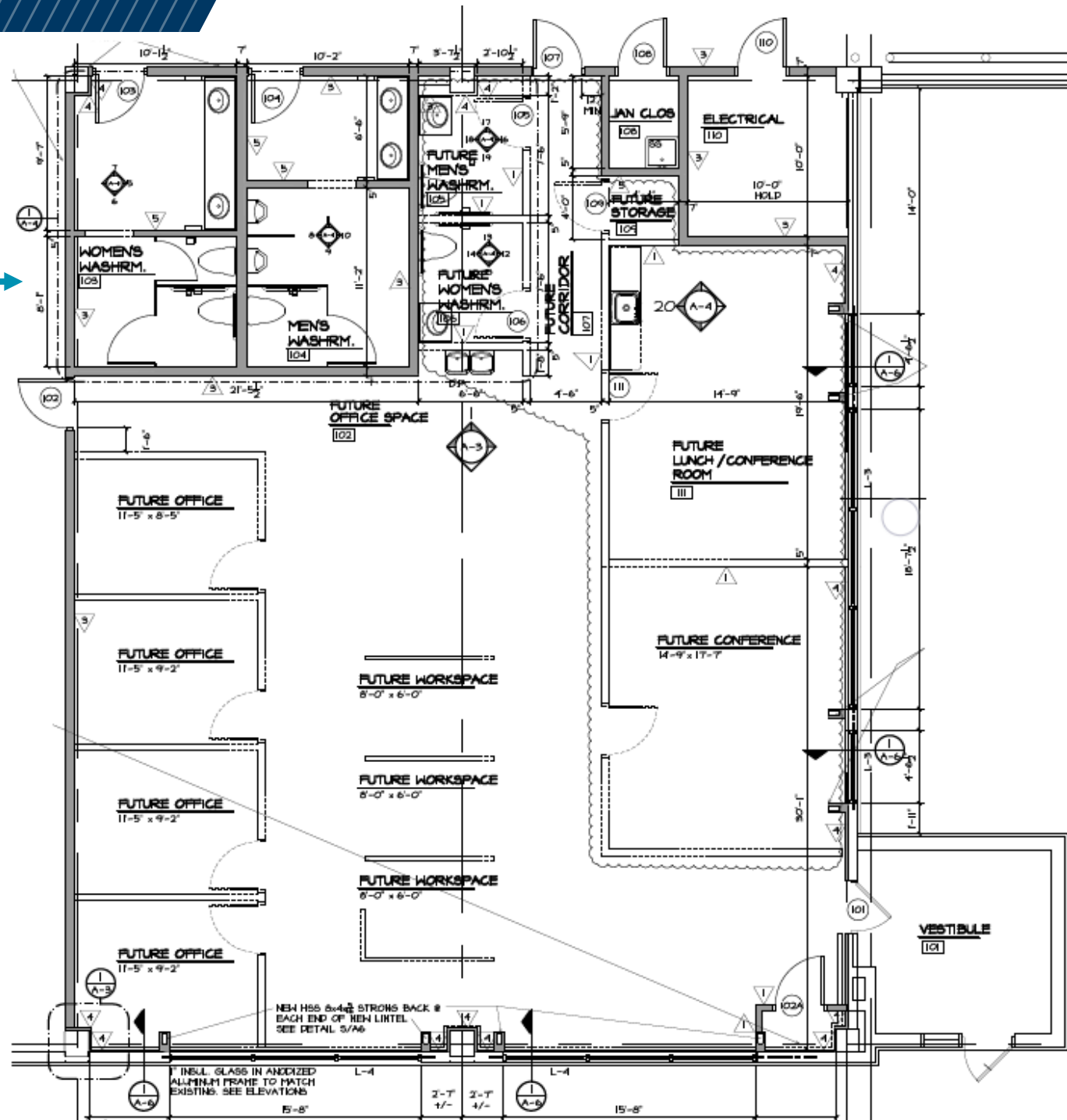
PROPERTY FLOOR PLAN



108,813 SF
13 TRUCK DOOR DOCKS
1 GRADE DOOR
+/- 2,880 SF OFFICE

PROPOSED OFFICE FLOOR PLAN

WAREHOUSE/ SHOP
RESTROOMS IN PLACE



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