

FOR SUBLEASE

ALLIED COMMERCE CENTER

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

7,798 SF to 16,789 SF



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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)



+/-2,090 SF Office



Ordinary hazard fire
suppression



22' clear height



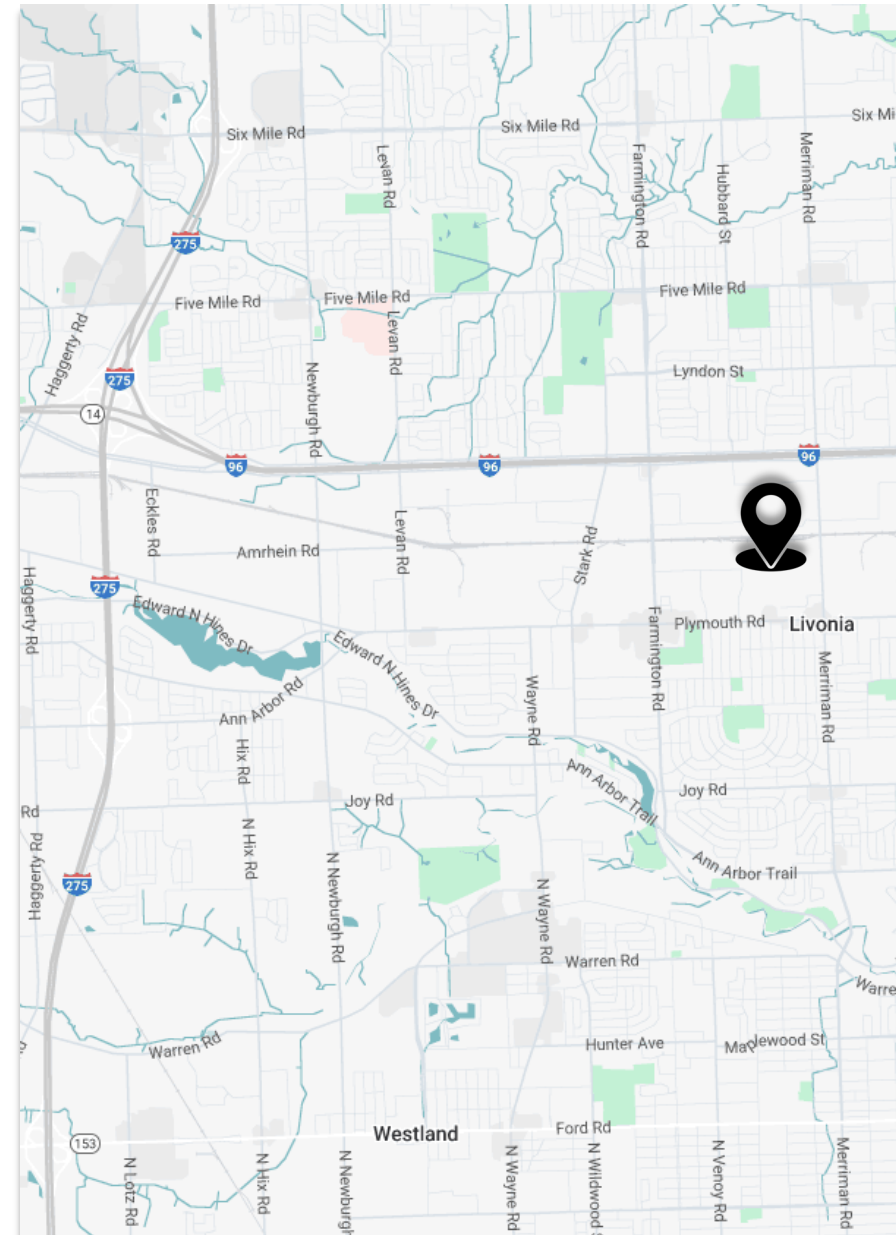
LED lighting



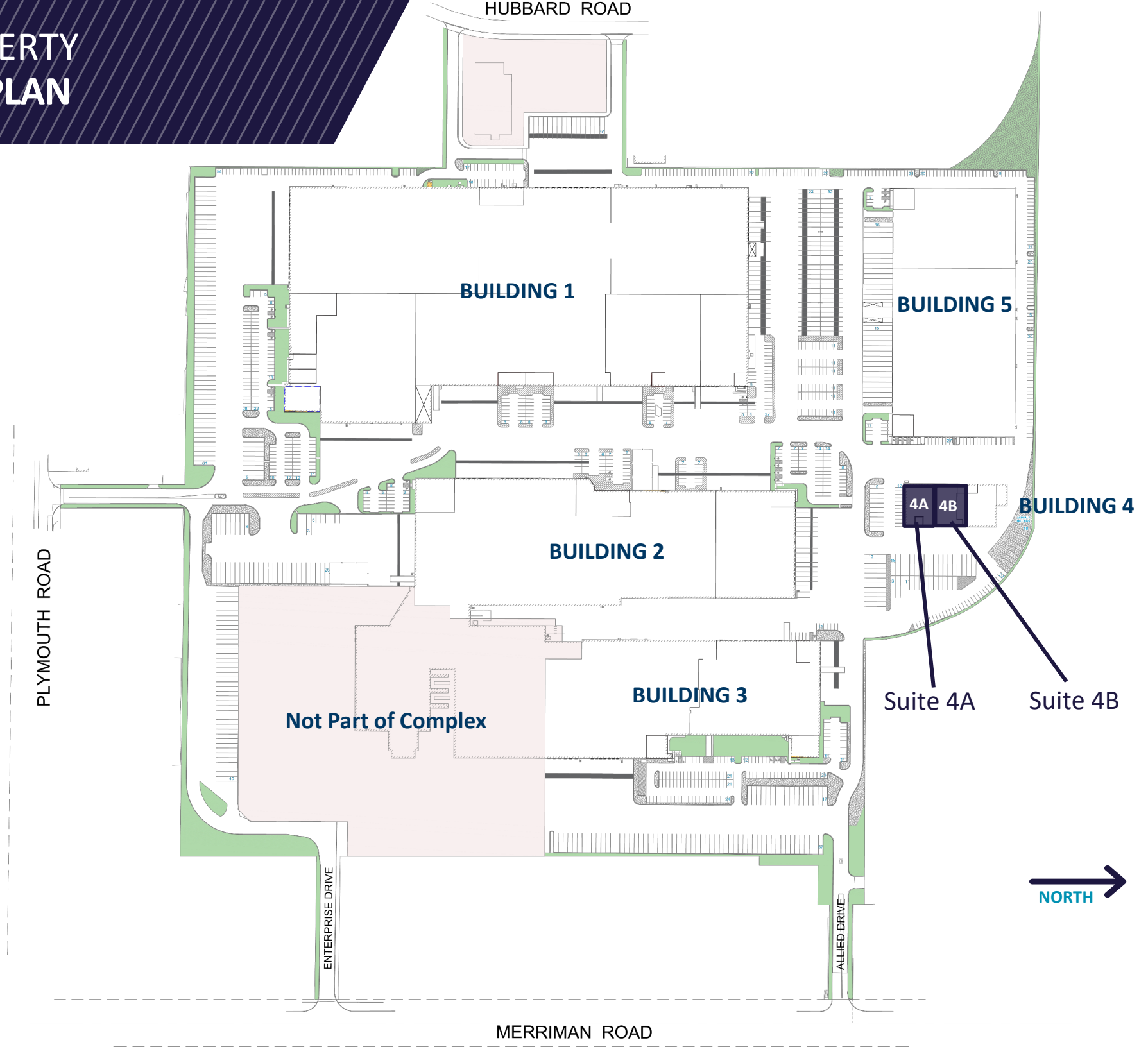
12 off building
53' trailer stalls

PROPERTY FEATURES

Address:	31766-31768 Enterprise Dr, Livonia, MI
Total Suite Area:	7,798 SF to 16,789 SF (+/-2,096 SF office) Suite 4A: 7,798 SF / Suite 4B: 8,991 SF
Primary Use:	Repair and maintenance
Year Built/Renovated:	1950 / 2024
Property Class:	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. \$2.29/SF (2026 estimate)



PROPERTY SITE PLAN



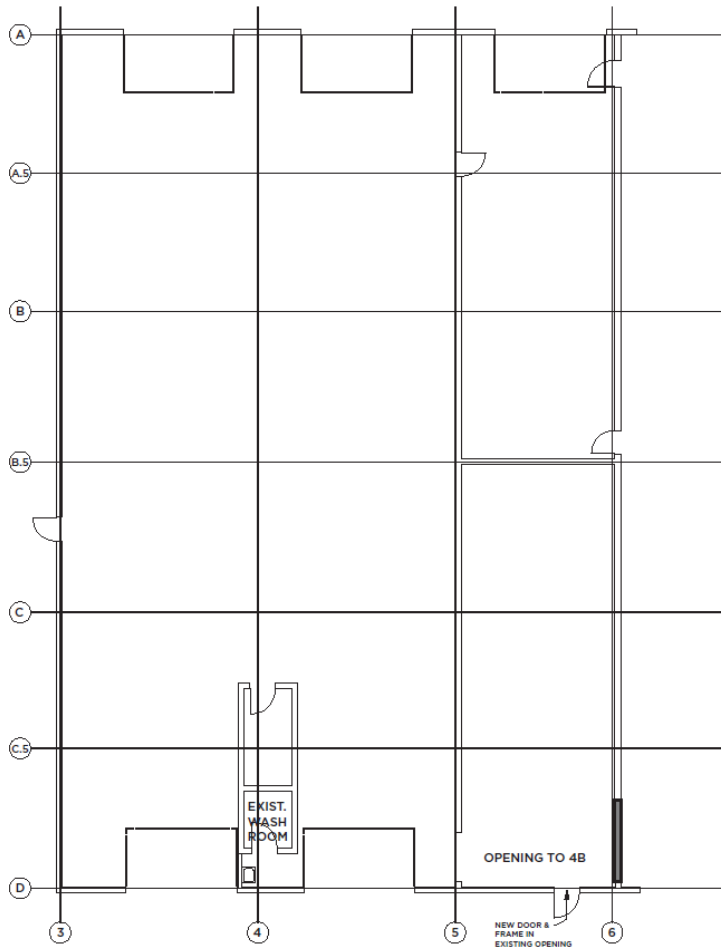
PROPERTY FLOOR PLAN

ACC 4A

7,798 SF Total

5 Grade Level Doors

+/- 80 SF Office

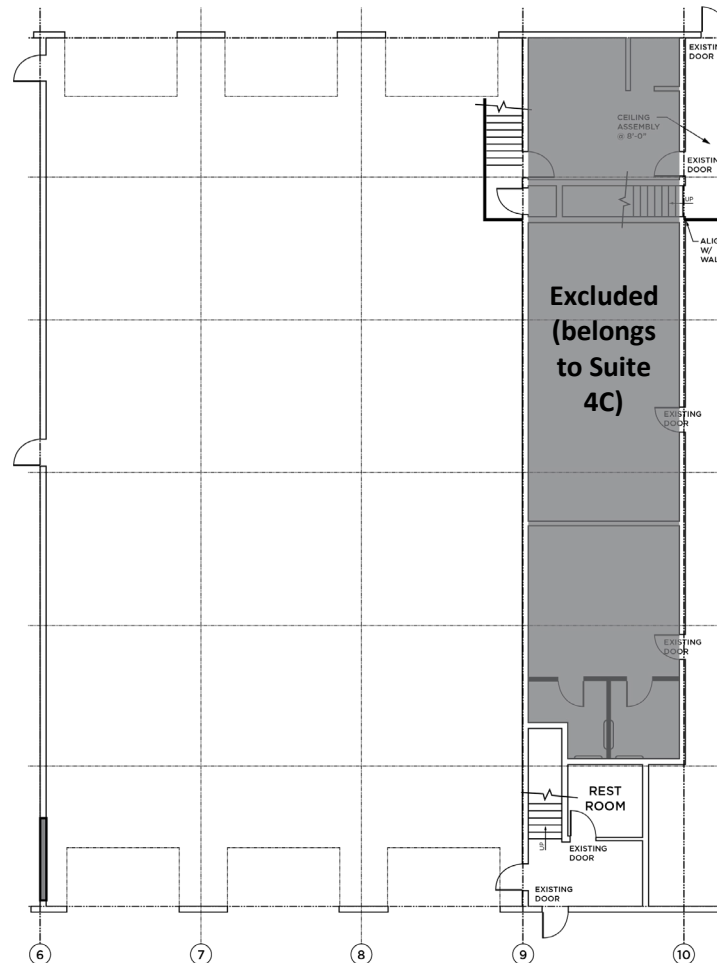


ACC 4B

8,991 SF Total

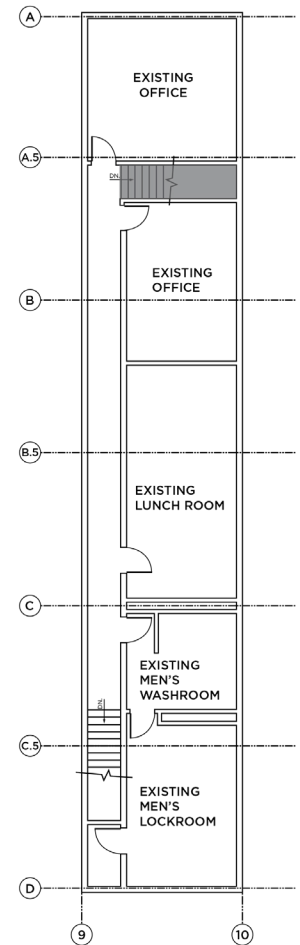
6 Grade Level Doors

+/- 2,096 SF Office



FLOOR PLAN SUITE 4B

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



MEZZANINE FLOOR PLAN

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

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