

INDUSTRIAL PROPERTY // FOR LEASE

7,350 SF INDUSTRIAL WITH TRUCKWELL

13111 NEWBURGH RD
LIVONIA, MI 48154



- 7,350 SF Industrial Space
- 1.350 SF Office
- (1) Truckwell
- 480 Volt/600 Amp
- Fenced Lot
- Move-In: March 2026



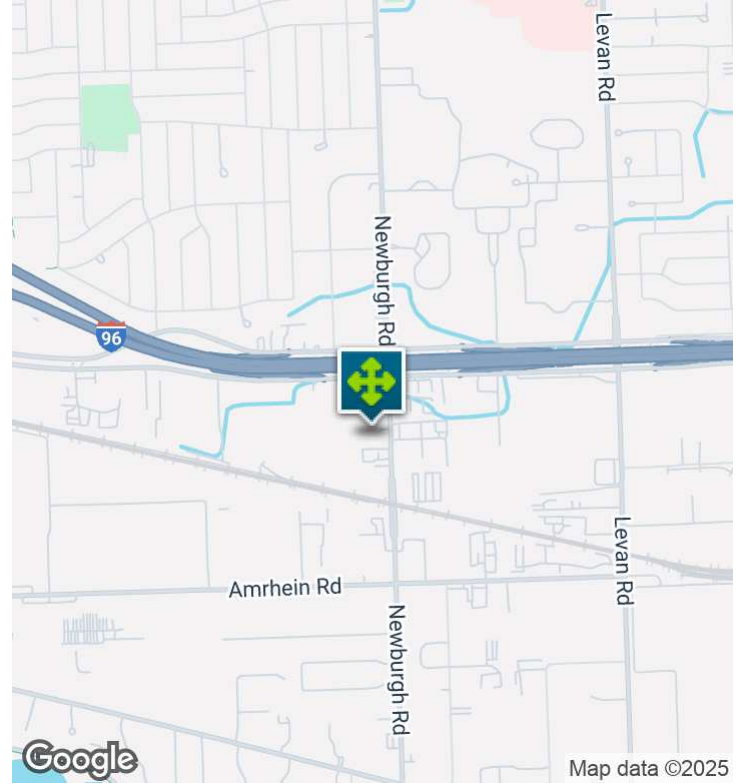
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13111 NEWBURGH RD, LIVONIA, MI 48154 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	\$10.25 SF/YR (NNN)
-------------------	----------------------------

OFFERING SUMMARY

Building Size:	7,350 SF
Available SF:	7,350 SF
Lot Size:	0.73 Acres
Year Built:	1970
Renovated:	2015
Zoning:	M-2
Market:	Detroit
Submarket:	Livonia

PROPERTY OVERVIEW

Free-standing 7,350 SF industrial building on Newburgh Rd just south of I-96. Features include: (1) truckwell, (1) 12'x14' drive-thru grade-level doors, radiant heat, metal halide lighting, horseshoe driveway, and fenced yard for outside storage. Fenced parking lot, 3 baths, Building has all the amenities. Fantastic location! Available March 2026.

LOCATION OVERVIEW

Located in Livonia, MI: Ideal for warehouse and manufacturing businesses.

PROPERTY HIGHLIGHTS

- 7,350 SF Industrial Space
- 1,350 SF Office
- (1) Truckwell
- 480 Volt/600 Amp
- Fenced Lot
- Move-In: March 2026

13111 NEWBURGH RD, LIVONIA, MI 48154 // FOR LEASE

INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	7,350 SF
Space Available:	7,350 SF
Shop SF:	6,000 SF
Office SF:	1,350 SF
Occupancy:	March 2026
Zoning:	M-2 Industrial
Lot Size:	0.73 Acres
Parking Spaces:	30
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1970
Construction Type:	Brick & Block
Clear Height:	15.5'
Overhead Doors:	(2) 12' x 14'
Truckwells/Docks:	(1) Exterior
Cranes:	No
Column Spacing:	60' Clear Span
Power:	600 AMP 480 Volt
Buss Duct:	N/A
Air Conditioning:	Office
Heat Type:	Tube Radiant
Lighting:	Metal Halide
Sprinklers:	No
Floor Drains:	N/A
Taxes:	\$9,145.02



P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13111 NEWBURGH RD, LIVONIA, MI 48154 // FOR LEASE

ADDITIONAL PHOTOS



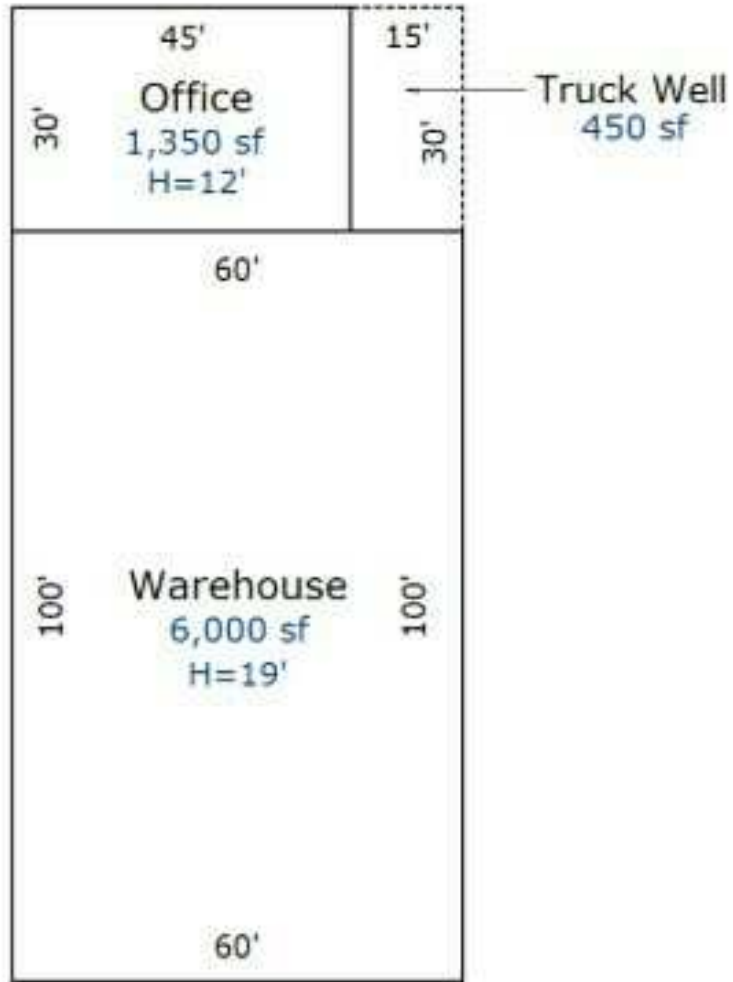
P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

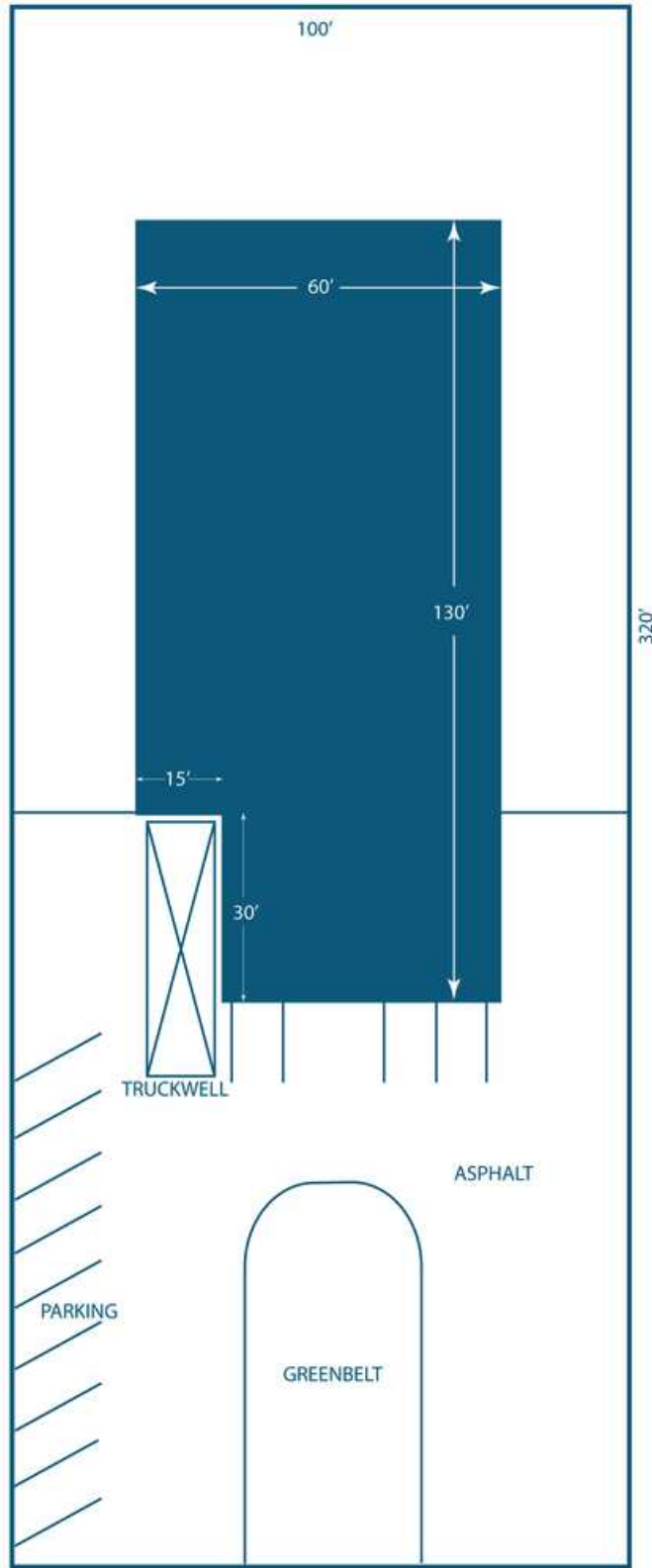
13111 NEWBURGH RD, LIVONIA, MI 48154 // FOR LEASE

FLOOR PLANS



13111 NEWBURGH RD, LIVONIA, MI 48154 // FOR LEASE

SITE PLANS



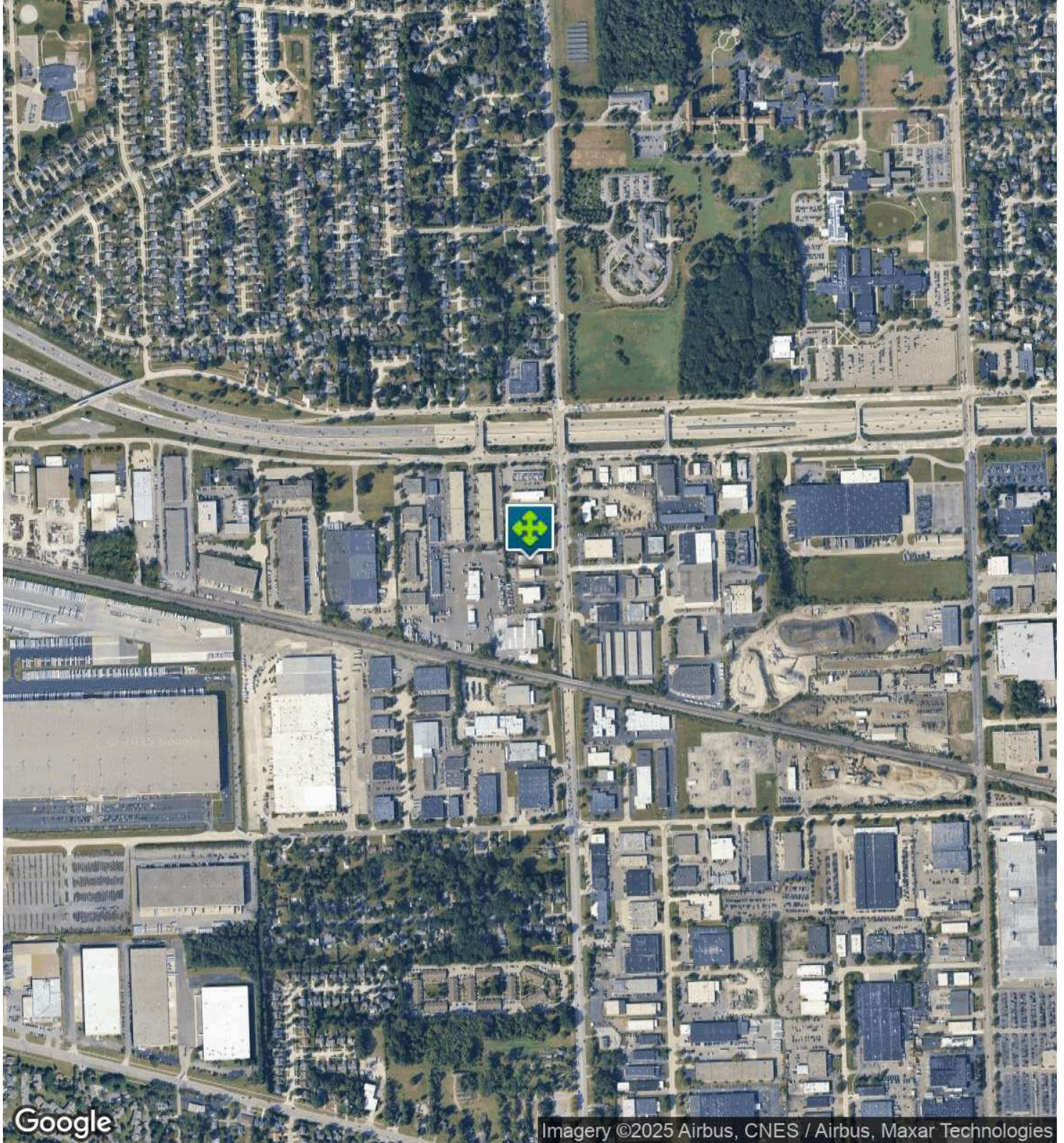
P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13111 NEWBURGH RD, LIVONIA, MI 48154 // FOR LEASE

AERIAL MAP



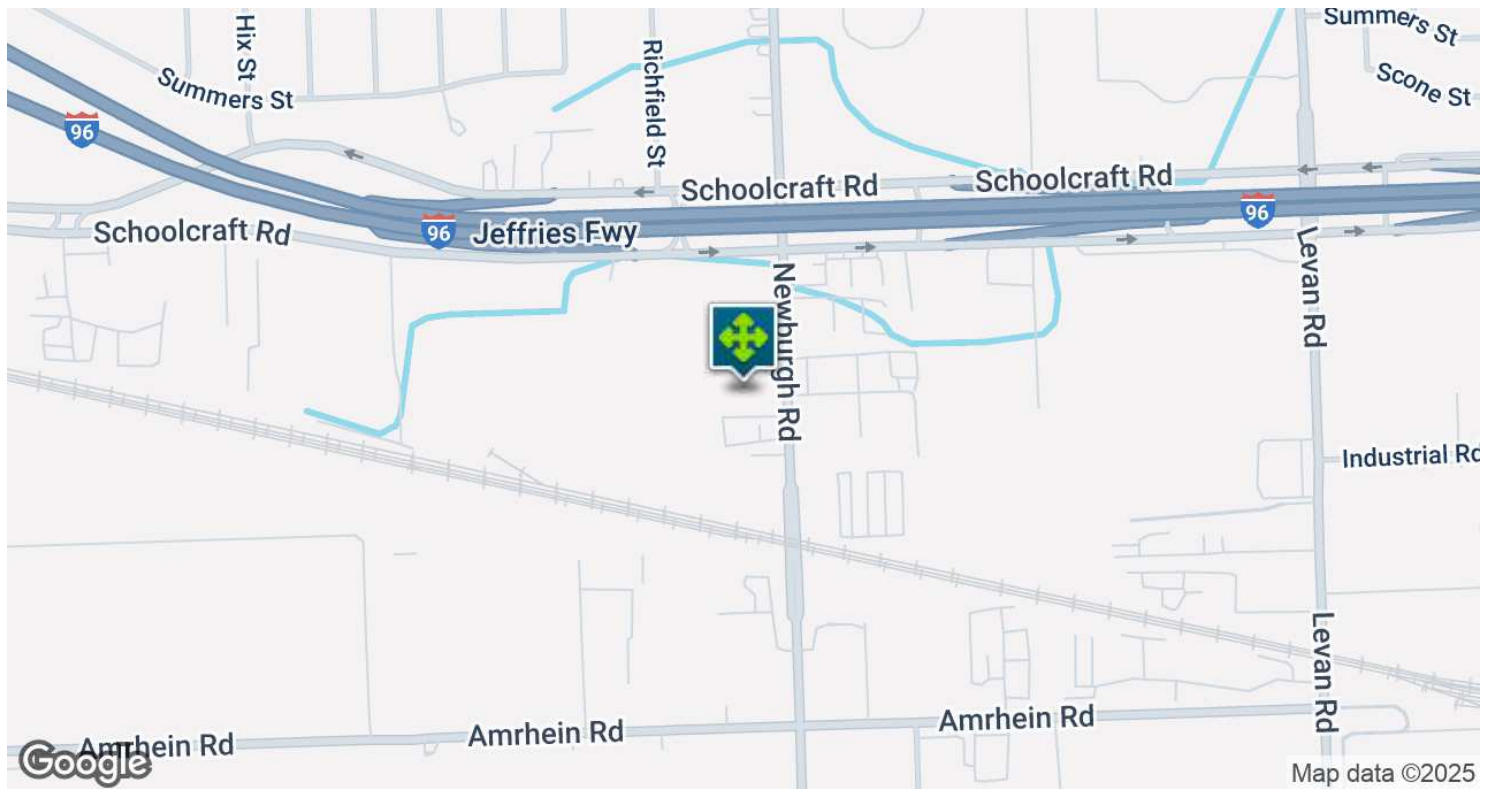
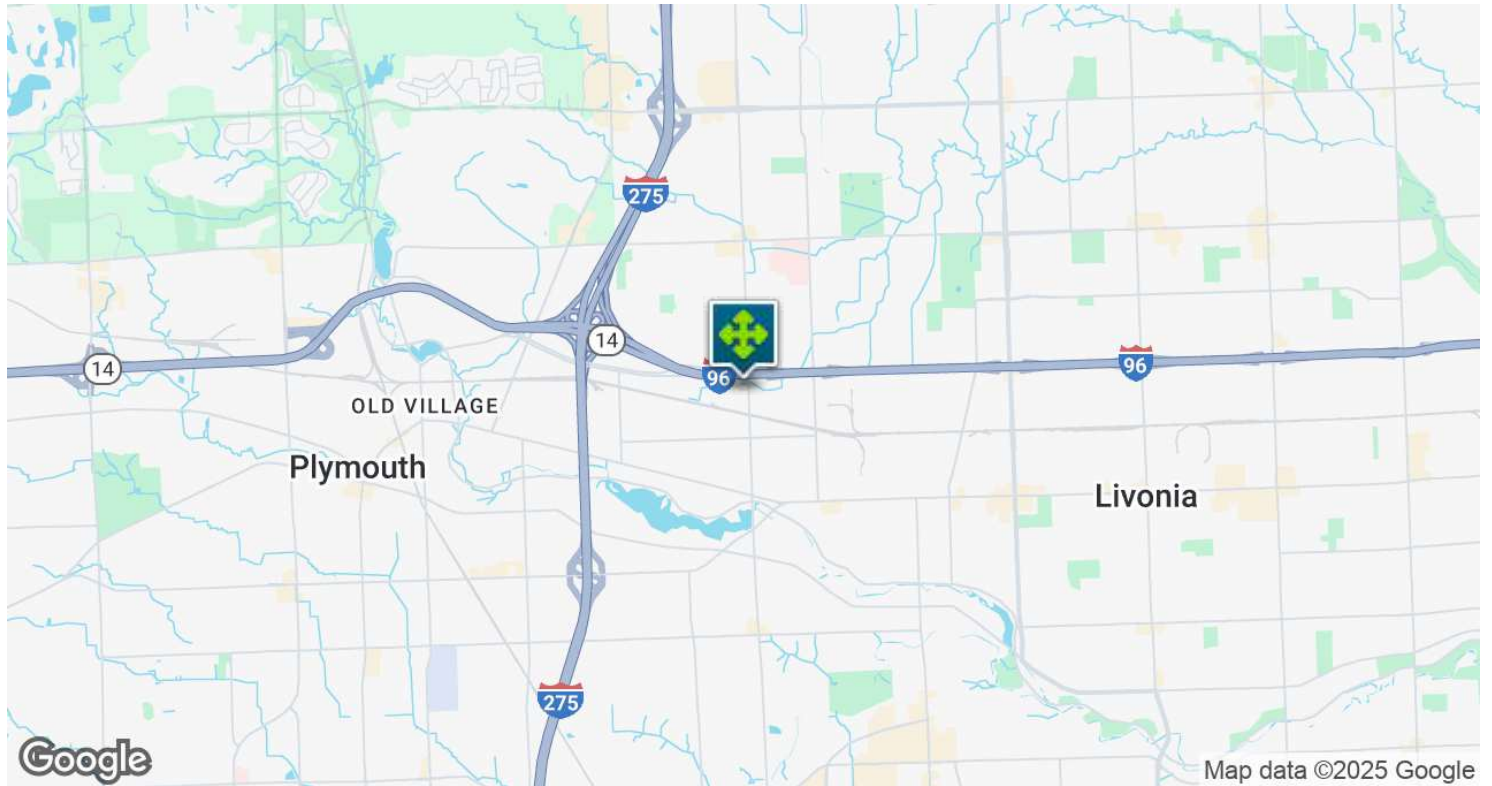
P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13111 NEWBURGH RD, LIVONIA, MI 48154 // FOR LEASE

LOCATION MAP



13111 NEWBURGH RD, LIVONIA, MI 48154 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



John T. Arthurs
PRINCIPAL

D: 248.663.0506

C: 248.563.3225

johna@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.