

FOR SALE / LEASE

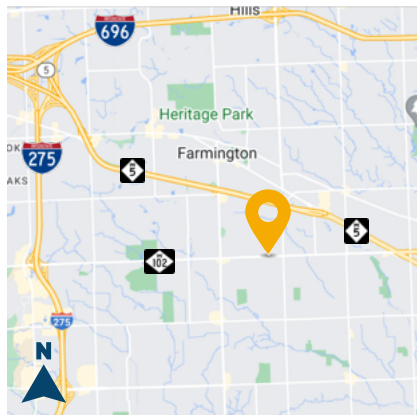
31711-31715 W 8 MILE RD, LIVONIA



RH COMMERCIAL
REALTY



6,000 SF FOR LEASE | ENTIRE FACILITY FOR SALE



PROPERTY DETAILS

- 12,000 SF facility with 6,000 SF available (minimal office) for lease
- (1) drive-in overhead loading doors
- Signage and frontage on 8 Mile Road
- Freshly painted warehouse area with new LED lighting
- Light Manufacturing (M-1) zoning
- Ideally located minutes from M-5, I-96, I-696, & I-275

For information, please contact:



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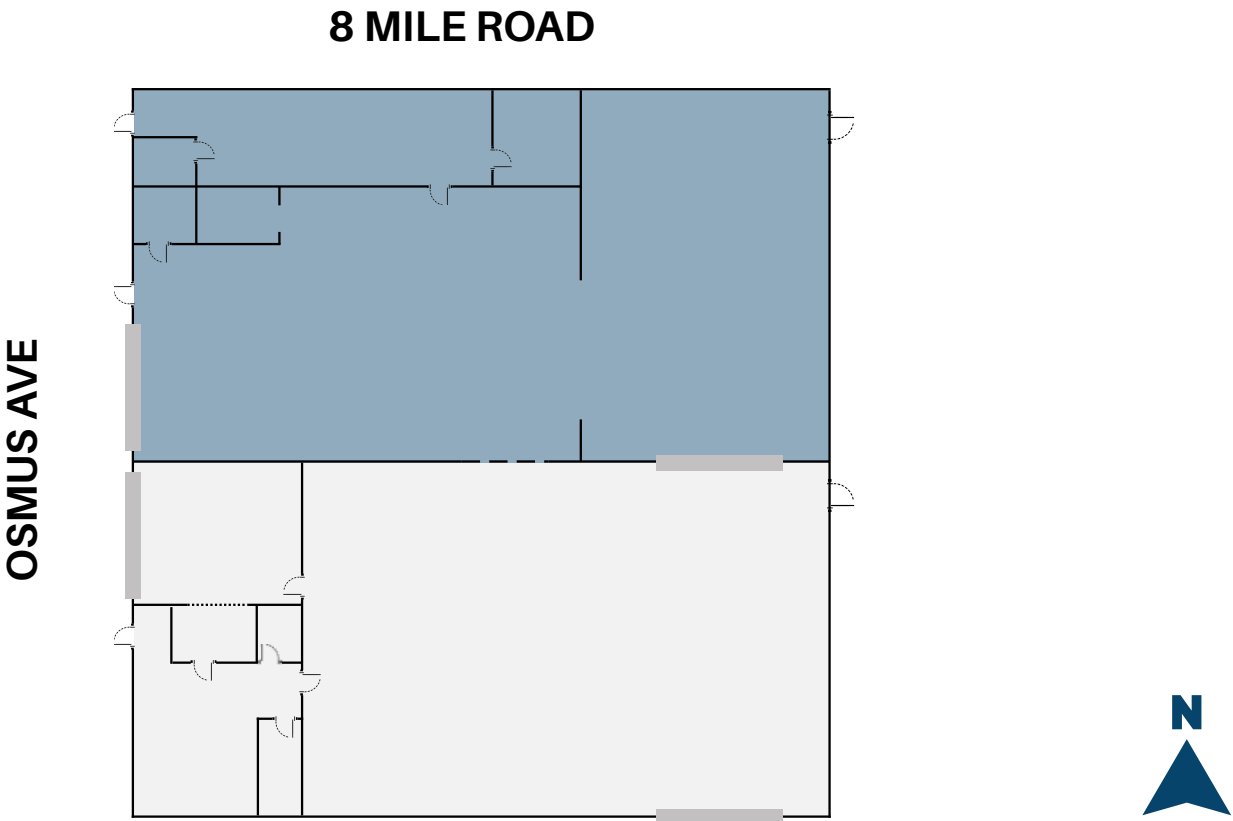
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AVAILABILITY BREAKDOWN



31715 W 8 MILE ROAD (BLUE)

Total SF:	6,000	Heat:	Forced Air	Notes: Very clean warehouse with fresh paint and LED lighting. Great for a warehouse/showroom.
Office SF:	1,000	Clearance:	12'-13'	
Parking Spaces:	9	Grade/Dock Doors:	1 / 0	
		Power:	Available	

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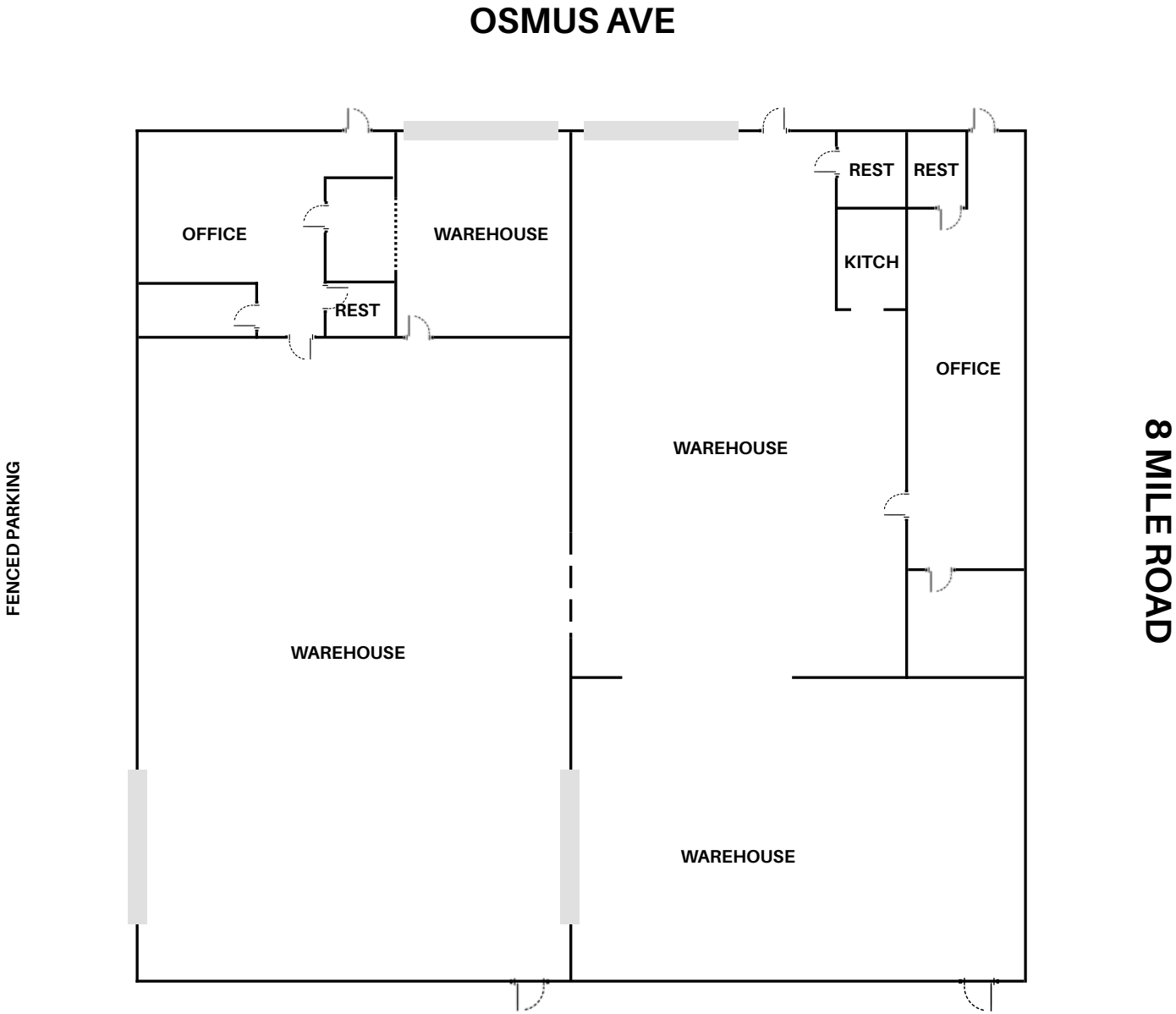
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FLOOR PLAN SKETCH

(NOT TO SCALE)



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AERIAL VIEW

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PRICING INFORMATION

Lease Rate: \$9.00 / SF

Lease Type: Modified Gross

Sale Price: \$1,500,000.00

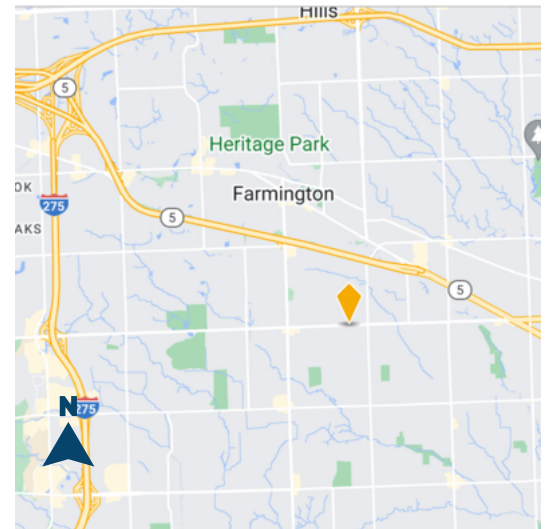
PROPERTY DESCRIPTION

Total SF:	12,000	Parcel ID:	46-107-99-006-009
Available SF:	6,000	Parking Spaces:	12
Office SF:	1,000	Rail Served:	No
Property Type:	Industrial	Cranes:	No
Tenancy:	Single or Multi	Heat:	Forced Air
Year Built:	1953	Clearance:	12'
Year Renovated:	2023	Grade/Dock Doors:	3 / 0
Zoning:	M-1 (Lt Ind.)	Fire Suppression:	No
Site/Parcel Area:	0.65	Power:	200a/240v, 3p

SUMMARY

Rare industrial building along 8 Mile Rd with easy access to M-5 and just minutes from I-96, I-696, & I-275. This building offers 8 Mile Rd frontage and visibility, approximately 12' clearance, and a small office with nice lighting and finishes throughout.

ROAD MAP



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