

INDUSTRIAL PROPERTY // FOR LEASE

16,055 SF MANUFACTURING SPACE 4 & 5 TON CRANES & TRUCKWELL

34481 INDUSTRIAL RD
LIVONIA, MI 48150



- 16,055 SF Manufacturing Space w/ 2,200 SF Office
- 4 & 5-Ton Cranes
- 100 AMP/220 Volt, Buss Duct
- 20' - 22' Clear Height
- Exterior Truckwell & Two (1) 12' x 14' Overhead Doors
- Close to I-96 & I-275 in the heart of Livonia

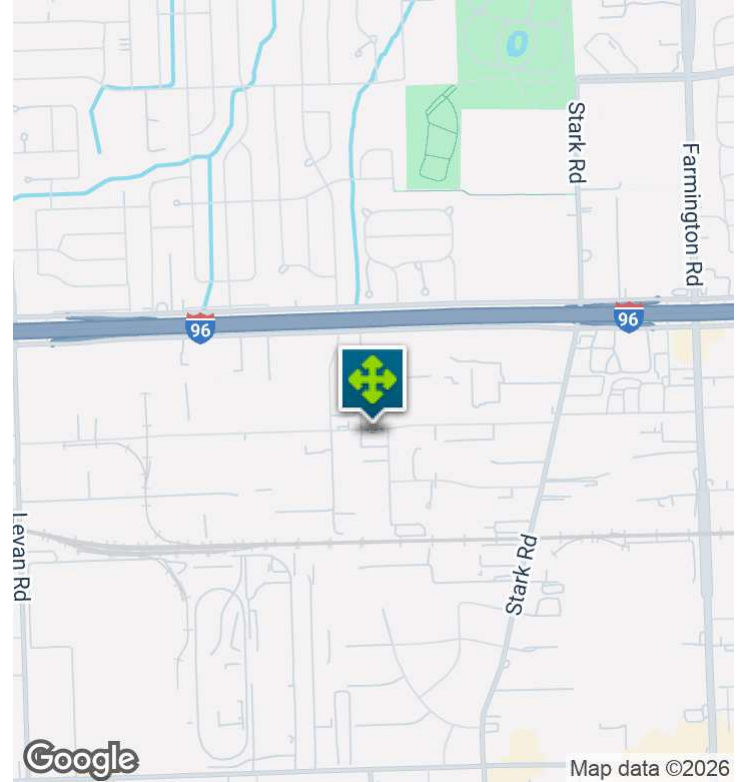


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EXECUTIVE SUMMARY



Lease Rate	\$9.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	26,697 SF
Available SF:	16,055 SF
Lot Size:	1.2 Acres
Year Built:	1970
Zoning:	Lt Ind
Market:	Detroit
Submarket:	Livonia

PROPERTY OVERVIEW

Discover the prime leasing opportunity at 34481 Industrial Rd, Livonia, MI. This impressive property features a 16,055 square foot manufacturing space available with a 2,200 square foot office space, making it a versatile solution for industrial operations. Equipped with 4 & 5-Ton Cranes, 100 AMP/220 Volt power supply, Buss Duct, and a 20' - 22' clear height, this facility is designed to meet the needs of modern industry. The exterior truckwell and two 12' x 14' overhead doors further enhance its functionality, while its proximity to I-96 & I-275 offers unparalleled convenience. Taxes & insurance are expected to be \$1.10 SF

LOCATION OVERVIEW

Located in Livonia with manufacturing/warehouse businesses and easy access to major roads in this Detroit-area suburb.

PROPERTY HIGHLIGHTS

- 16,055 SF Manufacturing Building w/ 2,200 SF Office
- 4 & 5-Ton Cranes
- 100 AMP/220 Volt, Buss Duct
- 20' - 22' Clear Height
- Exterior Truckwell & Two (1) 12' x 14' Overhead Doors

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	26,697 SF
Space Available:	16,055 SF
Shop SF:	13,855 SF
Office SF:	2,200 SF
Zoning:	Lt Ind
Lot Size:	1.2 Acres
Parking Spaces:	30
Year Built / Renovated:	1970
Construction Type:	Brick Block Steel
Clear Height:	20' - 22'
Overhead Doors:	Two (2) 12' x 14'
Truckwells/Docks:	(1) Exterior
Cranes:	4-Ton & 5-Ton
Column Spacing:	40'
Power:	100 AMP 220 Volt Step up transformer to 480 Volt
Buss Duct:	Yes
Air Conditioning:	Offices
Heat Type:	Gas Unit
Lighting:	Florescent
Underhook:	16' & 18"
Taxes:	\$16,221.52 (\$1.01 per SF)



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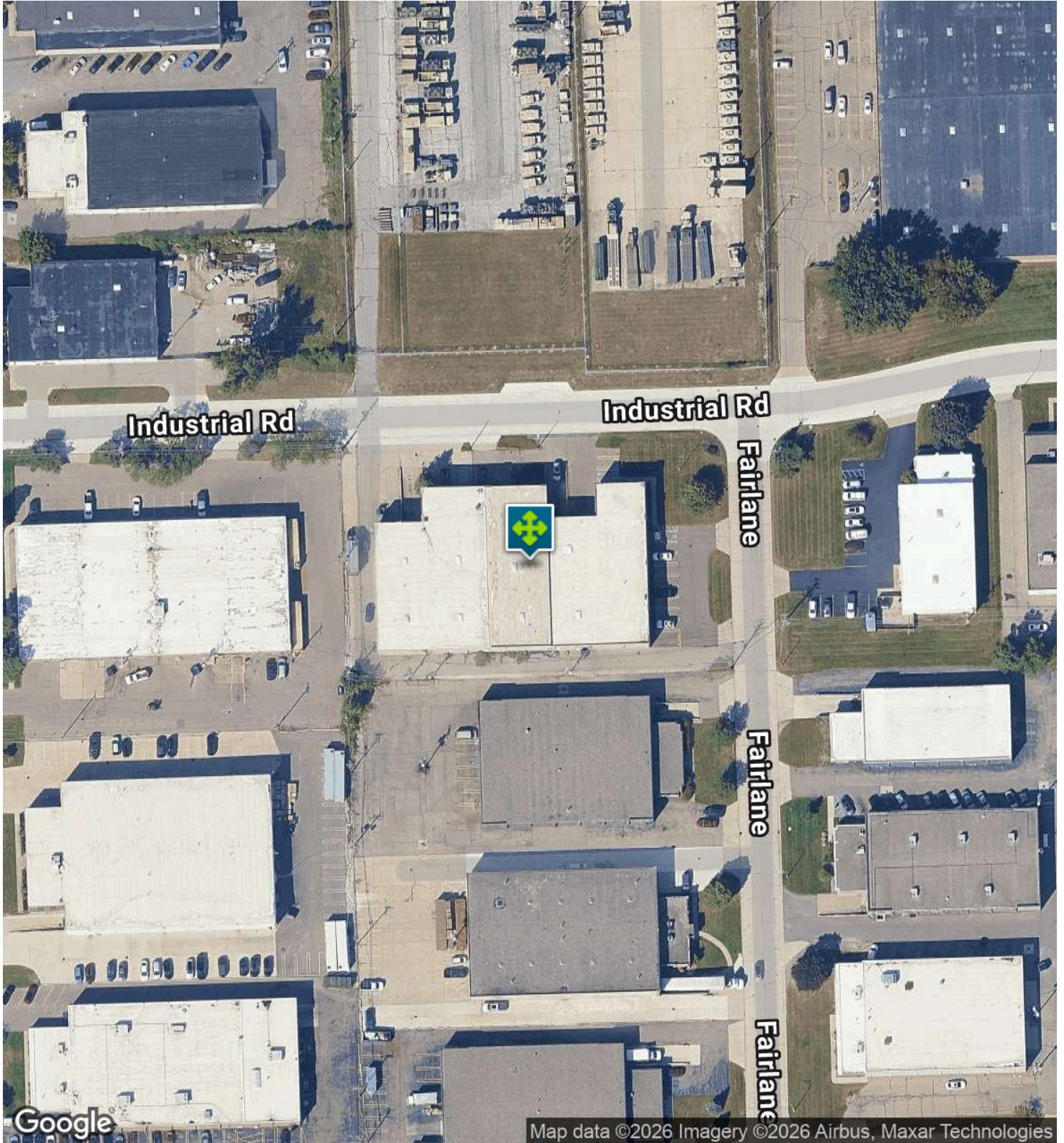
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FLOOR PLANS



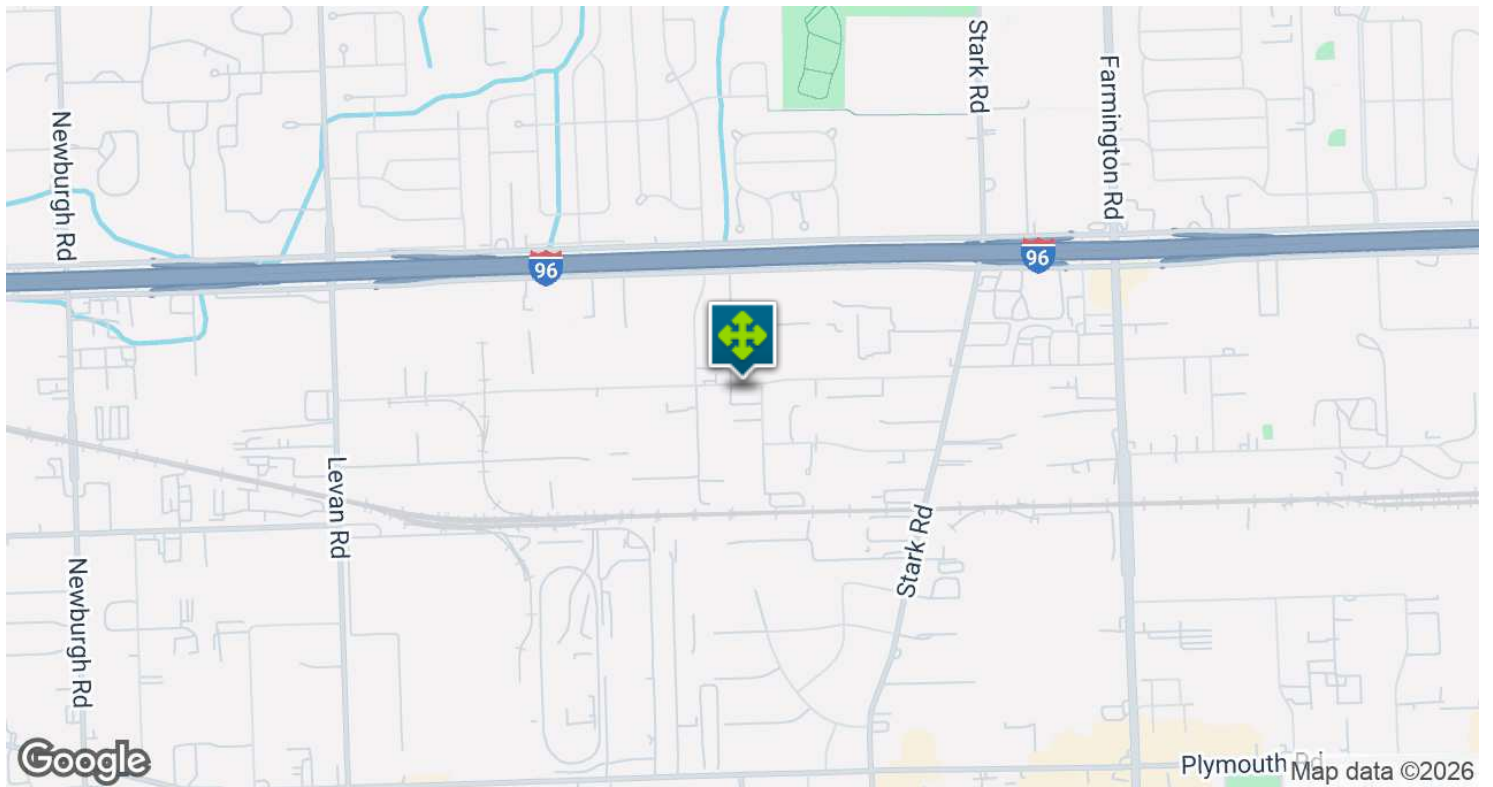
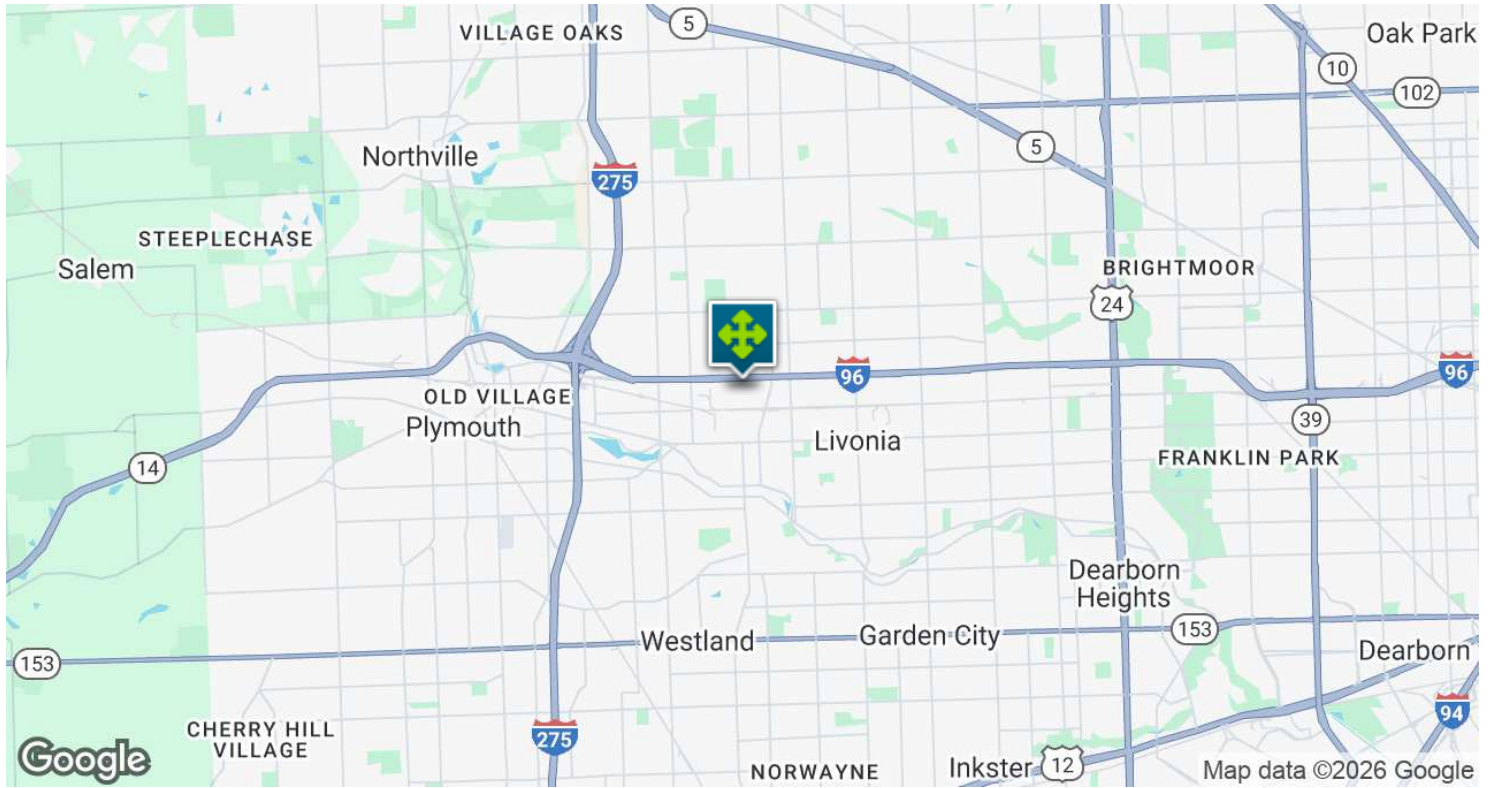
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AERIAL MAP

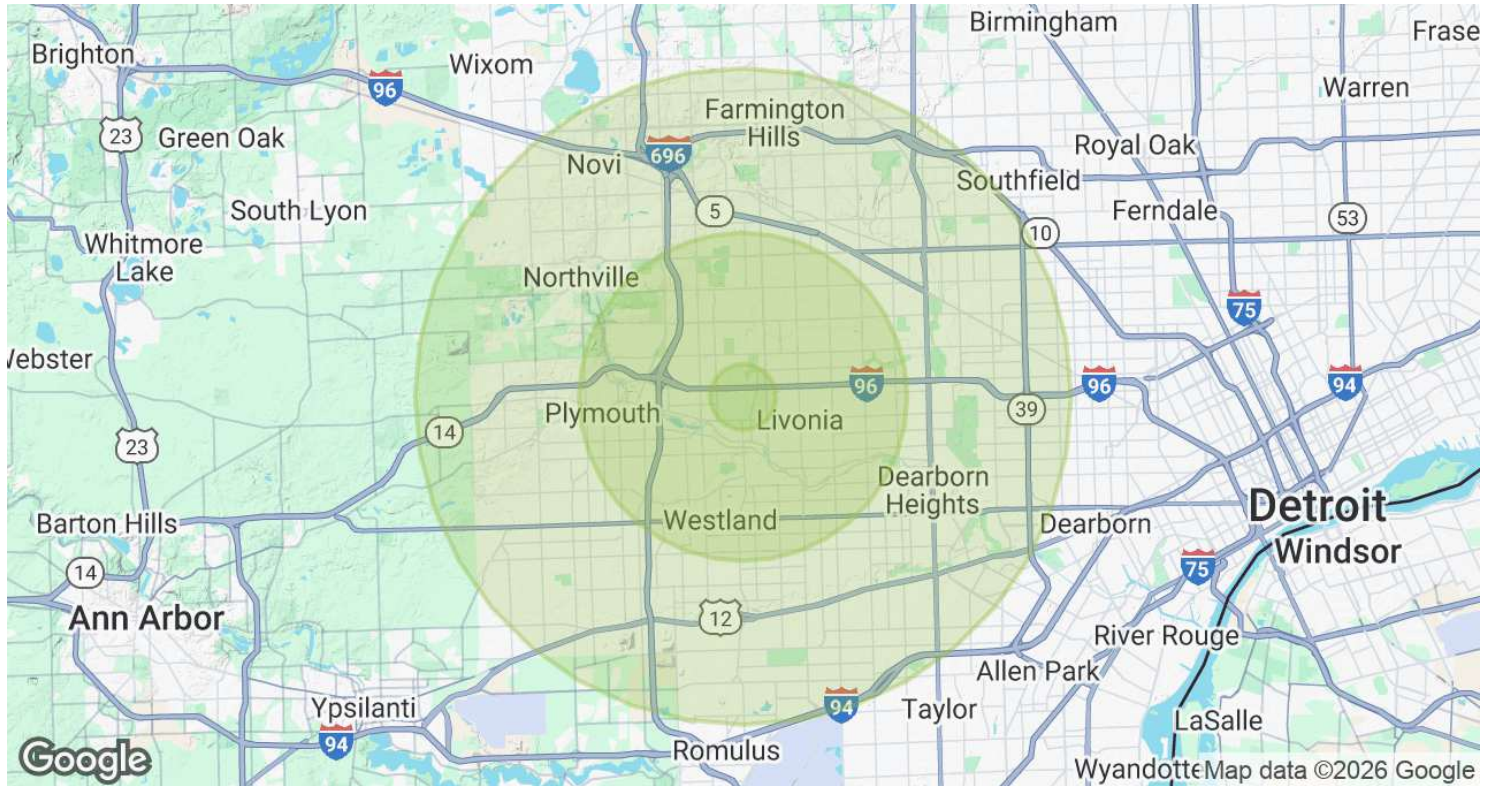


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,122	234,583	917,289
Average Age	44.1	41.5	39.3
Average Age (Male)	41.6	39.6	37.8
Average Age (Female)	46.1	43.0	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,495	94,837	357,360
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$80,603	\$71,835	\$73,351
Average House Value	\$200,603	\$189,438	\$211,398

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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