

INDUSTRIAL PROPERTY // FOR LEASE

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

34481 INDUSTRIAL RD
LIVONIA, MI 48150



- 16,055 SF Manufacturing Building w/ 2,200 SF Office
- 4 & 5-Ton Cranes
- 2,000 AMP / 480 Volt Power
- Significant 480 Volt / 600 AMP Buss Duct
- Step-Down Transformer to 240 Volts
- 20'-22' Clear Height
- Exterior Truckwell & Two (2) 12' x 14' Overhead Doors
- Prime Location Near I-96 & I-275 in the Heart of Livonia

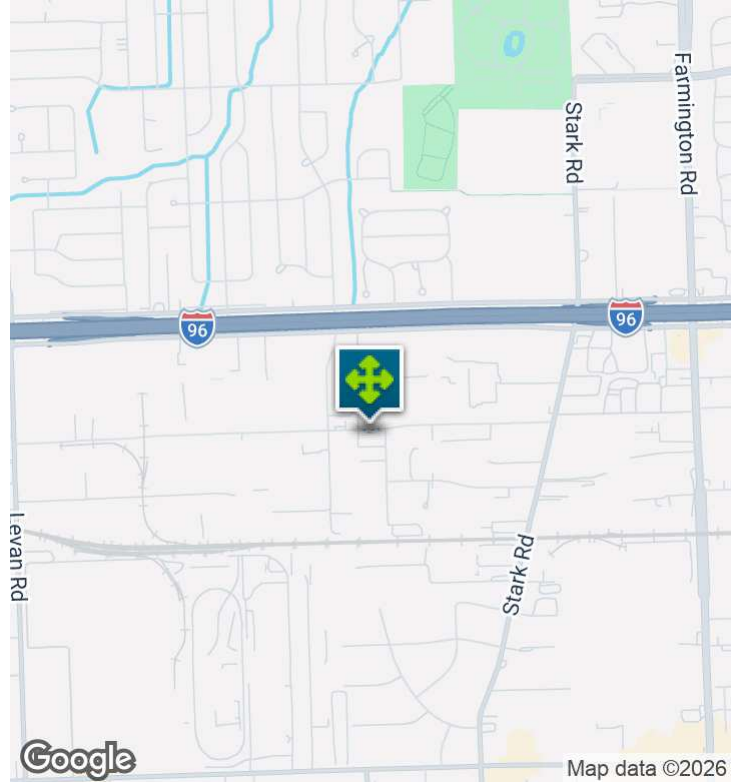


P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Lease Rate	\$9 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 16,055 square feet of manufacturing space along with 2,200 square feet of office space, making it a versatile solution for a variety of industrial operations. Equipped with 4 & 5-Ton Cranes, 2,000 AMP/480 Volt power supply with a step-down transformer to 240 volts, significant 600 AMP 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 estimated at \$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
- 2,000 AMP / 480 Volt Power
- Significant 480 Volt / 600 AMP Buss Duct



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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:	2,000 AMP 480 Volt Stepdown transformer to 240 Volt Significant 480 Volt / 600 AMP Buss Duct
Buss Duct:	Yes
Air Conditioning:	Offices
Heat Type:	Gas Unit
Lighting:	Flrorescent
Underhook:	16' & 18"
Taxes:	\$16,221.52 (\$1.01 per SF)



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FLOOR PLANS



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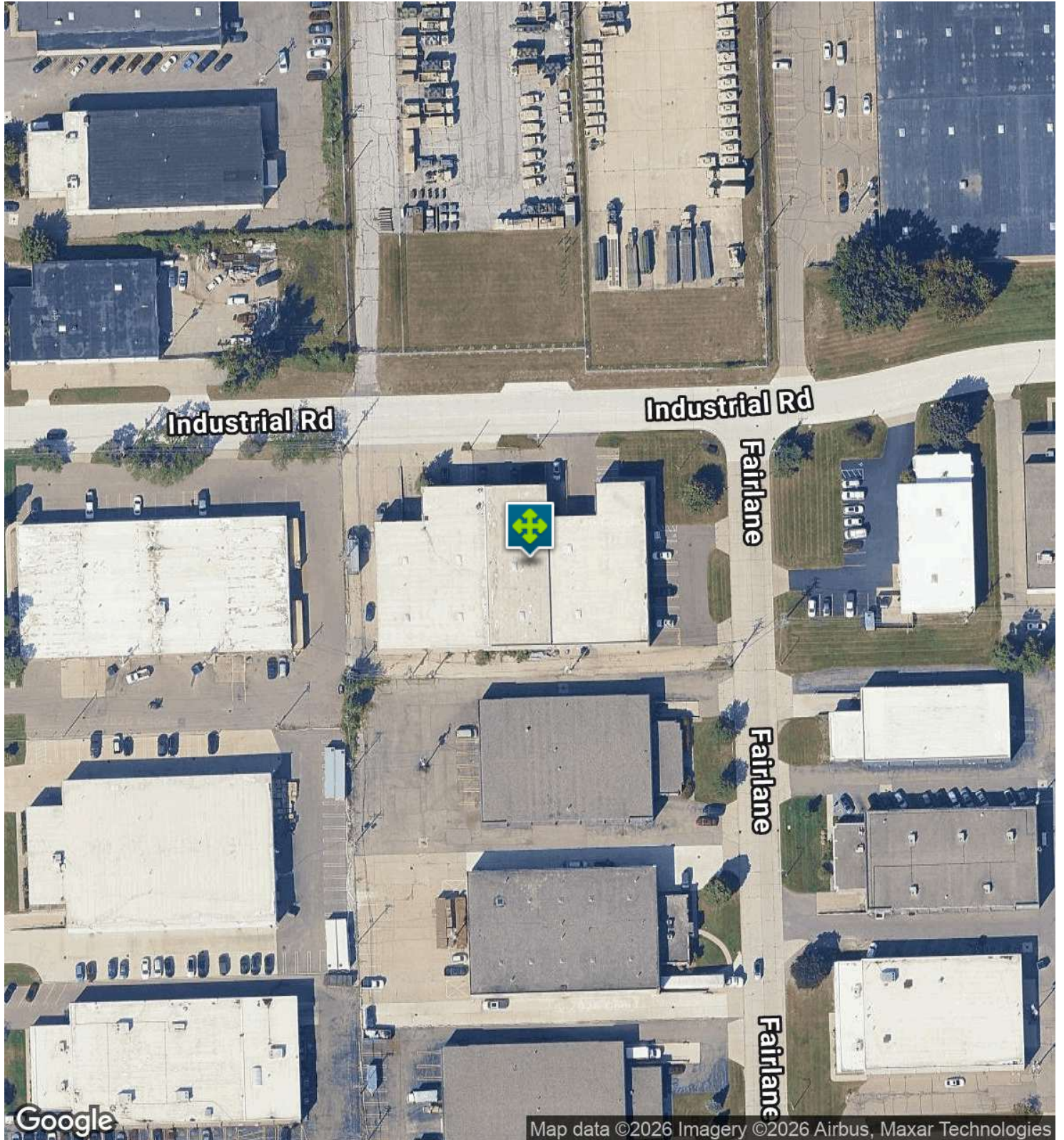
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AERIAL MAP



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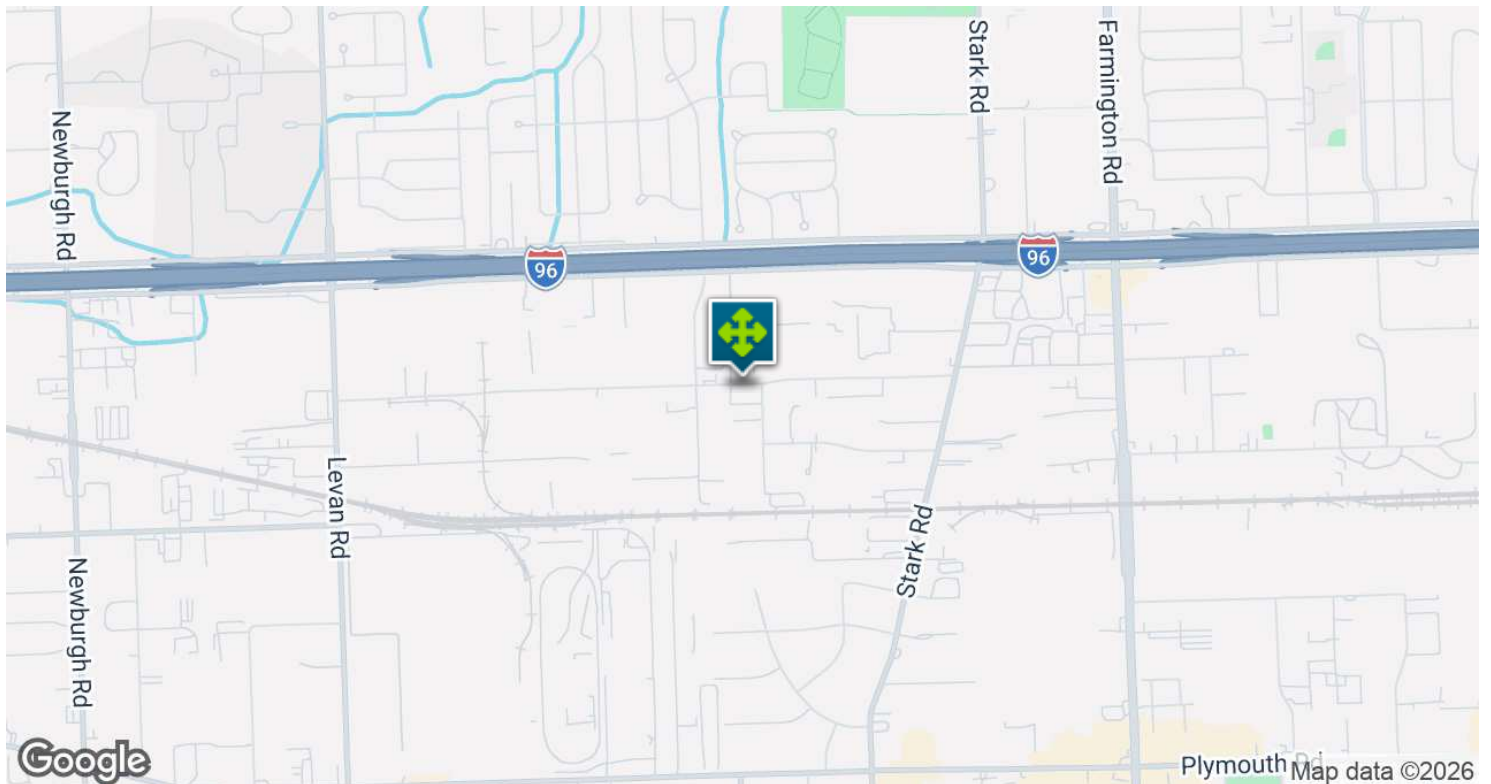
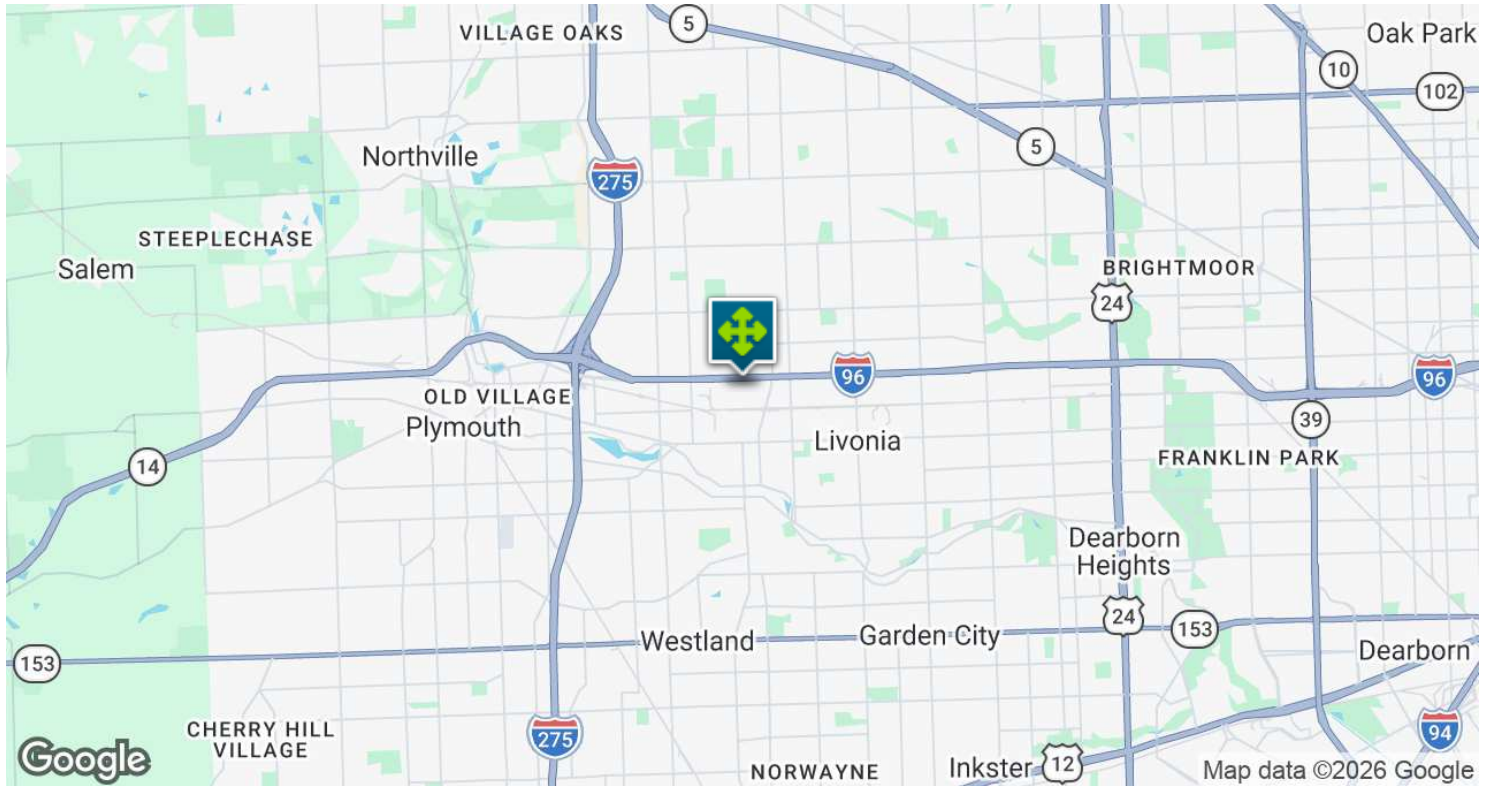
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LOCATION MAP

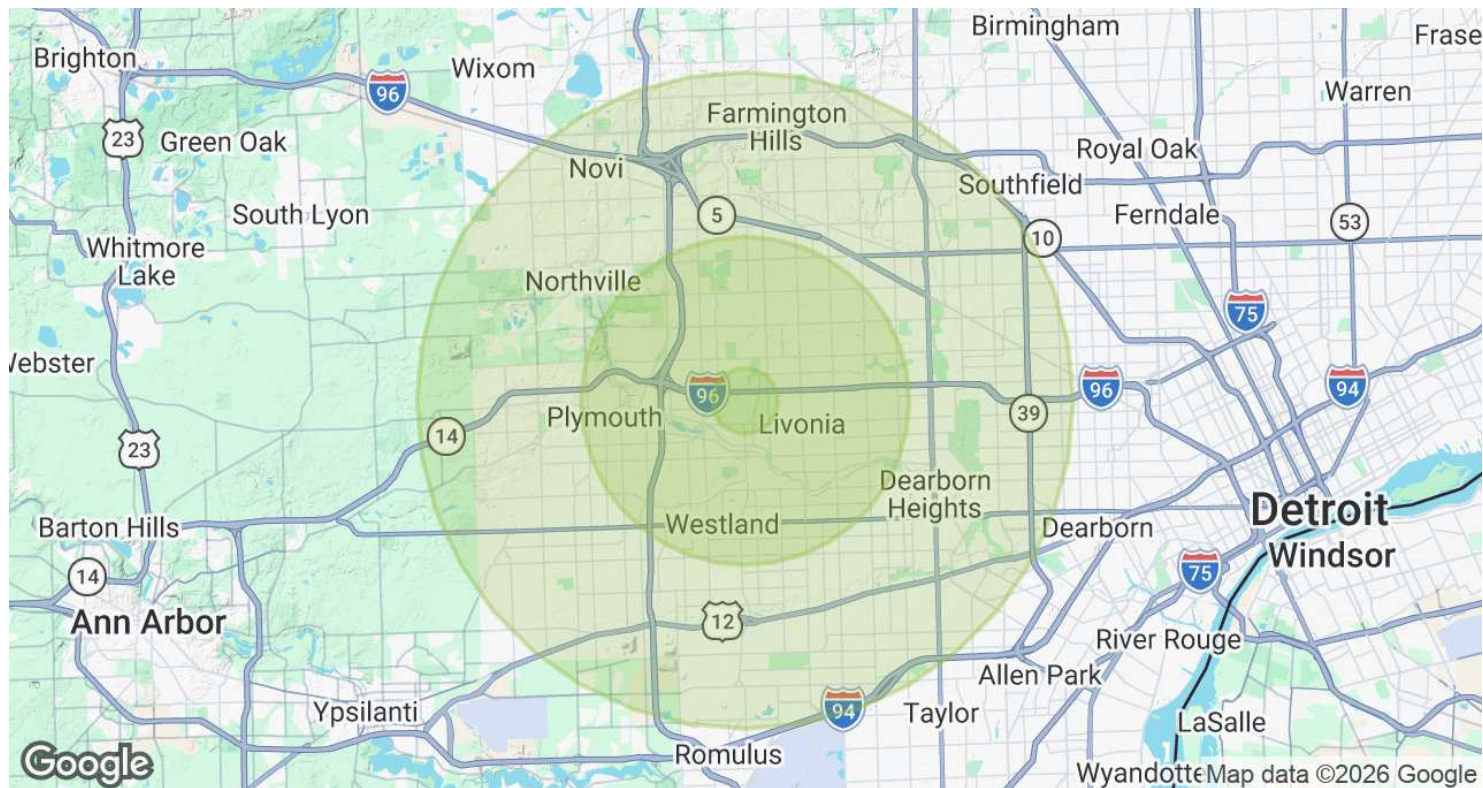


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DEMOGRAPHICS MAP & REPORT



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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