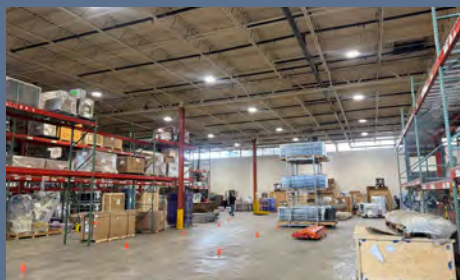


**FOR
SALE OR
LEASE**

EXCELLENT WAREHOUSE OPPORTUNITY

39000 Plymouth Rd, Livonia, MI 48150

- 49,659 Total SF on 3.02 acres
- 41,600 SF Warehouse
- 8,059 SF office
- 3 exterior docks
- 1 - 12'x14' grade level door
- 22' clear height
- ESFR Fire Suppression
- 40' x 40' column spacing
- 70 parking spaces
- 1000 amps @ 277/480 Volt 3-phase power
- LED Lights
- Excellent main-road location

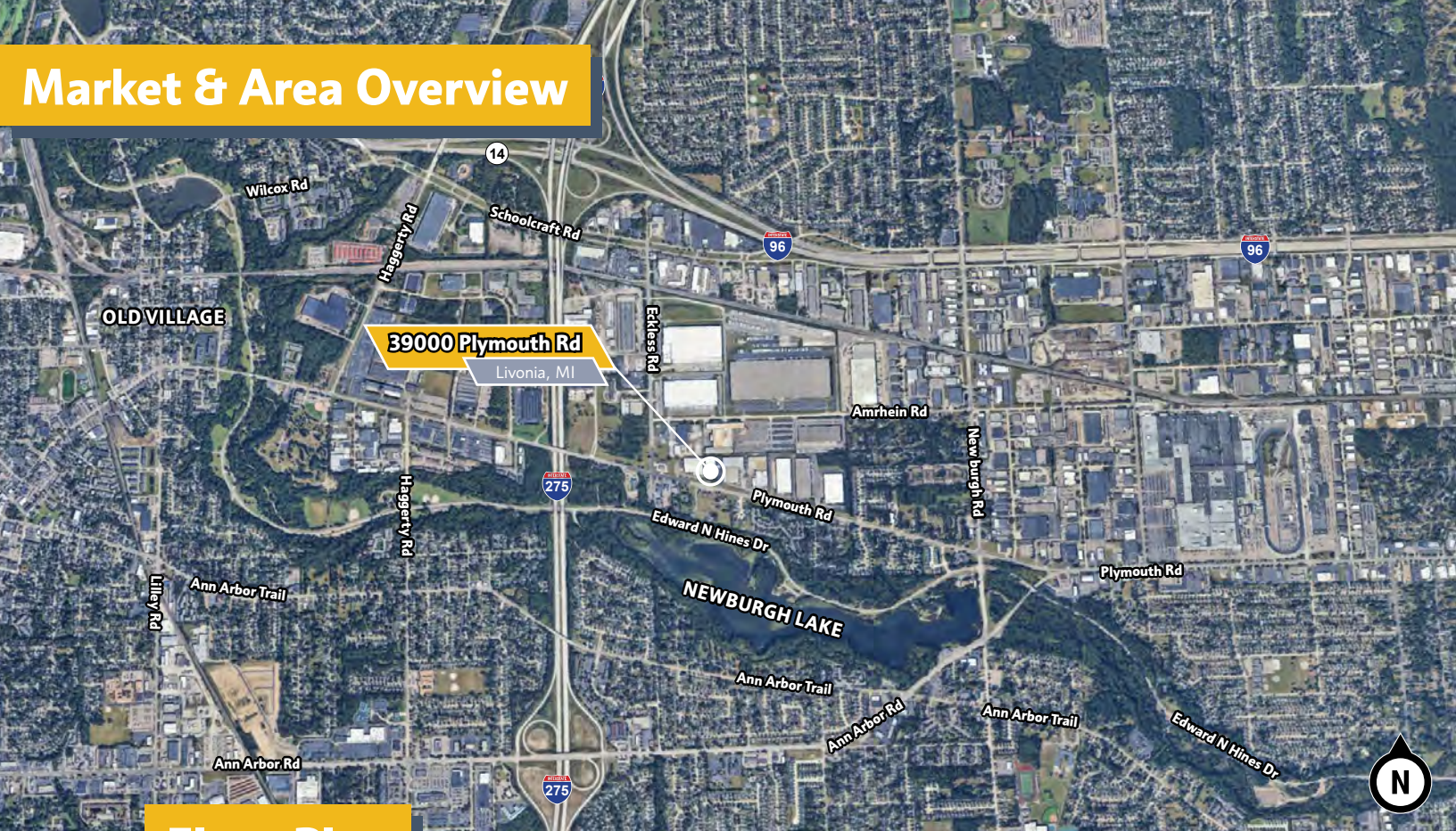


NEWMARK

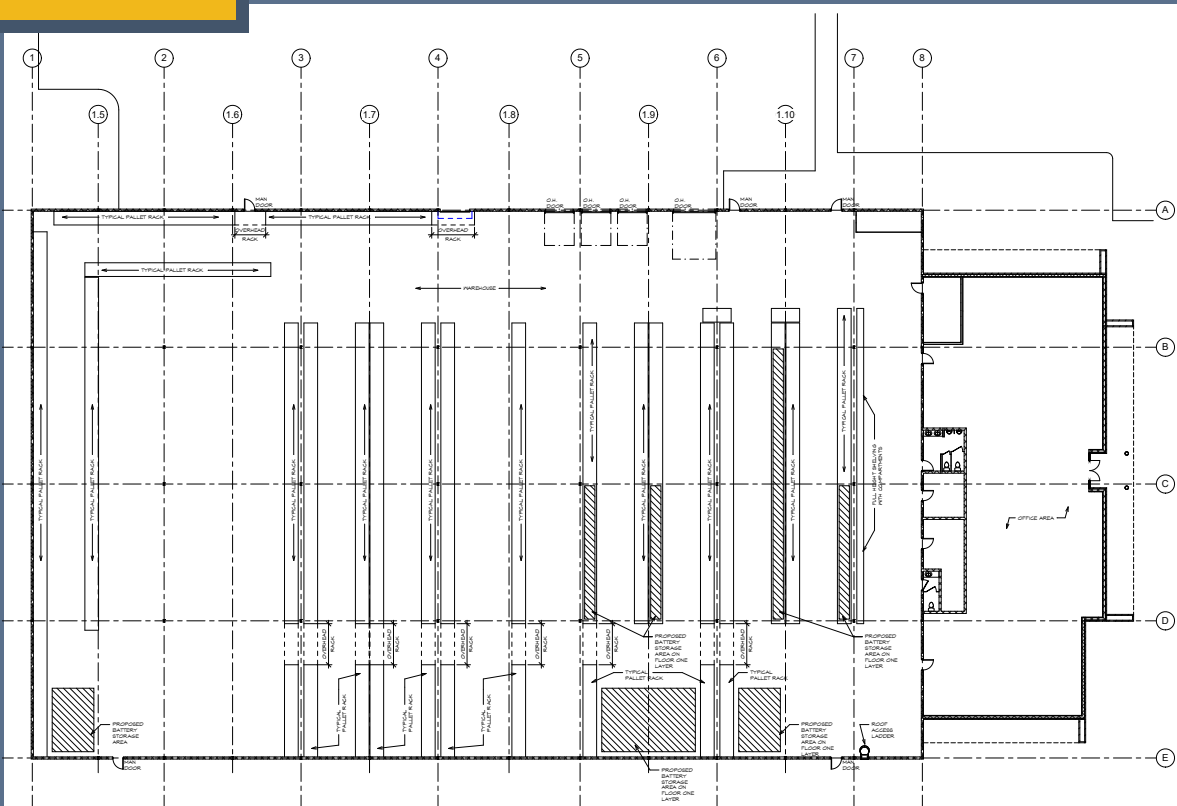
Tom Oldham
Senior Managing Director
248-357-6595
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Dan Labes
Executive Managing Director
248-357-6578
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Market & Area Overview



Floor Plan



NEWMARK

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Lease/Sale

39000 Plymouth Rd Livonia, MI 48150-1088



Pricing Information:

Lease Rate Range:	\$7.95/sf NNN
Lease Type:	NNN
Sale Price:	\$4,825,000
Price per SF:	\$97.16
Real Estate Taxes psf:	\$1.68

Property Details:

Total Building Area:	49,659 sf
Min/Max Available:	49,659 sf
Office Area:	8,059 sf
Property Type:	General Industrial
Tenancy:	Single-tenant
Year Built:	01/01/1985
Year Renovated:	
Zoning:	Industrial
Site/Parcel Area:	3.02 acres

Parcel ID:	46-119-99-0010-001
Parking Description:	70
Rail Served:	No
Cranes:	No
Heat:	GFA
Clear Height Min/Max:	22.0 '
Grade/Dock Doors:	1 / 3
Sprinkler:	Yes
Power:	1,000 amps, 277/480 volt

Comments:

The property features a 41,600-square-foot warehouse with an additional 8,059 square feet of office space. It includes three exterior docks and one 12' x 14' grade-level door, offering convenient loading and unloading options. The building has a 22-foot clear height, ESFR fire suppression system, and 40' x 40' column spacing for efficient warehouse operations. Additional property highlights include 70 parking spaces, 1,000 amps at 277/480 volts three-phase power, and energy-efficient LED lighting.

Thomas Oldham

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Dan Labes

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