

FOR LEASE

ALLIED COMMERCE CENTER

31774-31778 Enterprise Drive, Suite 3A, Livonia, MI 48150

109,968 SF



AVAILABLE APRIL 2024 (POSSIBLY SOONER)

Newly Renovated Suite
Lease Rate: \$6.95/SF NNN



Tony Avendt

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PROPERTY HIGHLIGHTS



- 13 total truck docks (6 – 9'x10') (7 – 10'x10')
- Dock equipment includes pit levelers, shelters, and dock locks
- 240' deep truck court with 20 trailer stalls, additional trailer/auto parking available
- Up to 60' wide bays
- 18' – 20' ceiling clearance

- One (1) grade door
- Separate employee parking lot with 91 spaces
- Outside storage possible

Recent 2020 Renovations Include:



(7) 10'x10' truck docks and
(6) 9'x10' with levelers



Office to suit with new
lobby and window line



New Roof



LED lighting
Air rotation heating



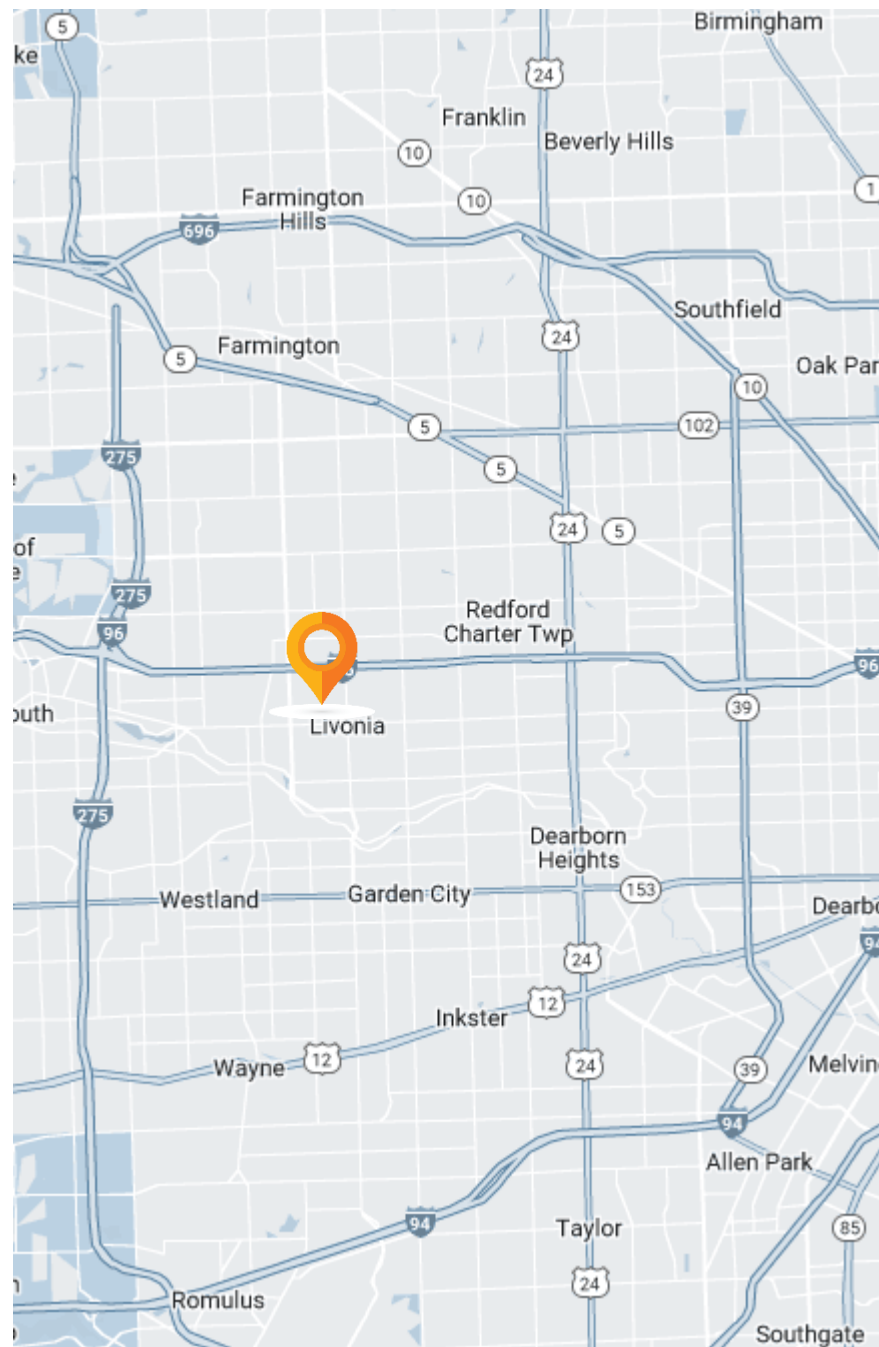
New restrooms in place
in warehouse and shop



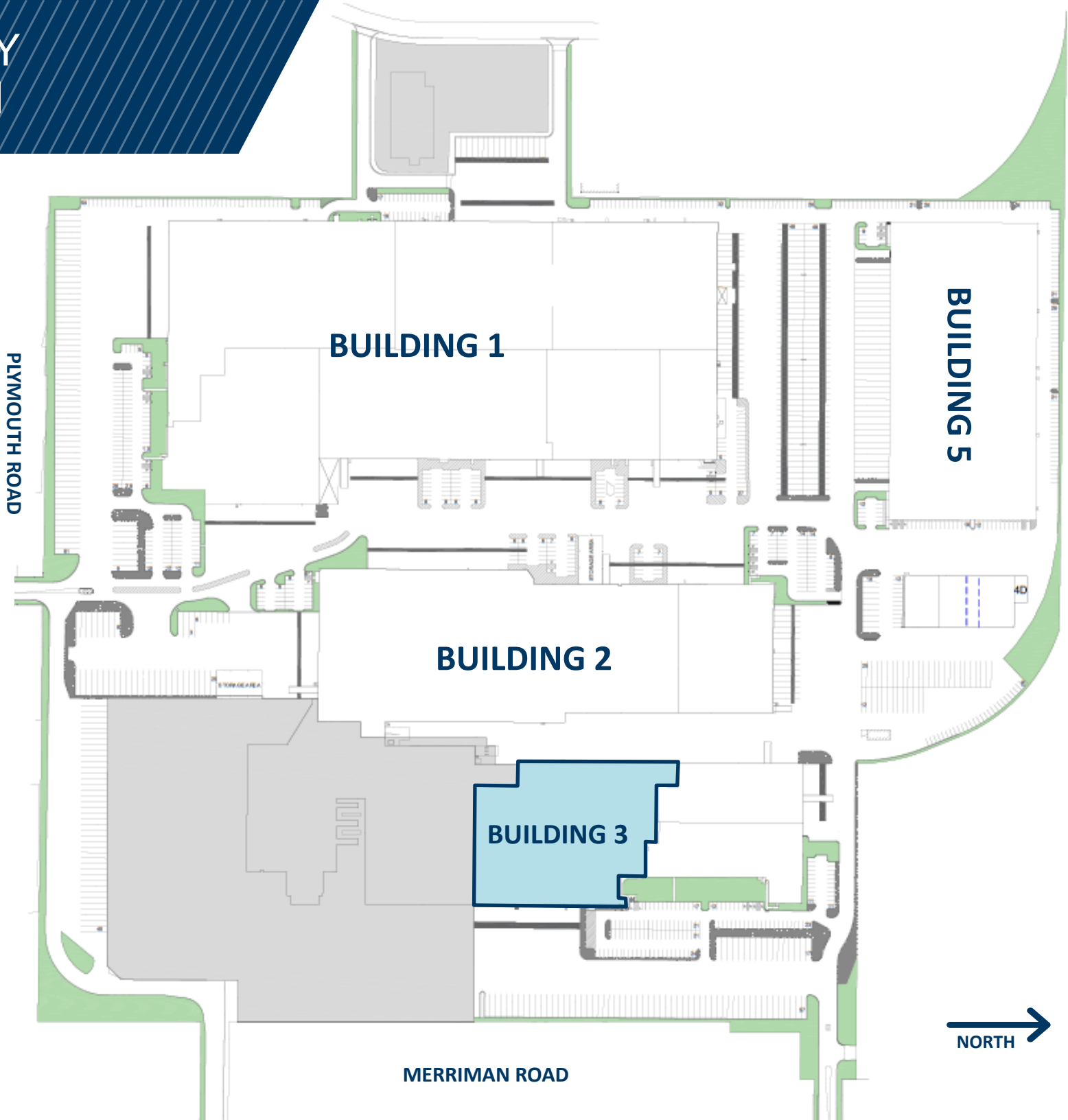
ESFR fire suppression

PROPERTY FEATURES

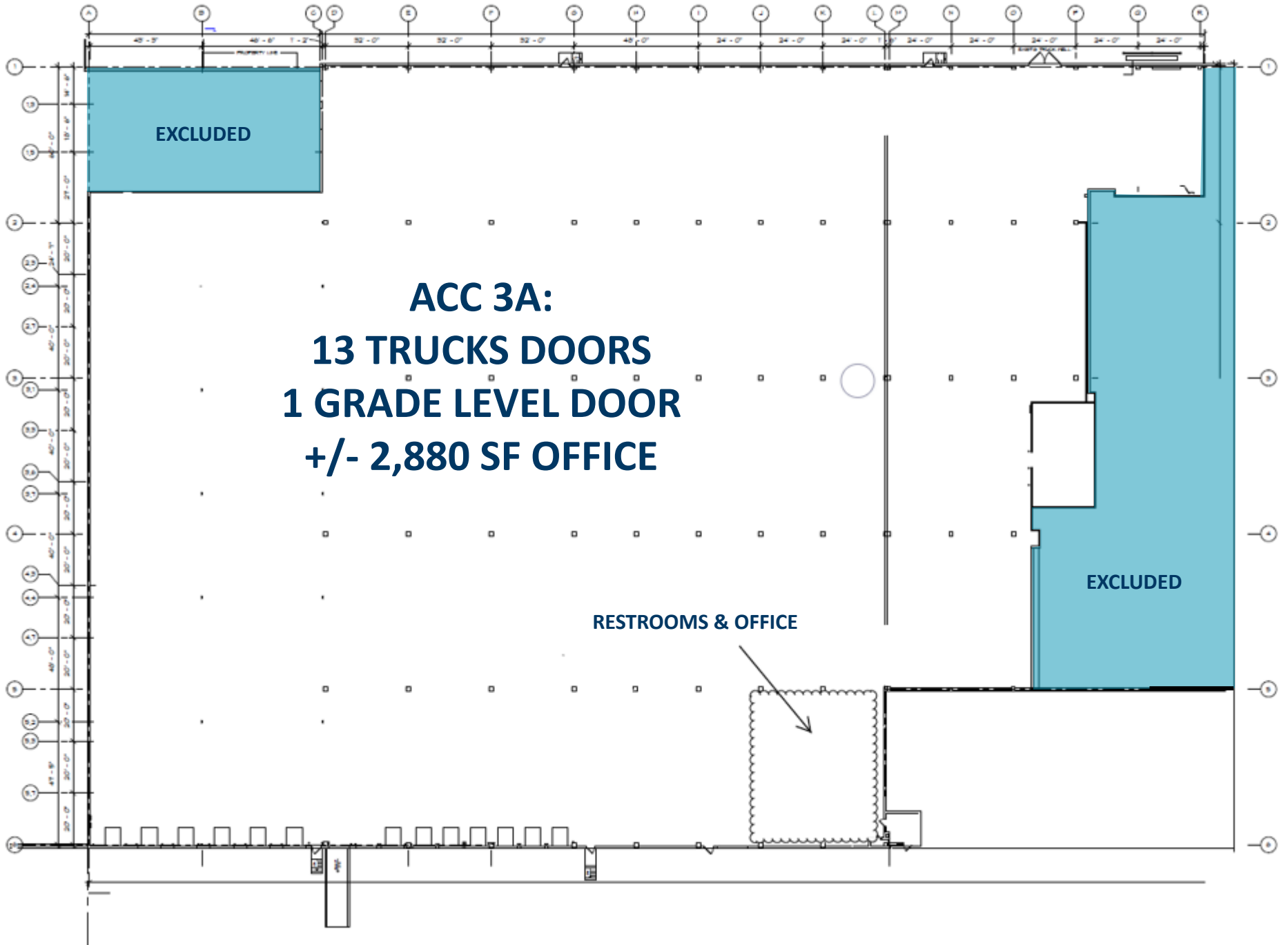
Address:	31774-31778 Enterprise Dr, Livonia, MI 48150
Total Suite Area:	109,968 SF +/-2,880 SF office finished to suit (expandable)
Primary Use:	Manufacturing or warehouse/ distribution
Year Built/Renovated:	1968 / 2020
Property Class:	B
Divisible to:	N/A
Construction Type:	Steel and insulated metal panel
Roof:	EPDM
Total Land Acres:	Multi-tenant complex totaling 73+ acres
Zoning:	M-1
Parking:	91 auto space / 20 trailer spaces (more possible)
Outside Storage:	Possible
Site Fencing:	Yes
HVAC:	Air rotation: AC (office only)
Lighting:	LED
Floor Thickness:	6" concrete
Cranes:	No
Electric:	1200a/480v/3p
Dock Doors:	13 Tot. (6 – 9'x10') (7 – 10'x10')
Grade Door:	One (1)
Locker room/ Breakroom:	To suit
Rail Served:	No
Building Expandable:	N/A
Desired Term:	5+ years
Rental Rate:	\$6.95/SF NNN
Total Opex:	Estimated 2024 - \$2.31/SF



PROPERTY SITE PLAN

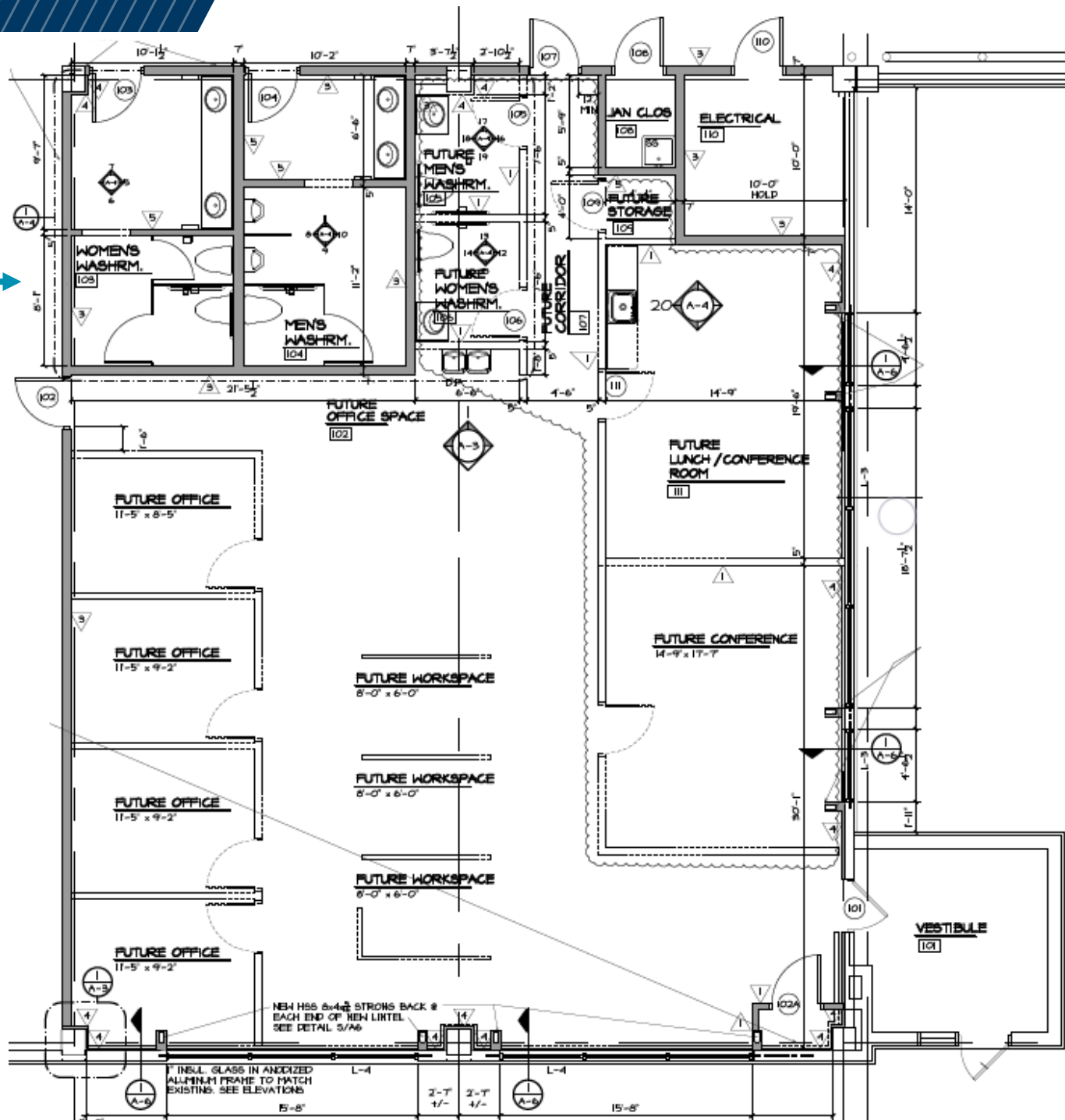


PROPERTY FLOOR PLAN



PROPOSED OFFICE FLOOR PLAN

WAREHOUSE/ SHOP RESTROOMS IN PLACE





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