

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



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18' – 20' ceiling clearance

Up to 60' wide bays

Recent 2020 Renovations Include:

additional trailer/auto parking available



(7) 10'x10' truck docks and

(6) 9'x10' with levelers



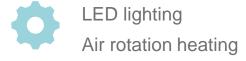
Office to suit with new lobby and window line



Separate employee parking lot with 91 spaces

Outside storage possible

New Roof



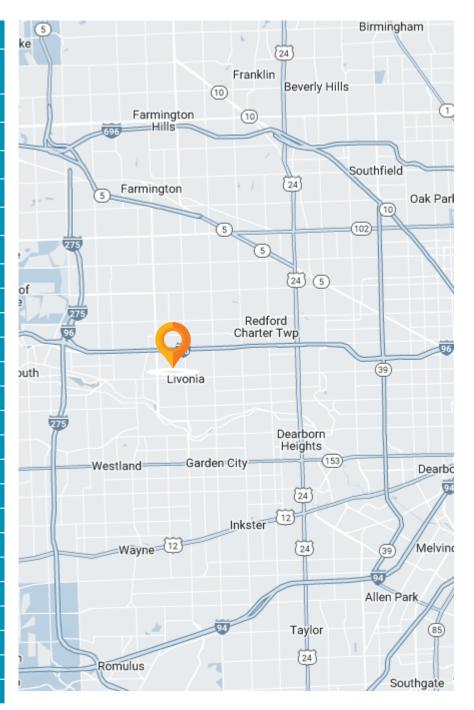


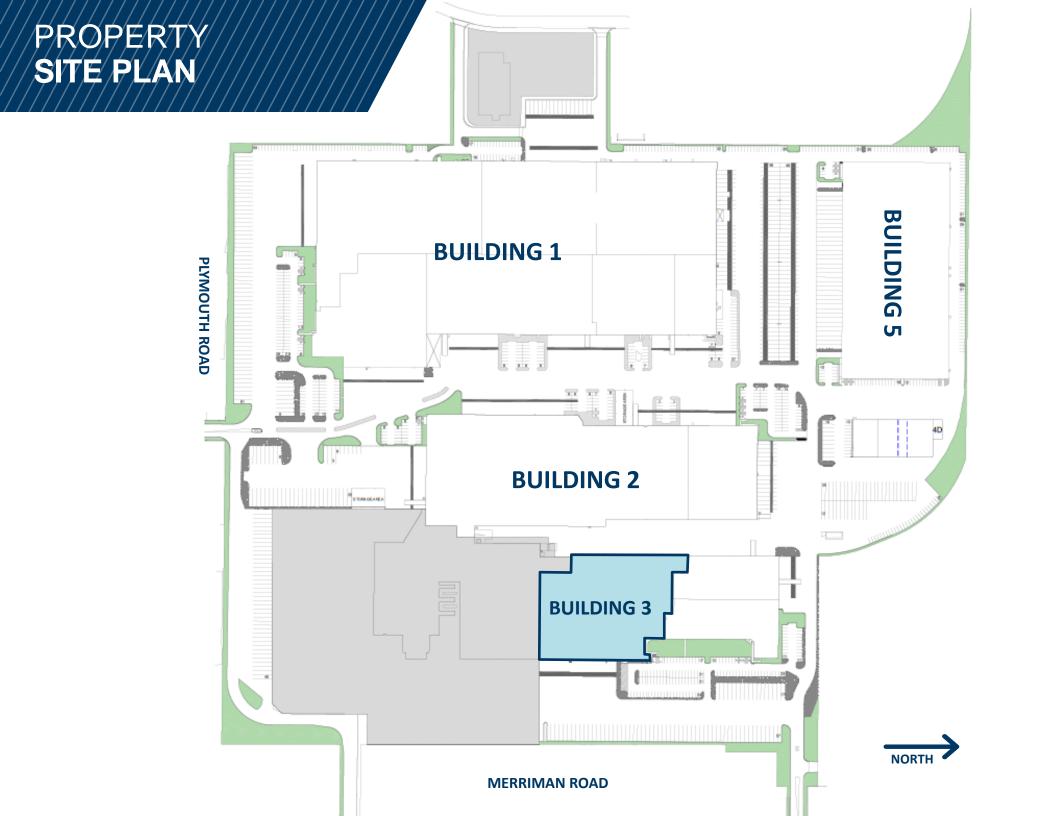


ESFR fire suppression

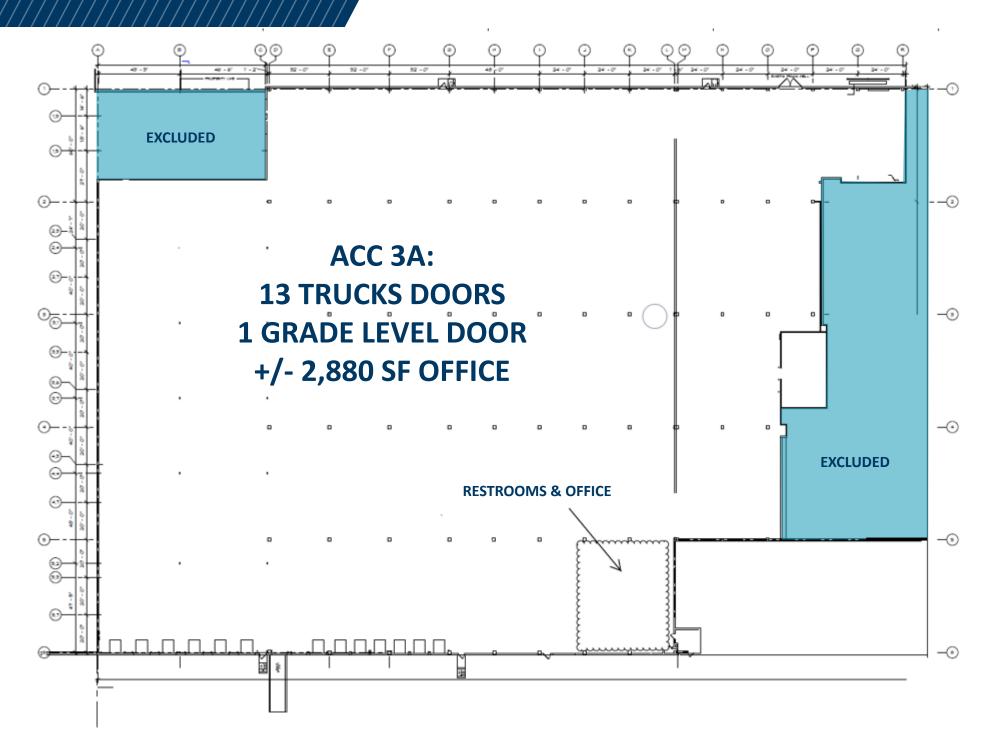
PROPERTY FEATURES

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:	В
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 FLOOR PLAN



PROPOSED OFFICE FLOOR PLAN

3-10⁷. 10"-2" IAN CLOS ELECTRICAL 100 ПØ IO'-O' HOLD STORAGE **WAREHOUSE/SHOP** 109 ➾ **RESTROOMS IN PLACE** WOMEN'S MENS WASHRM. \bigcirc OFFICE SPACE FUTURE LUNCH / CONFERENCE ROOM FUTURE OFFICE △ FUTURE CONFERENCE FUTURE OFFICE FUTURE WORKSPACE FUTURE WORKSPACE FUTURE OFFICE FUTURE WORKSPACE VESTIBULE ન @ NEW HOS 6x4 of STRONG BACK & EACH END OF HEW LINTEL SEE PETAL S/AG " INSUL. GLASS IN ANXIZED ALLMINUM FRAME TO MATCH EXISTING. SEE BLEVATIONS 15'-8"





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