

FOR LEASE

# ALLIED COMMERCE CENTER

31778 Enterprise Drive, Suite 3B, Livonia, MI 48150

**43,080 SF (expandable to 153,048 SF)**



Available Suite  
**Lease Rate: \$6.95/SF NNN**  
**2024 NNN \$2.17/SF**



**CUSHMAN &  
WAKEFIELD**

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# PROPERTY HIGHLIGHTS



- 2 dock doors (one currently ramped)
- Up to 60' wide bays
- +/- 18' – 20' ceiling clearance
- ESFR fire suppression
- Can be combined with Suite 3A for 153,048 SF

- Extensive renovations in 2018
- Parking for 57 autos (expandable)
- Outside storage possible
- Full air conditioning in shop
- Potential for 2 additional truck wells and 1 grade level door

## Recent Renovations Include:



2 existing truck docks; 1 (9'x10') and 1 (12'x14') with portable ramp



1200amp, 480v, 3p electrical service with buss duct



+/- 4,200 SF office plus large lunchroom and dedicated shop restrooms



LED lighting



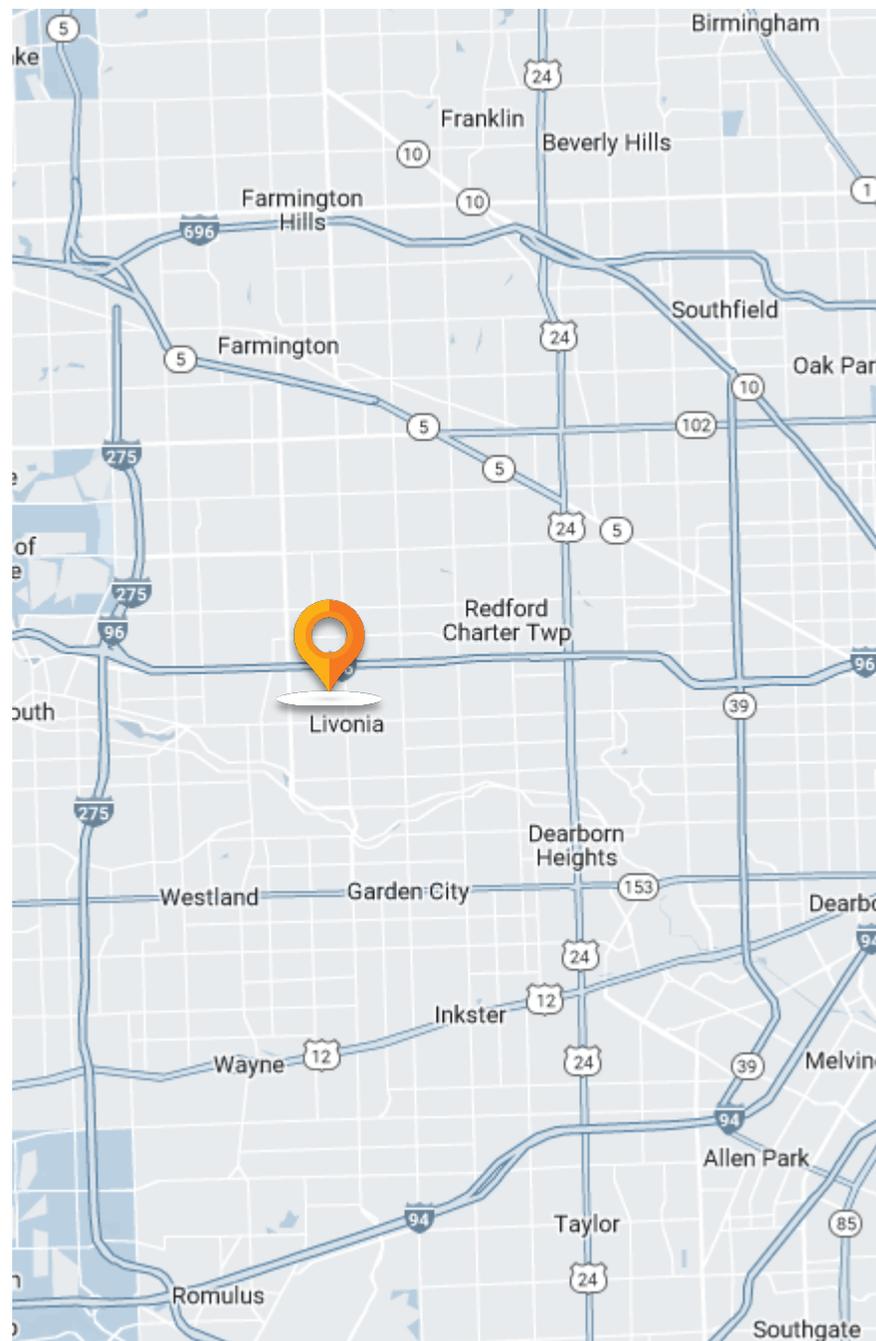
Full air conditioning in shop



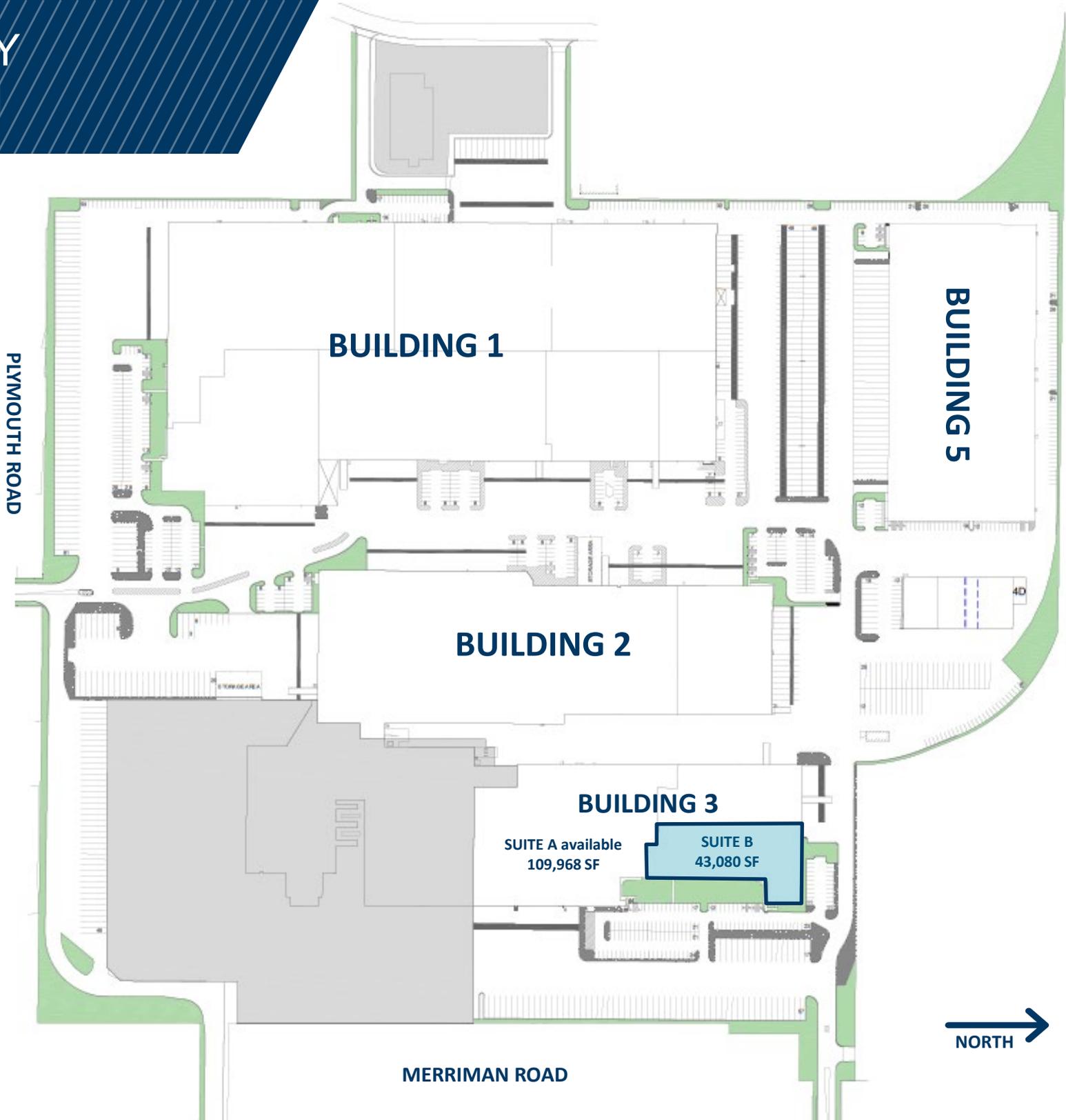
ESFR fire suppression

# PROPERTY FEATURES

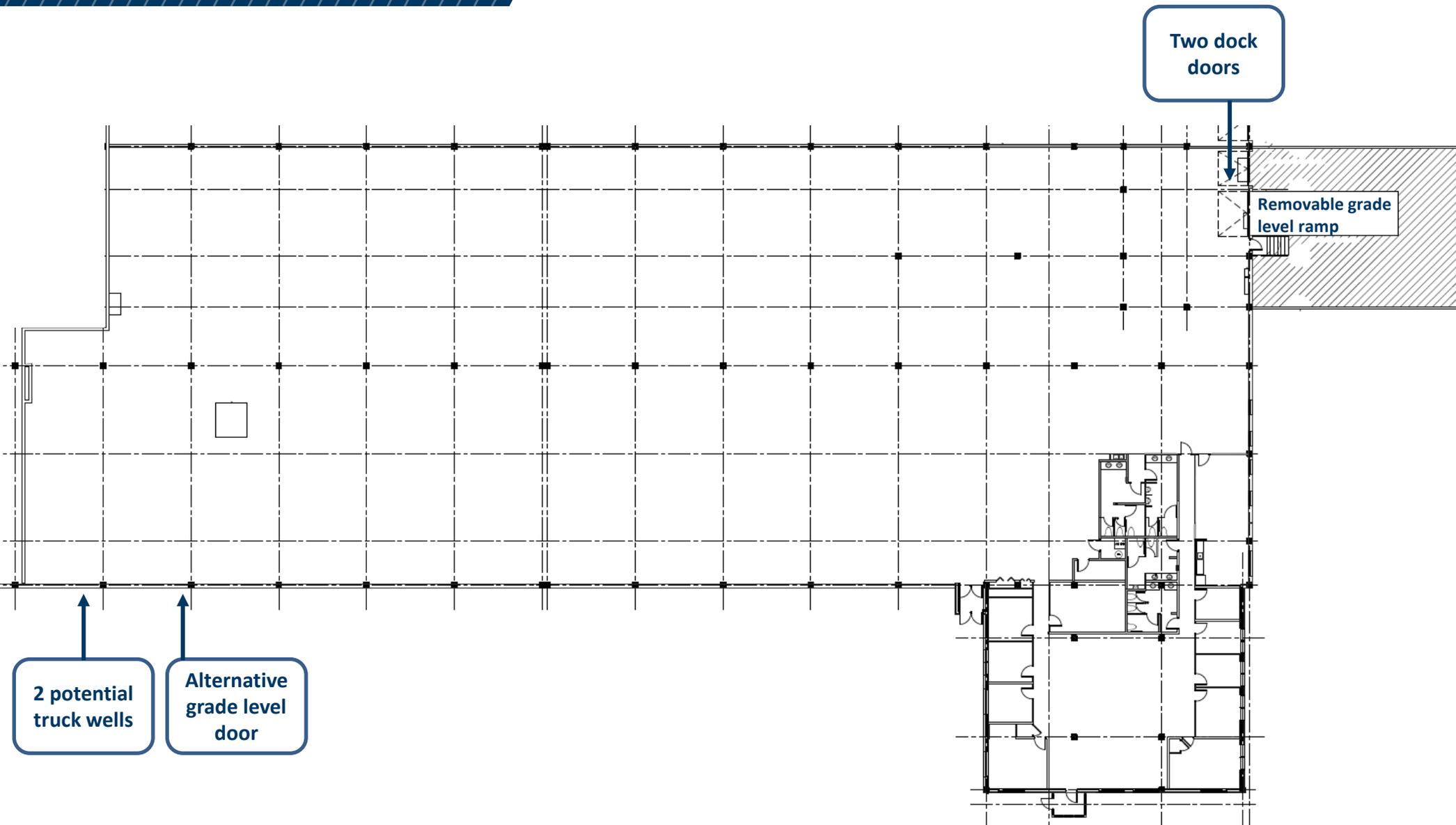
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|--------------------------------|--|
| <b>Address:</b>                | 31778 Enterprise Dr, Livonia, MI 48150   |
| <b>Total Suite Area:</b>       | 43,080 SF (4,200 SF office)              |
| <b>Primary Use:</b>            | Manufacturing or warehouse/ distribution |
| <b>Year Built/Renovated:</b>   | 1980 / 2018                              |
| <b>Property Class:</b>         | B  |
| <b>Divisible/Expandable:</b>   | Expandable to 153,048 SF                 |
| <b>Construction Type:</b>      | Steel and insulated metal panel          |
| <b>Roof:</b>                   | EPDM                                     |
| <b>Total Land Acres:</b>       | Multi-tenant complex totaling 73+ acres  |
| <b>Zoning:</b>                 | M-1                                      |
| <b>Parking:</b>                | 57 auto spaces                           |
| <b>Outside Storage:</b>        | Possible                                 |
| <b>Site Fencing:</b>           | Yes                                      |
| <b>HVAC:</b>                   | Full HVAC                                |
| <b>Lighting:</b>               | LED                                      |
| <b>Floor Thickness:</b>        | 6" concrete                              |
| <b>Cranes:</b>                 | No                                       |
| <b>Electric:</b>               | 1200a/480v/3p                            |
| <b>Dock Doors:</b>             | 1 (9' x 10') / 1 (12' x 14')             |
| <b>Grade Door:</b>             | 1  |
| <b>Locker room/ Breakroom:</b> | Breakroom                                |
| <b>Rail Served:</b>            | No                                       |
| <b>Building Expandable:</b>    | N/A                                      |
| <b>Desired Term:</b>           | 5+ years                                 |
| <b>Rental Rate:</b>            | \$6.95/SF NNN                            |
| <b>Total Opex:</b>             | Estimated 2024 - \$2.17/SF               |



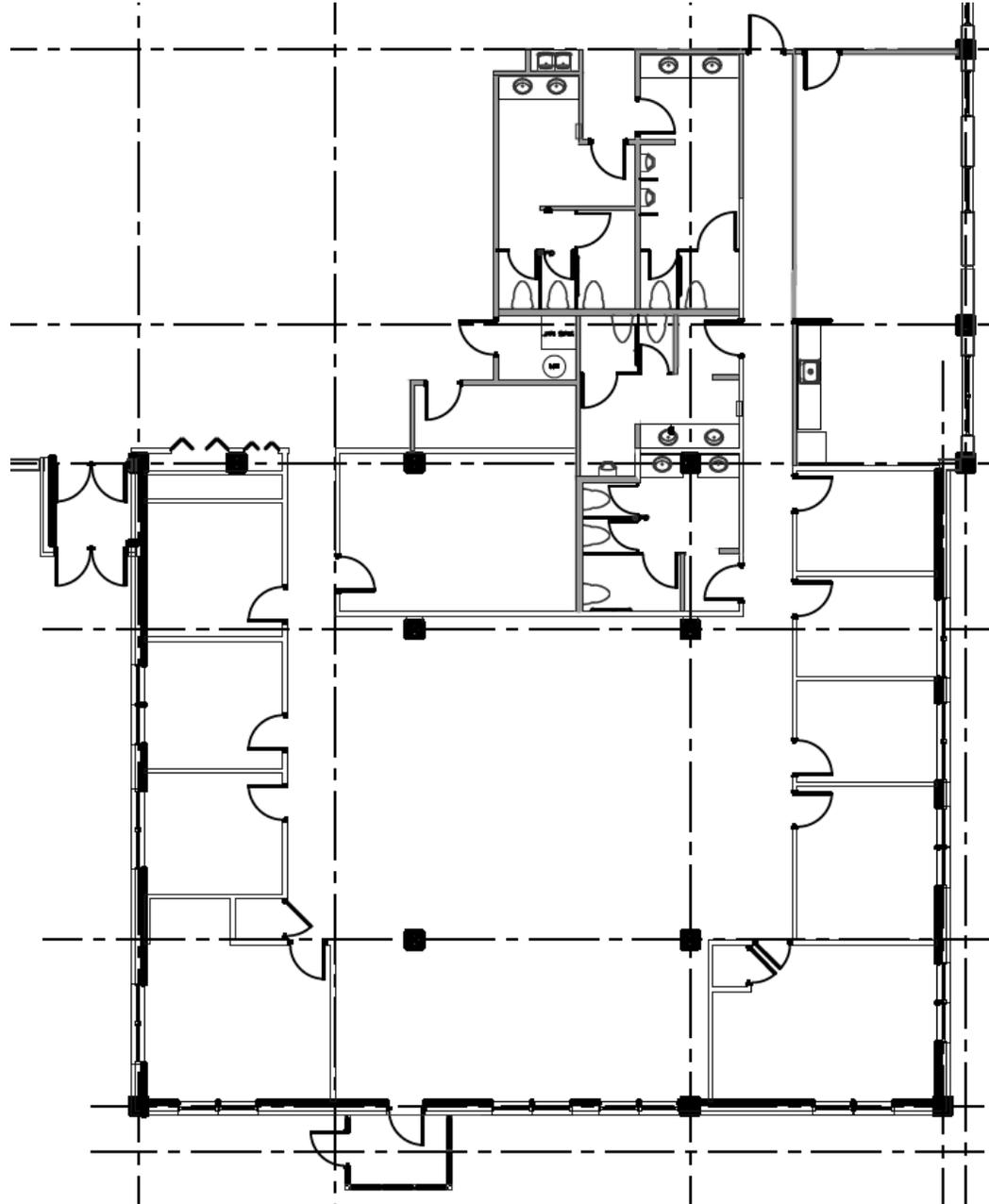
# PROPERTY SITE PLAN



# PROPERTY FLOOR PLAN



# OFFICE FLOOR PLAN





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