

FOR LEASE

**31758 Enterprise Drive, Suite 4B
Livonia, MI 48150**

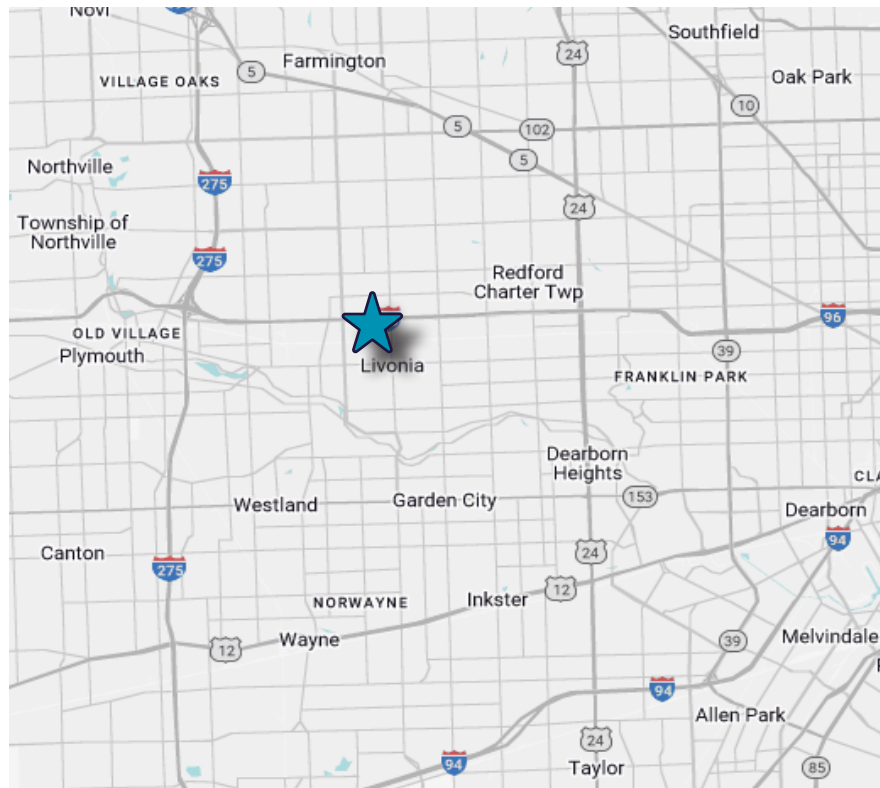


8,582 SF AVAILABLE

- Truck repair building
- +/- 2,160 SF with offices, locker room, and break room on the 2nd floor
- Three (3) drive through bays
- Six (6) 12 x 14 grade level doors
- 22' ceiling clearance
- 8 dedicated semi-trailer spaces
- Excellent access to I-96 and Merriman Road
- Lease rate: \$8.45/SF NNN (opex \$2.31/SF)

CONTACT INFORMATION

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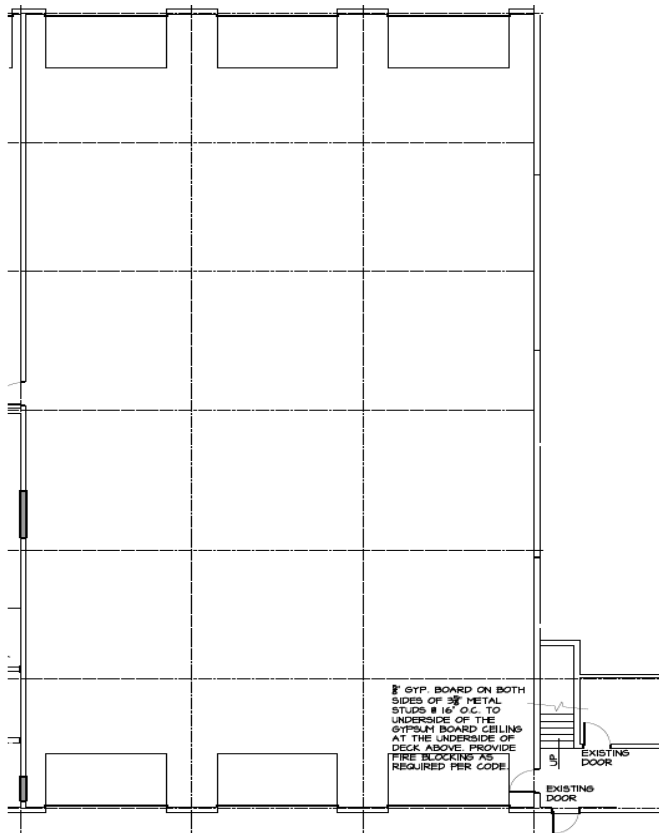
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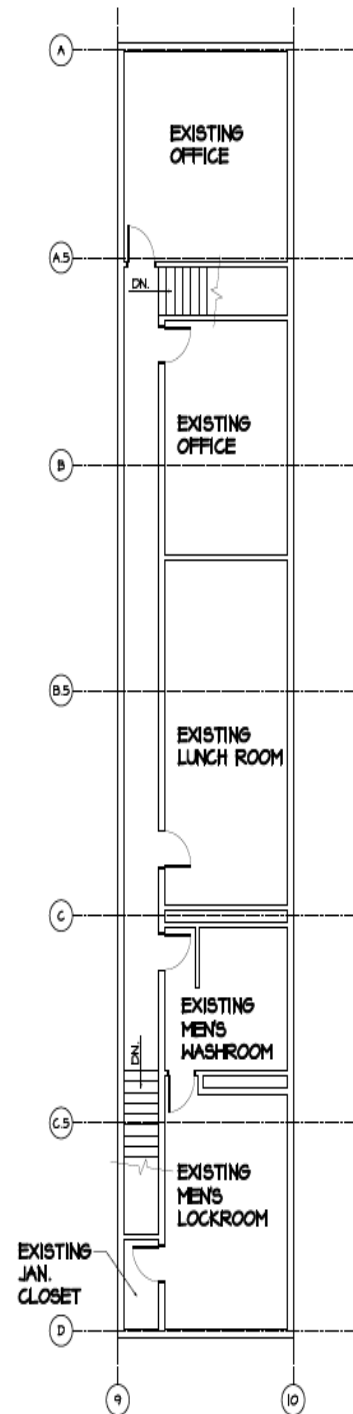


PROPERTY INFORMATION

Address	31758 Enterprise Drive, Livonia MI 48150
Total Building Area	28,754 SF
Suite 4B	8,582 SF
Office Area	2,160 SF
Primary Use	Truck repair shop
Property Class	B
Year Built	1950
Roof	EPDM
Construction	Masonry
Outside Storage	Limited
Ceiling Clearance	22'
Industrial Area HVAC	Heat only
Industrial Area Lighting	LED
Electric	400amp/480v/3p
Floors	6"
Fire Suppression	Ordinary hazard
Cranes	No
Rails Served	No



2ND FLOOR OFFICE PLAN

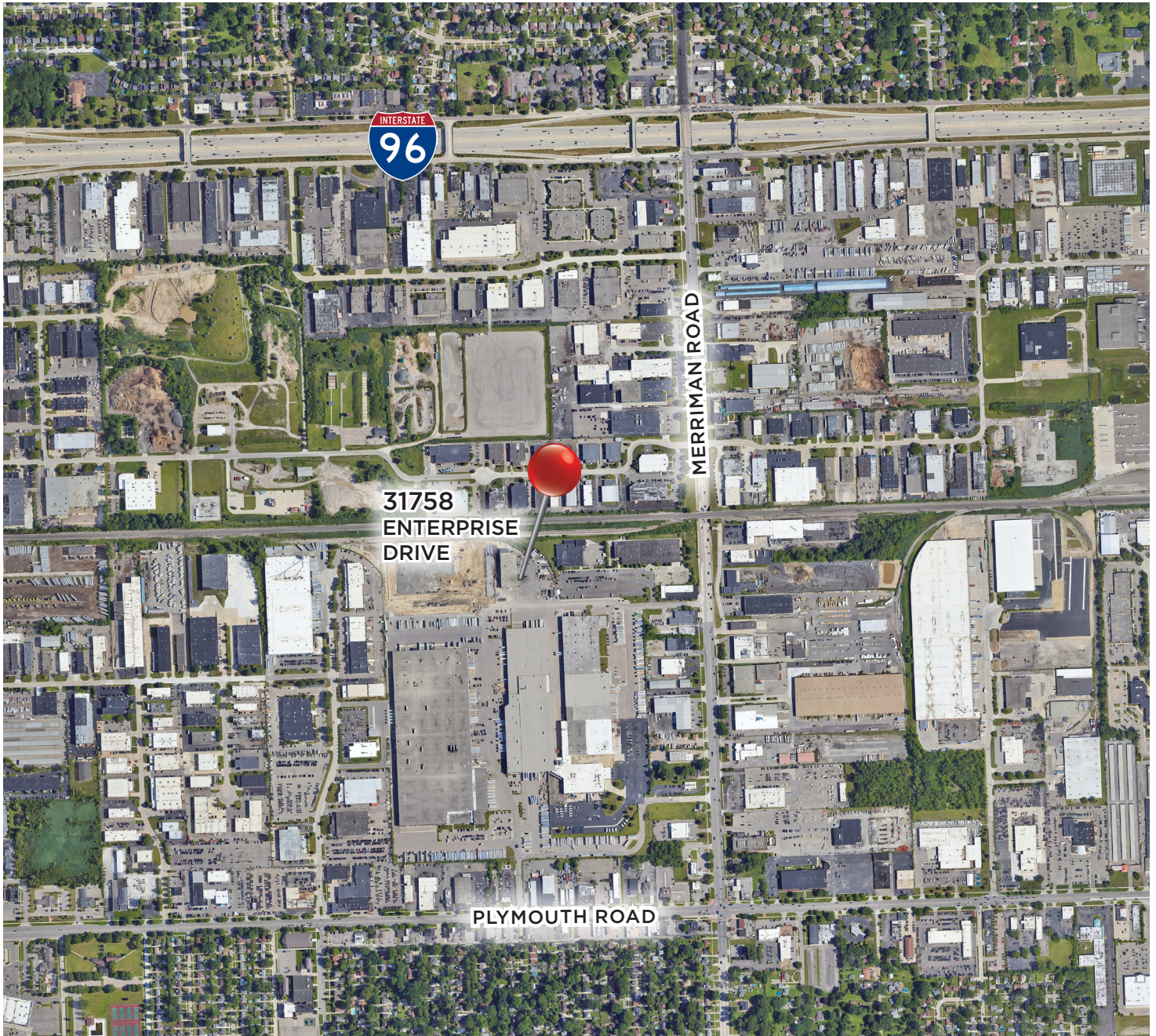


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LOCATION AERIAL



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