FOR LEASE

ALLIED COMMERCE CENTER

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

19,400 SF to 108,813 SF



CUSHMAN & WAKEFIELD

AVAILABLE IMMEDIATELY
(SHORT TERM STORAGE SPACE AVAILABLE)

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PROPERTY **HIGHLIGHTS**



- (13) 9’ x 10’ truck docks with pit levelers and shelters
- 13 trailer stalls included in base rent, additional stalls available
- Up to 60’ wide bays
- 18’ – 20’ ceiling clearance

- (1) 12’ x 12’4” grade door
- Separate employee parking lot with 91 spaces
- Outside storage possible

(13) 9’x10’ truck docks with levelers and shelters

(1) 12’ x 12’4” grade door

Office to suit with new lobby and window line

ESFR fire suppression*

The system as currently installed was designed to FM Global Loss Prevention Data Sheet 8-9, table 8 allowing open rack storage of class v and cartoned unexpanded plastic commodities to 20' A.F.F. maintaining 18" between top of storage and sprinkler deflector

LED lighting

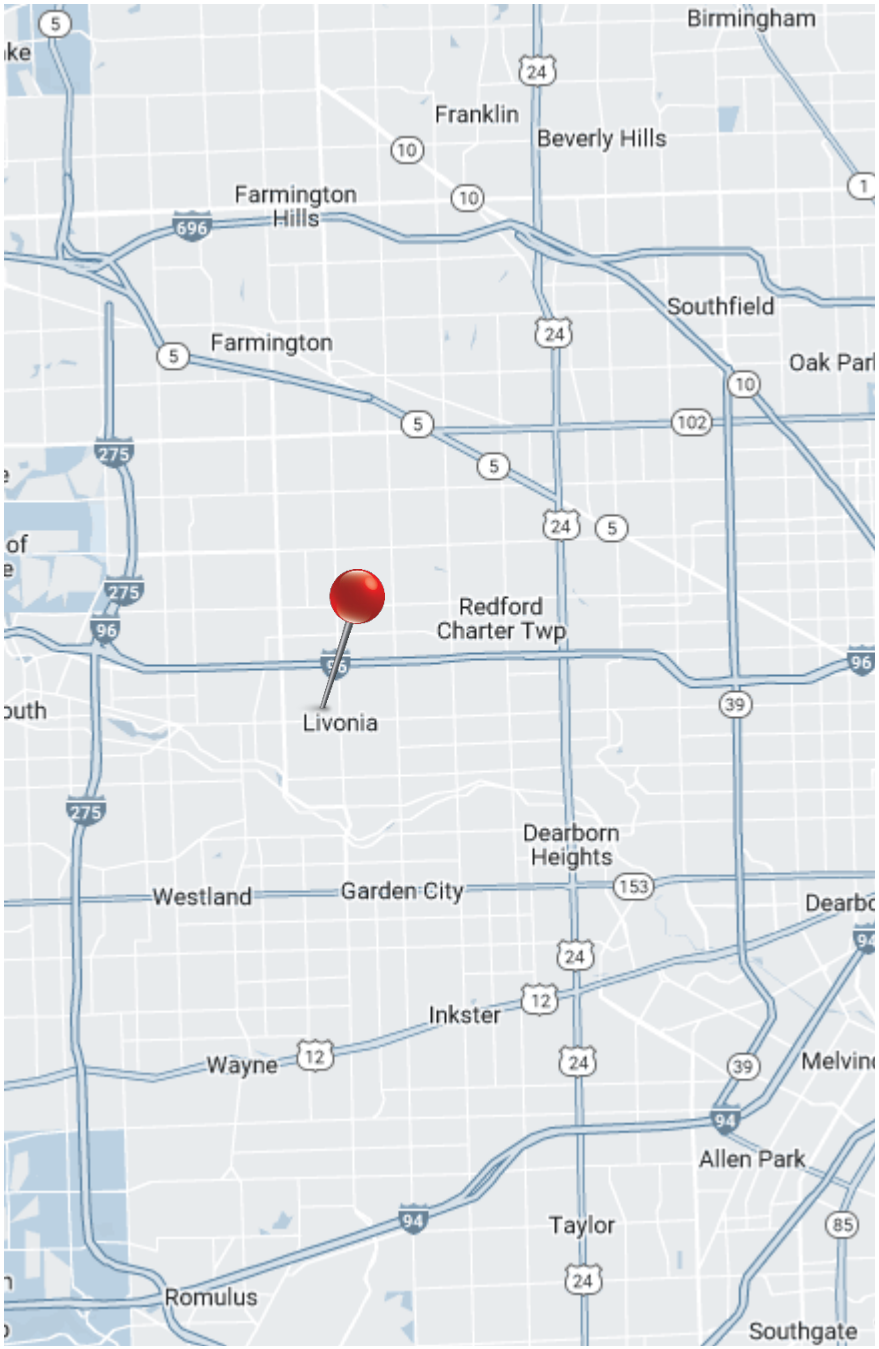
Air rotation heating

New restrooms in place

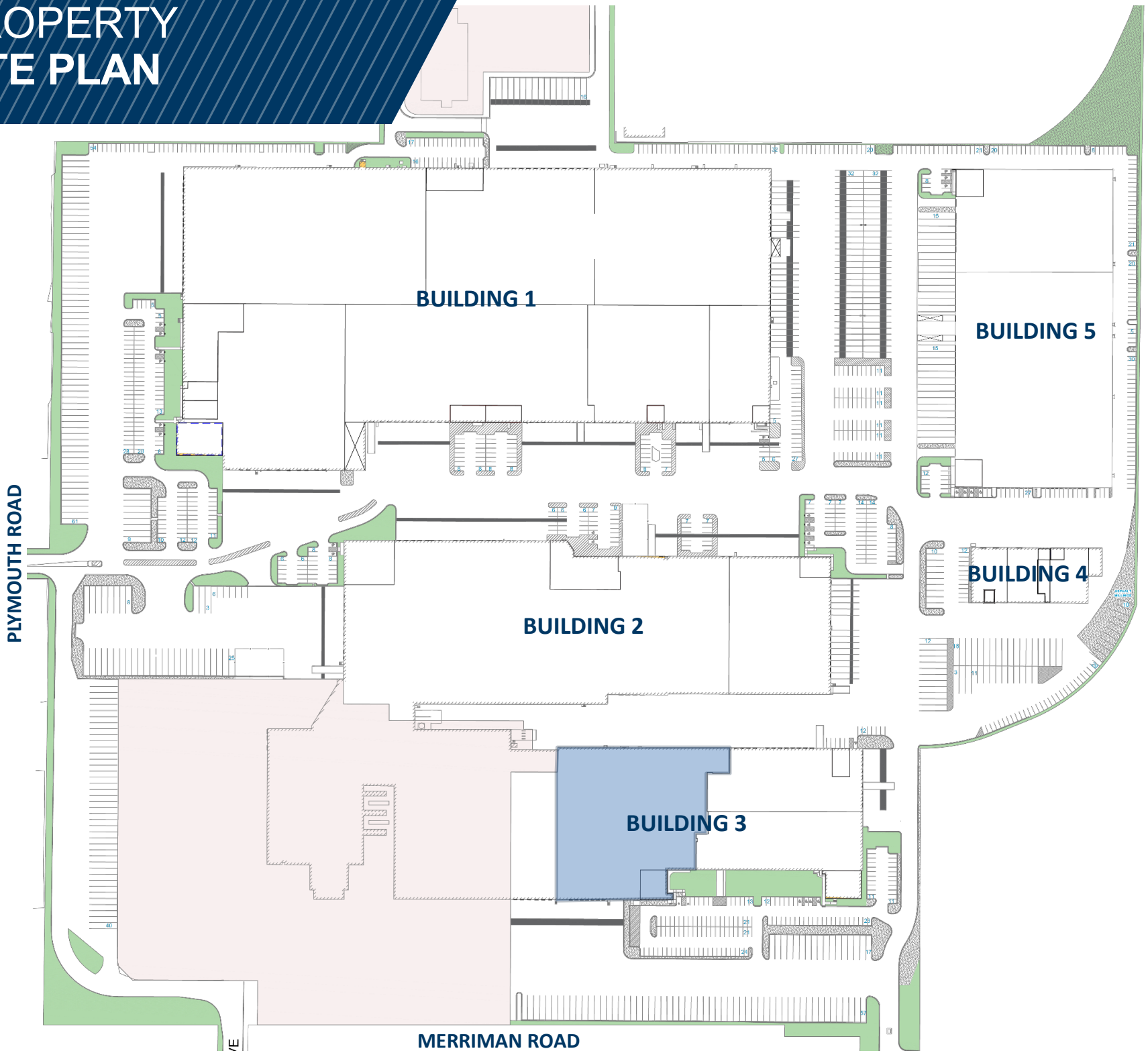
New Roof

PROPERTY **FEATURES**

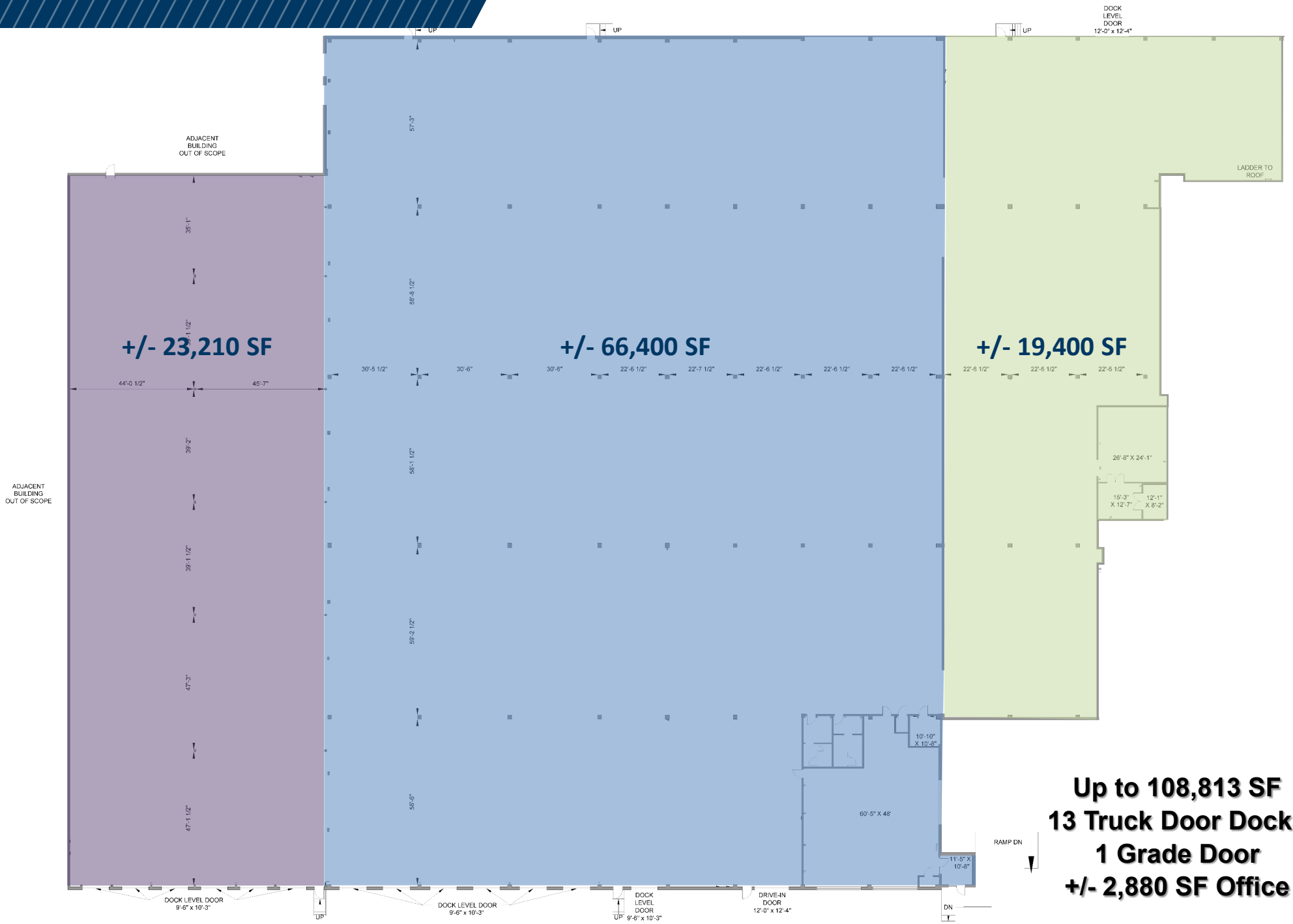
Address:	31774-31778 Enterprise Dr, Livonia, MI 48150
Total Suite Area:	108,813 SF including 2,880 SF office space
Divisible to:	+/- 19,400 SF / 66,400 SF / 85,800 SF
Primary Use:	Manufacturing or warehouse/ distribution
Year Built/Renovated:	1968 / 2020
Property Class:	B
Construction Type:	Steel and insulated metal panel
Ceiling Clearance:	18’-20’ clear
Zoning:	M-1
Parking:	91 auto space / 13 trailer stalls included in base rent (additional trailer/auto parking available)
Outside Storage:	Possible
HVAC:	Air rotation heat (warehouse) Full HVAC (office)
Lighting:	LED
Floor Thickness:	6” concrete
Cranes:	No
Electric:	1200a/480v/3p
Dock Doors:	13 (9’ x 10’)
Grade Door:	1 (12’ x 12’4”)
Locker room/ Breakroom:	To suit
Desired Term:	5+ years
Rental Rate:	$6.95/SF NNN (full suite user)
Total Opex:	$2.18/SF (2026 estimate)



PROPERTY
SITE PLAN



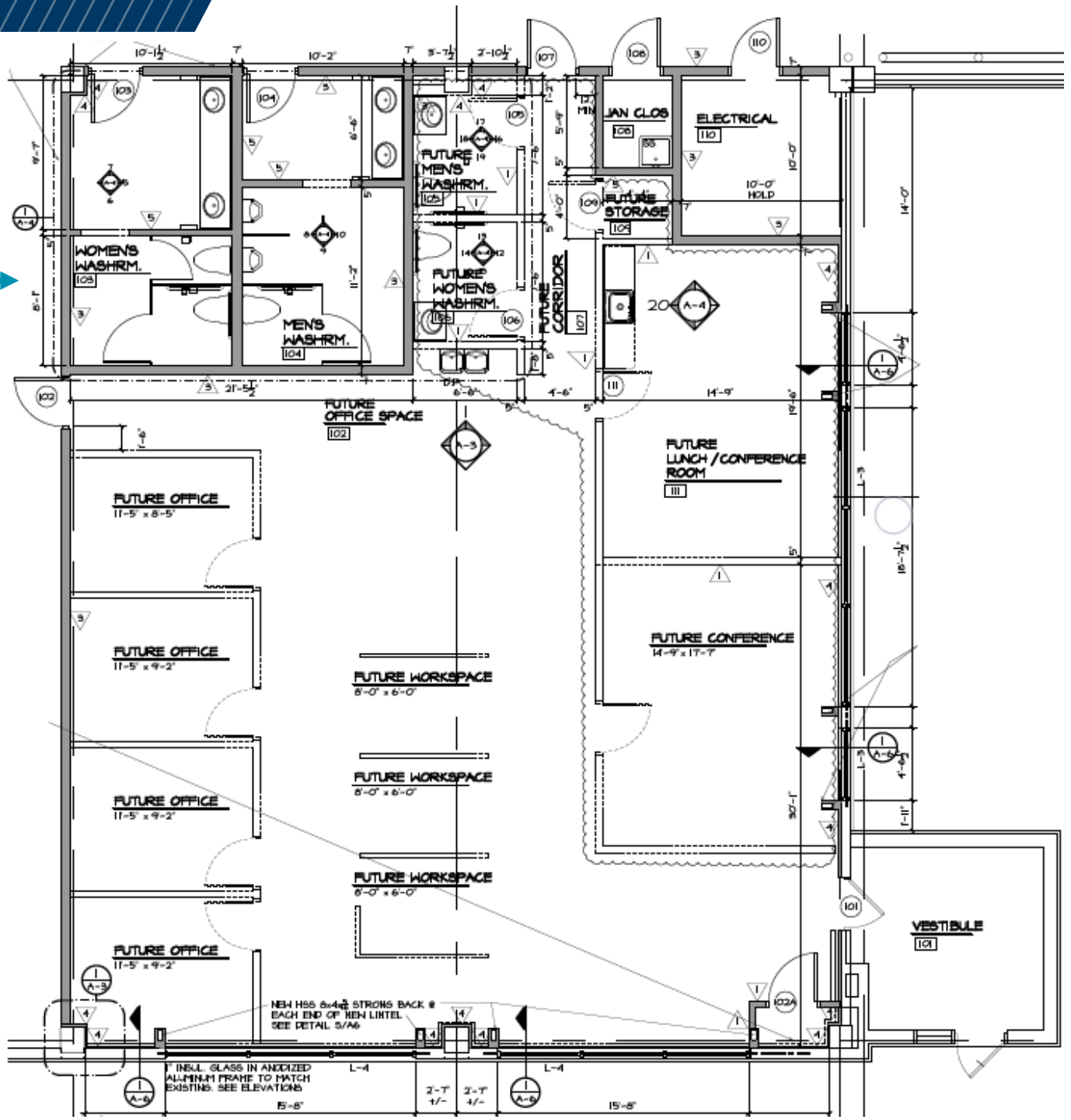
PROPERTY
FLOOR PLAN



Up to 108,813 SF
13 Truck Door Docks
1 Grade Door
+/- 2,880 SF Office

PROPOSED OFFICE
FLOOR PLAN

WAREHOUSE/ SHOP
RESTROOMS IN PLACE





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