

**FOR SALE OR LEASE**  
**32974 Glendale**  
**Livonia, MI 48150**

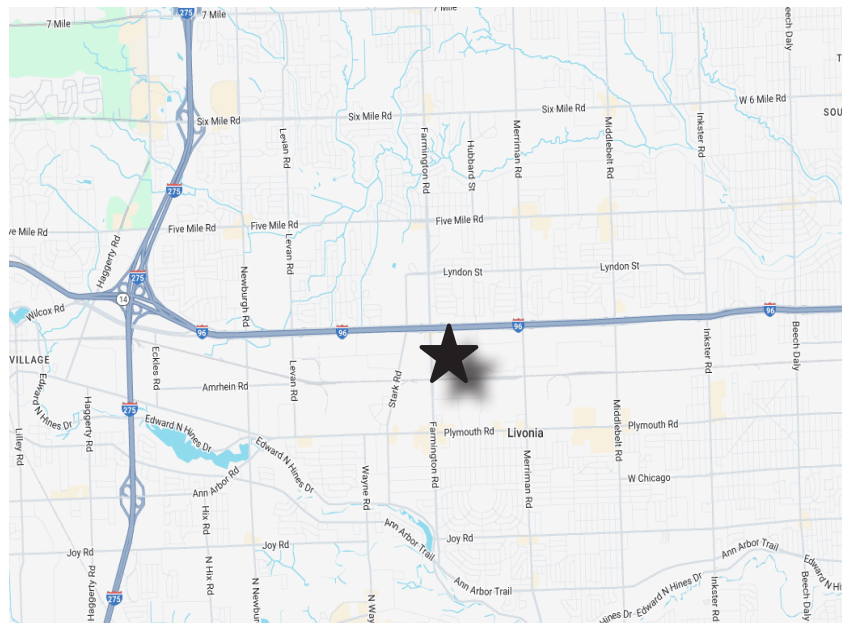


## RENOVATIONS UNDERWAY



### SPACE HIGHLIGHTS

- 28,724 SF warehouse facility
- 2 office areas totaling +/- 2,000 SF
- One (1) interior well and six (6) grade level doors
- 18' to 21' clear height
- Power: 2000a/240v/3p
- (1) 5-ton crane
- Zoned M1 Light Manufacturing
- Located off of Farmington Rd, ½ mile south of I-96
- For sale or lease, excellent investor/occupier multi-tenant opportunity



**TONY AVENDT**  
EXECUTIVE DIRECTOR  
+1 248 358 6115  
tony.avendt@cushwake.com

**CONNER SALSBERY**  
DIRECTOR  
+1 248 358 6114  
conner.salsberry@cushwake.com

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## PROPERTY INFORMATION

|                                      |                                                                                                               |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Address                              | 32974 Glendale Street<br>Livonia, MI 48150                                                                    |
| Total Building Area                  | 28,724 SF                                                                                                     |
| Two Office Areas                     | 1,600 SF and 400 SF                                                                                           |
| Industrial Area                      | 26,724 SF                                                                                                     |
| Primary Use                          | General industrial                                                                                            |
| Property Class                       | C                                                                                                             |
| Year Built                           | 1967                                                                                                          |
| Roof                                 | Standing seam metal                                                                                           |
| Total Acreage                        | 1.4                                                                                                           |
| Auto Parking                         | +/- 30 spaces                                                                                                 |
| Docks                                | One (1) 12'x14 interior dock                                                                                  |
| Grade Level Doors                    | One (1) 10'x10', one (1) 16'x16',<br>and four (4) 12'x14' grade level<br>doors                                |
| Zoning                               | M1 Light Manufacturing                                                                                        |
| Outside Storage / Trailer<br>Staging | Fenced lot                                                                                                    |
| Ceiling Height                       | 18' to 21'                                                                                                    |
| Industrial Area HVAC                 | Radiant heat                                                                                                  |
| Industrial Area Lighting             | Flourescent                                                                                                   |
| Power                                | 2000a/240v/3p                                                                                                 |
| Fire Suppression                     | NA                                                                                                            |
| Cranes                               | (1) 5-ton crane                                                                                               |
| Asking Rate                          | \$6.95                                                                                                        |
| Operating Expenses                   | +/- \$1.90/SF (estimated)<br>\$0.50/SF CAM (estimated)<br>\$0.30/SF Ins (estimated)<br>\$1.10/SF Taxes (2025) |
| Asking Price                         | \$2,600,000                                                                                                   |

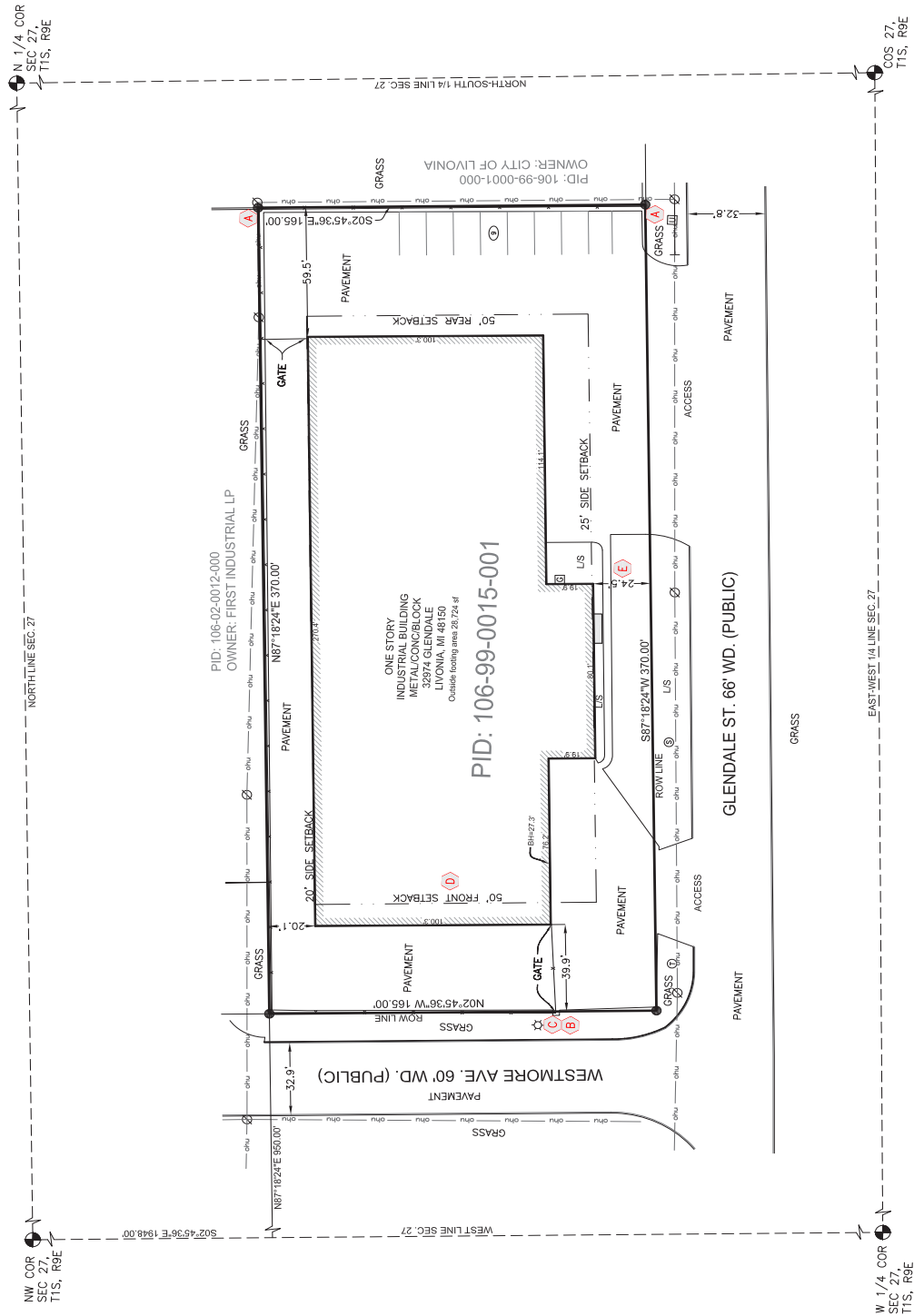
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## SITE PLAN



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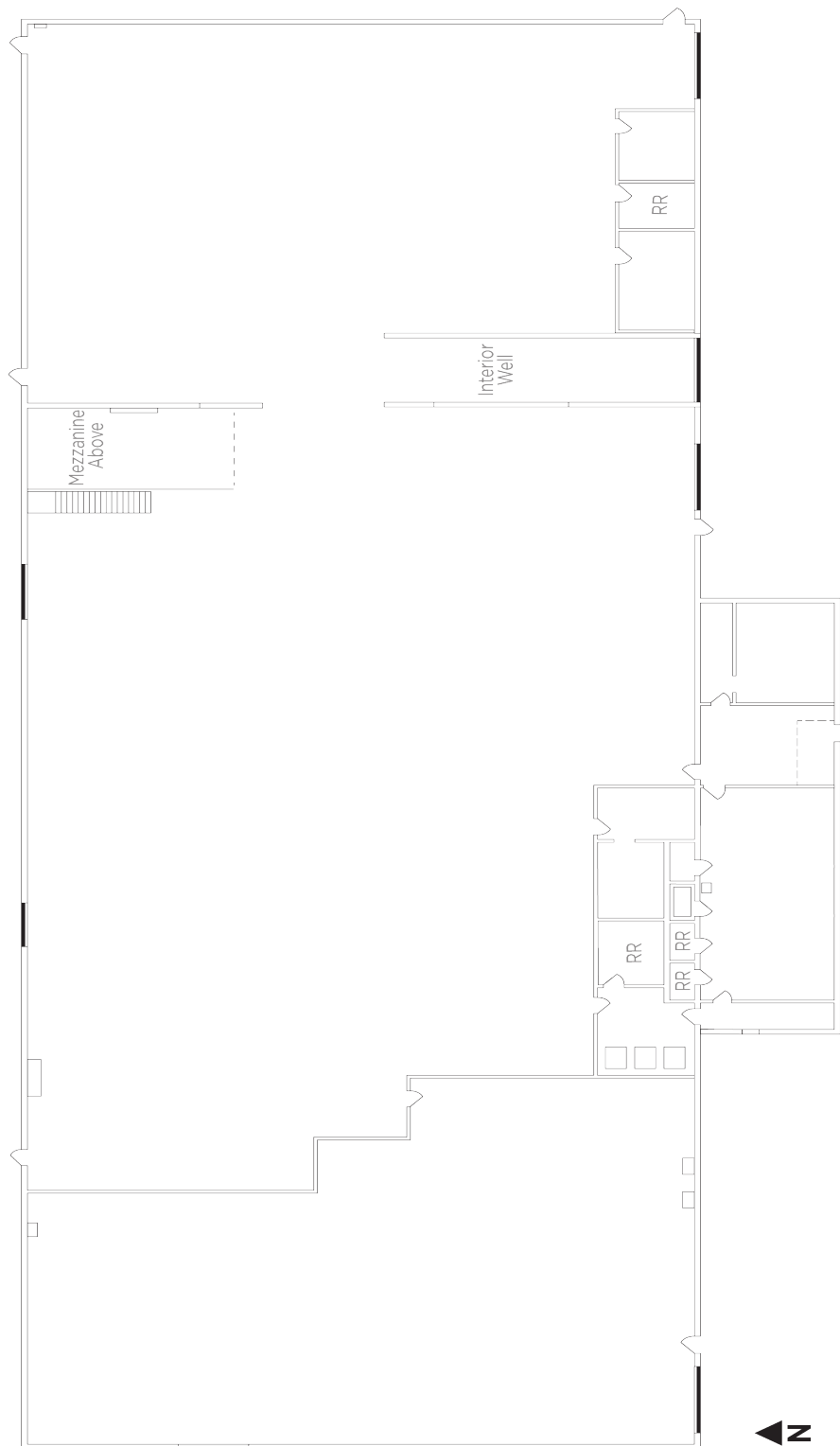
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## FLOOR PLAN



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DIRECTOR  
+1 248 358 6114  
conner.salsberry@cushwake.com



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## AERIAL



**TONY AVENDT**  
EXECUTIVE DIRECTOR  
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**CONNER SALSBERY**  
DIRECTOR  
+1 248 358 6114  
[conner.salsberry@cushwake.com](mailto:conner.salsberry@cushwake.com)

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