

**FOR
LEASE**

EXCELLENT WAREHOUSE OPPORTUNITY

39000 Plymouth Rd, Livonia, MI 48150

- 49,659 Total SF on 3.02 acres
- 41,600 SF Warehouse
- 8,059 SF office
- 3 exterior docks
- 1 - 12'x14' grade level door
- 22' clear height
- ESFR Fire Suppression
- 40' x 40' column spacing
- 70 parking spaces
- 1000 amps @ 277/480 Volt 3-phase power
- LED Lights
- Excellent main-road location

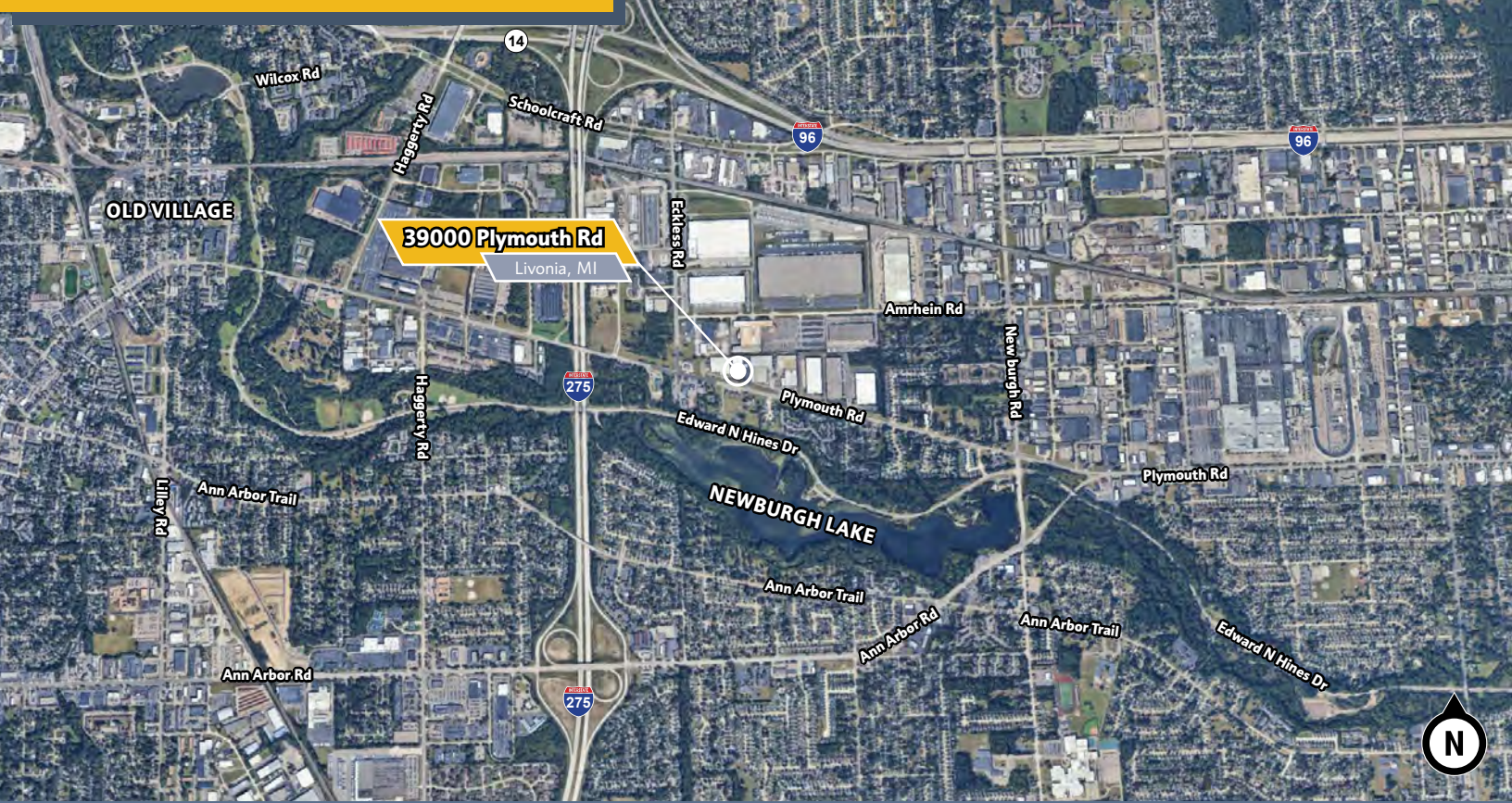


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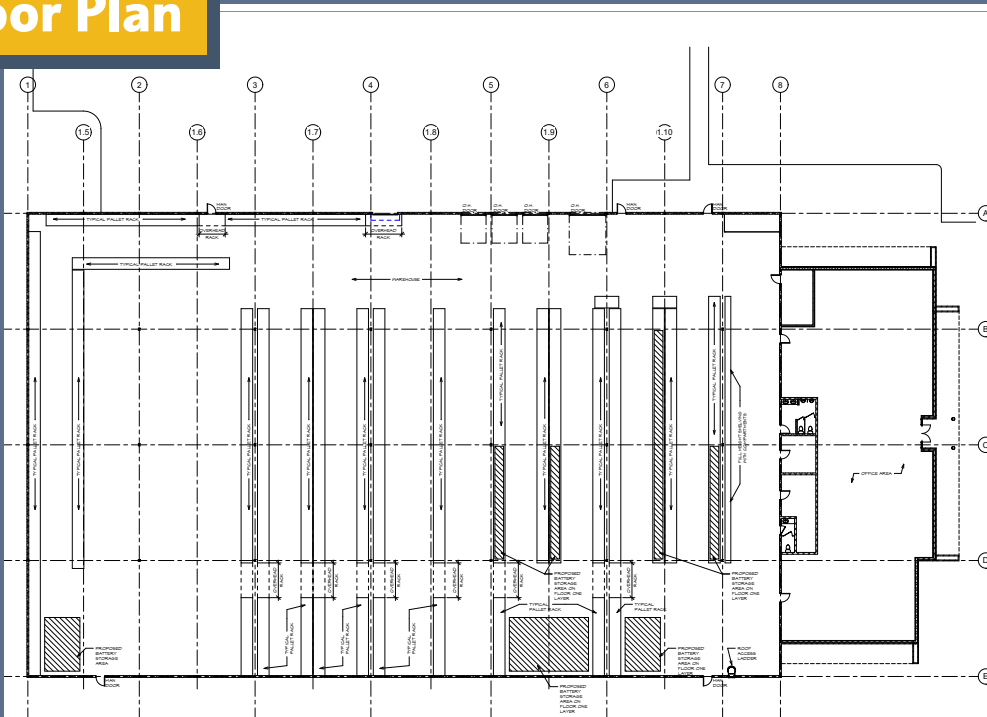
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Market & Area Overview



Floor Plan



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Lease

39000 Plymouth Rd Livonia, MI 48150-1088



Pricing Information:

Lease Rate Range:	\$7.95/sf NNN
Lease Type:	NNN
Sale Price:	N/A
Price per SF:	N/A
Real Estate Taxes psf:	\$0.00
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	49,659 sf	Parcel ID:	46-119-99-0010-001
Min/Max Available:	49,659 sf	Parking Description:	70
Office Area:	8,059 sf	Rail Served:	No
Property Type:	General Industrial	Cranes:	No
Tenancy:	Multi-tenant	Heat:	N/A
Year Built:	01/01/1985	Clear Height Min/Max:	22.0'
Year Renovated:		Grade/Dock Doors:	1 / 3
Zoning:	Industrial	Sprinkler:	Yes
Site/Parcel Area:	3.02 acres	Power:	1,000 amps, 277/480 volt

Comments:

The property features a 41,600-square-foot warehouse with an additional 8,059 square feet of office space. It includes three exterior docks and one 12' x 14' grade-level door, offering convenient loading and unloading options. The building has a 22-foot clear height, ESFR fire suppression system, and 40' x 40' column spacing for efficient warehouse operations. Additional property highlights include 70 parking spaces, 1,000 amps at 277/480 volts three-phase power, and energy-efficient LED lighting.

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