

INDUSTRIAL PROPERTY // FOR SALE

43,522 SF "CLASS A" CORPORATE IMAGE FACILITY AT I-96 SERVICE DRIVE

32235 INDUSTRIAL RD

LIVONIA, MI 48150



- 43,522 SF corporate image facility
- Excellent owner/user opportunity
- 6,542 SF office space
- 100% AC throughout
- 22' clear height, two overhead doors, two truckwells
- 2,000 amp, 3-phase power
- Four cranes with 1-5-ton capacity



26555 Evergreen Road, Suite 1500

Southfield, MI 48076

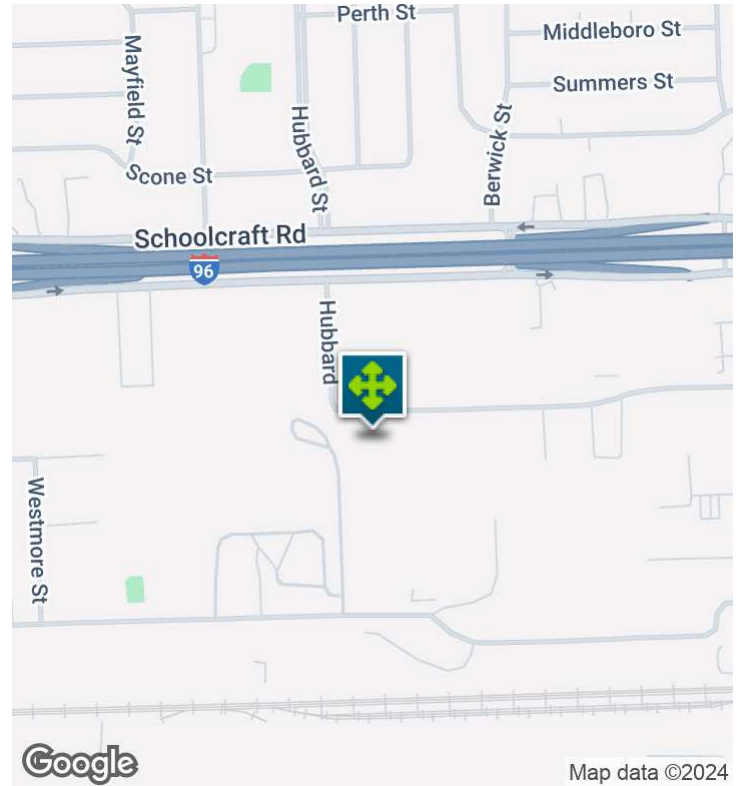
248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Sale Price	\$5,225,000
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OFFERING SUMMARY

Building Size:	43,522 SF
Lot Size:	2.58 Acres
Price / SF:	\$122.88
Year Built:	1995
Renovated:	2006
Zoning:	M-2
Market:	Detroit
Submarket:	Livonia
Traffic Count:	144,304

PROPERTY OVERVIEW

Rare owner/user opportunity to purchase a high-image, 100% AC industrial building in Livonia! This building was built-to-suit for Interlink Technologies in 1995 and no expense was spared. The building is full brick and block construction, and features a 43,522 SF warehouse, 22' clear height, two overhead doors with 16' height, two truckwells, four cranes ranging from 1 ton to 5-tons, 2,000 amp, 3-phase power, sprinkler system, buss duct, airlines, and exhaust fans. The office is 6,542 SF and there is an additional 6,144 SF mezzanine that isn't included in the building size. M-2 Zoning district allows for a broad range of industrial applications.

LOCATION OVERVIEW

Excellent location in one of metro Detroit's most desirable industrial areas - on the south side of the -96 service drive, just west of Merriman Rd.



Dave Plumley CFO/MANAGING MEMBER

D: 248.281.9901 | C: 248.877.9202

dave@pacommercial.com

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INDUSTRIAL DETAILS

Property Type:	Industrial / Manufacturing
Building Size:	43,522 SF
Shop SF:	36,980 SF
Office SF:	6,542 SF
Mezzanine SF:	6,144 SF (not included in gross building area)
Occupancy:	Owner will vacate at sale
Zoning:	M-2
Lot Size:	2.58 Acres
Parking Spaces:	128
Year Built / Renovated:	1995 / 2006
Construction Type:	Brick & Block
Clear Height:	22'
Overhead Doors:	One (1) 12' W x 16' H One (1) 14' W x 16' H
Truckwells/Docks:	Two (2) 9' x 12'
Cranes:	Two (2) 1-Ton One (1) 3-Ton One (1) 5-Ton
Underhook:	1-Ton at 18" 3-Ton and 5-Ton at 16"
Column Spacing:	44' x 48'
Power:	480 Volt, 2000 Amp, 3-Phase
Buss Duct:	Yes
Air Conditioning:	Yes, 100% AC in entire Building
Heat Type:	Forced Air
Lighting:	Fluorescent
Sprinklers:	Yes
Floor Drains:	N/A
Taxes:	\$62,000 (2023)



P.A. COMMERCIAL
Corporate & Investment Real Estate

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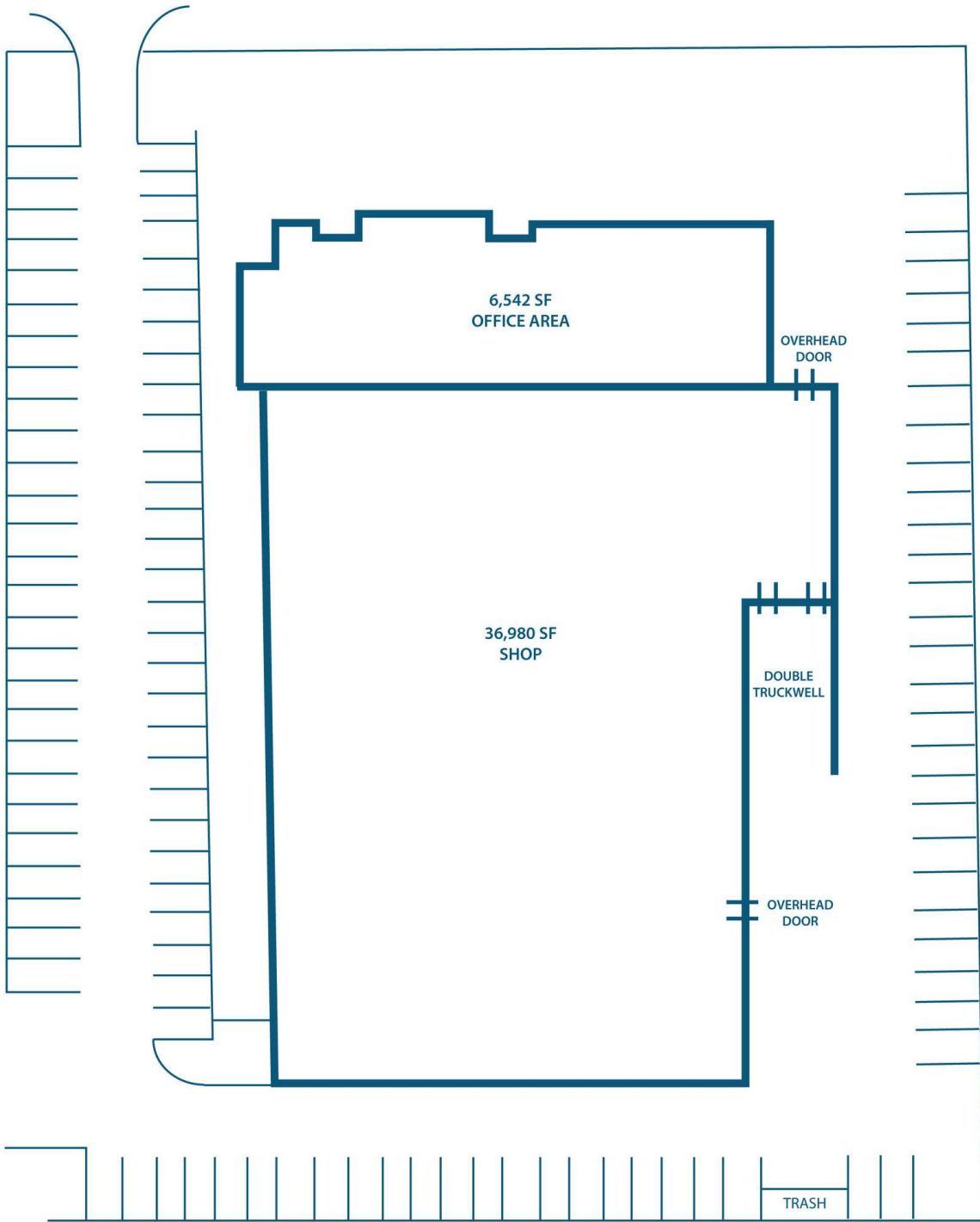
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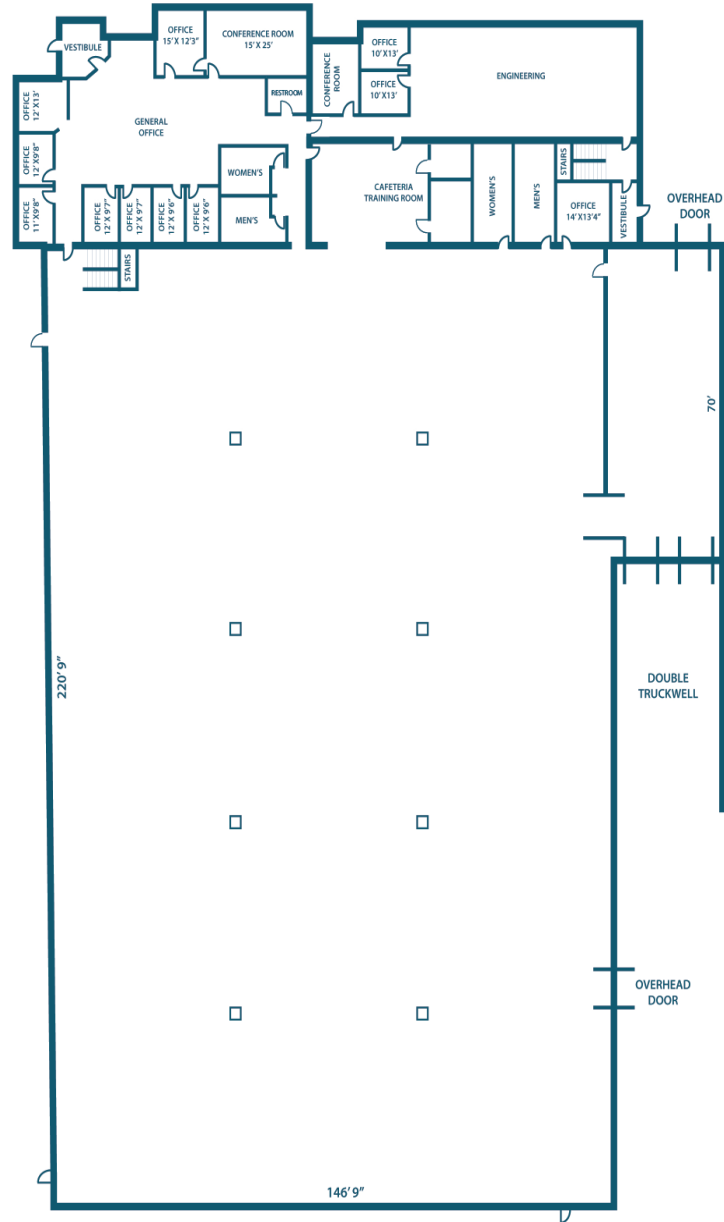
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SITE PLANS



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FLOOR PLANS



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ADDITIONAL PHOTOS



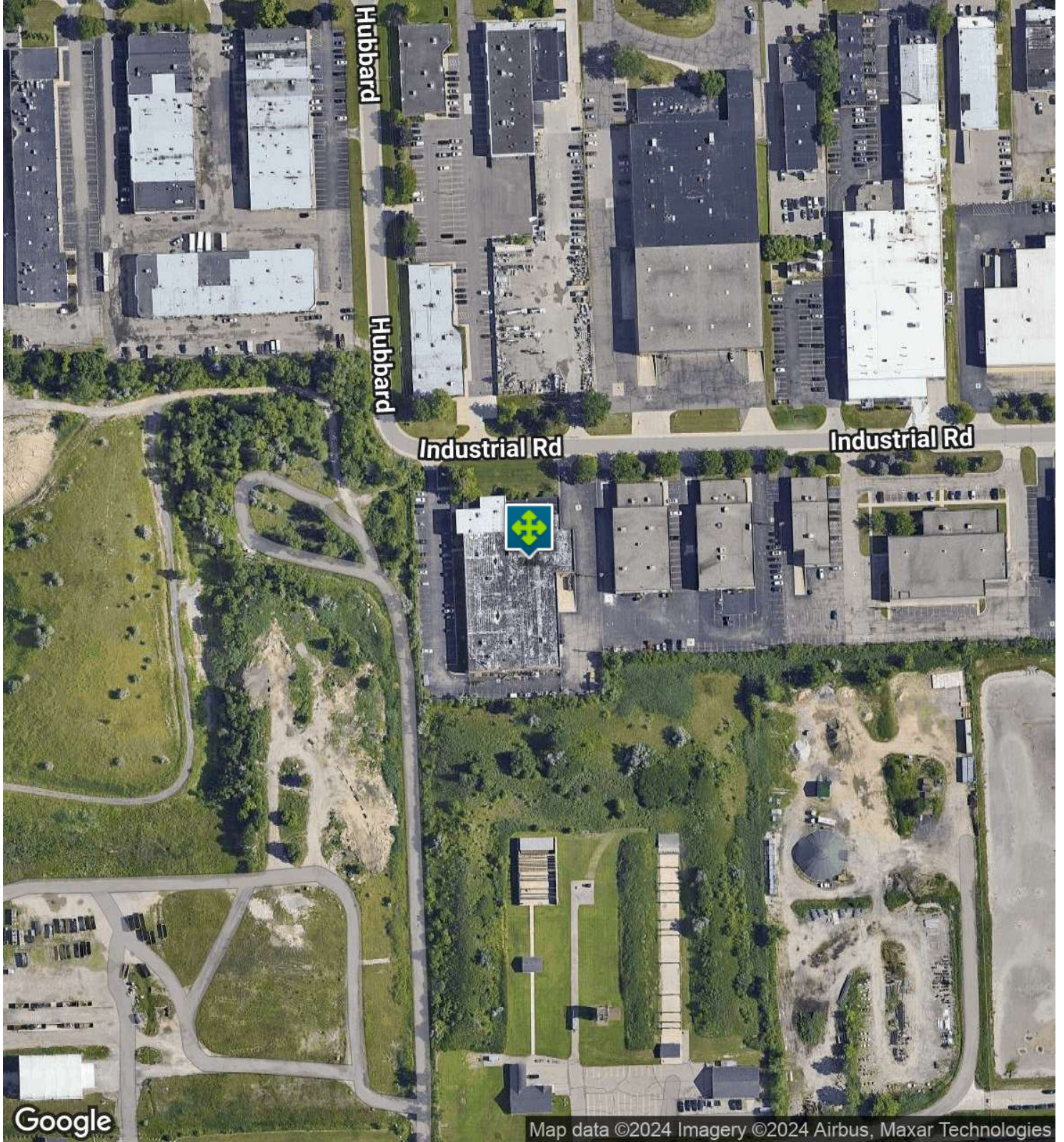
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AERIAL MAP

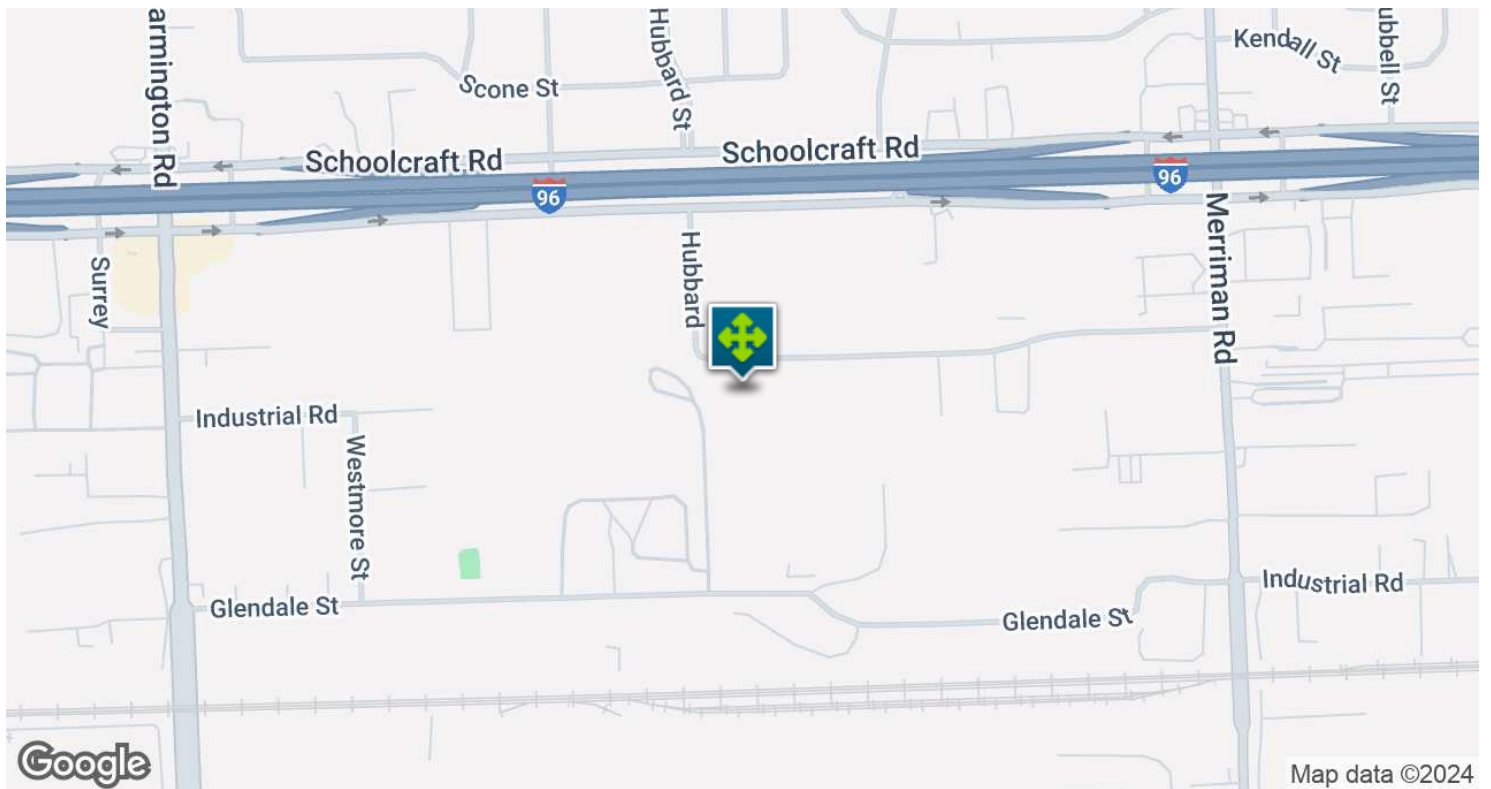
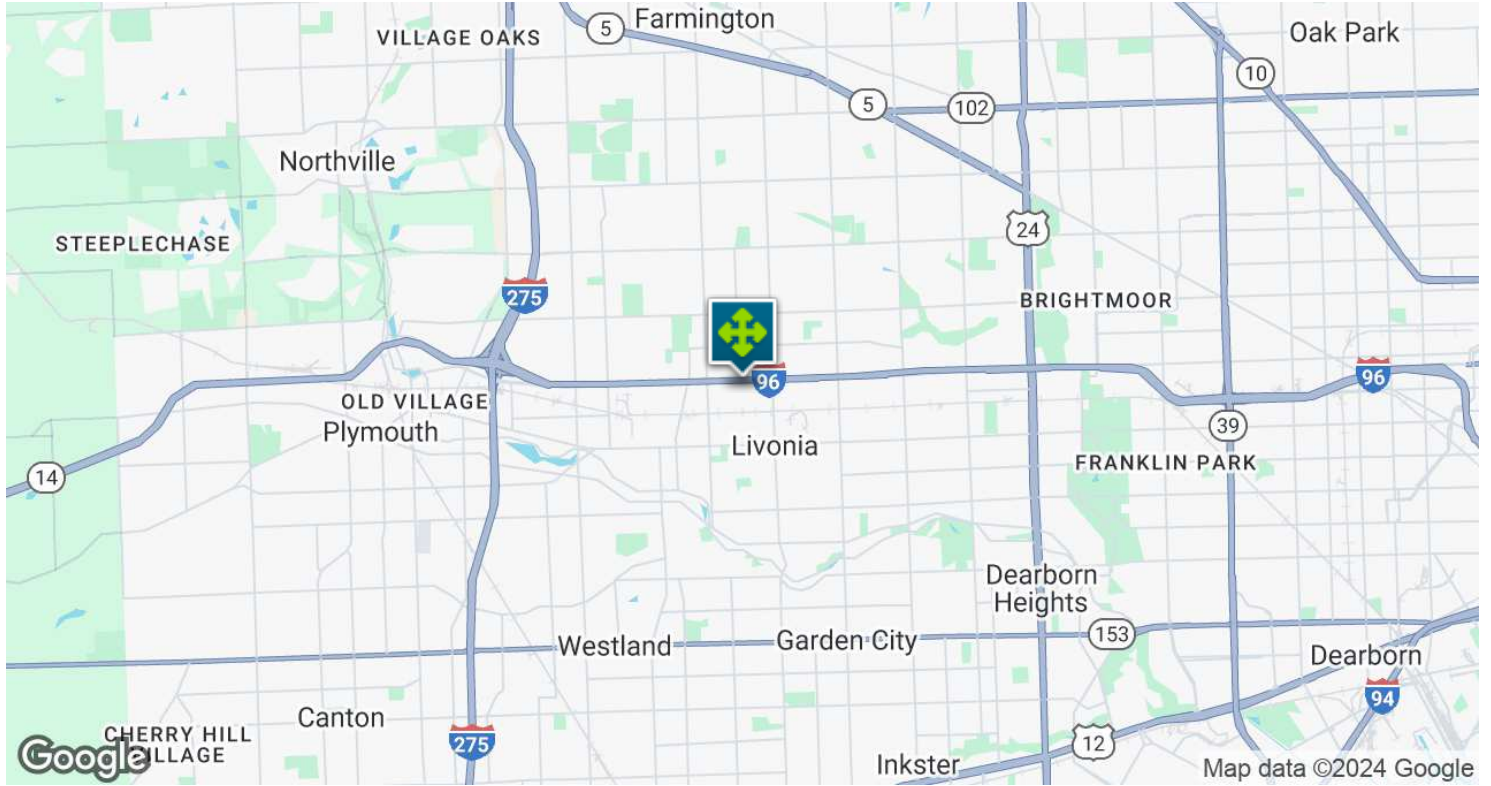


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LOCATION MAP

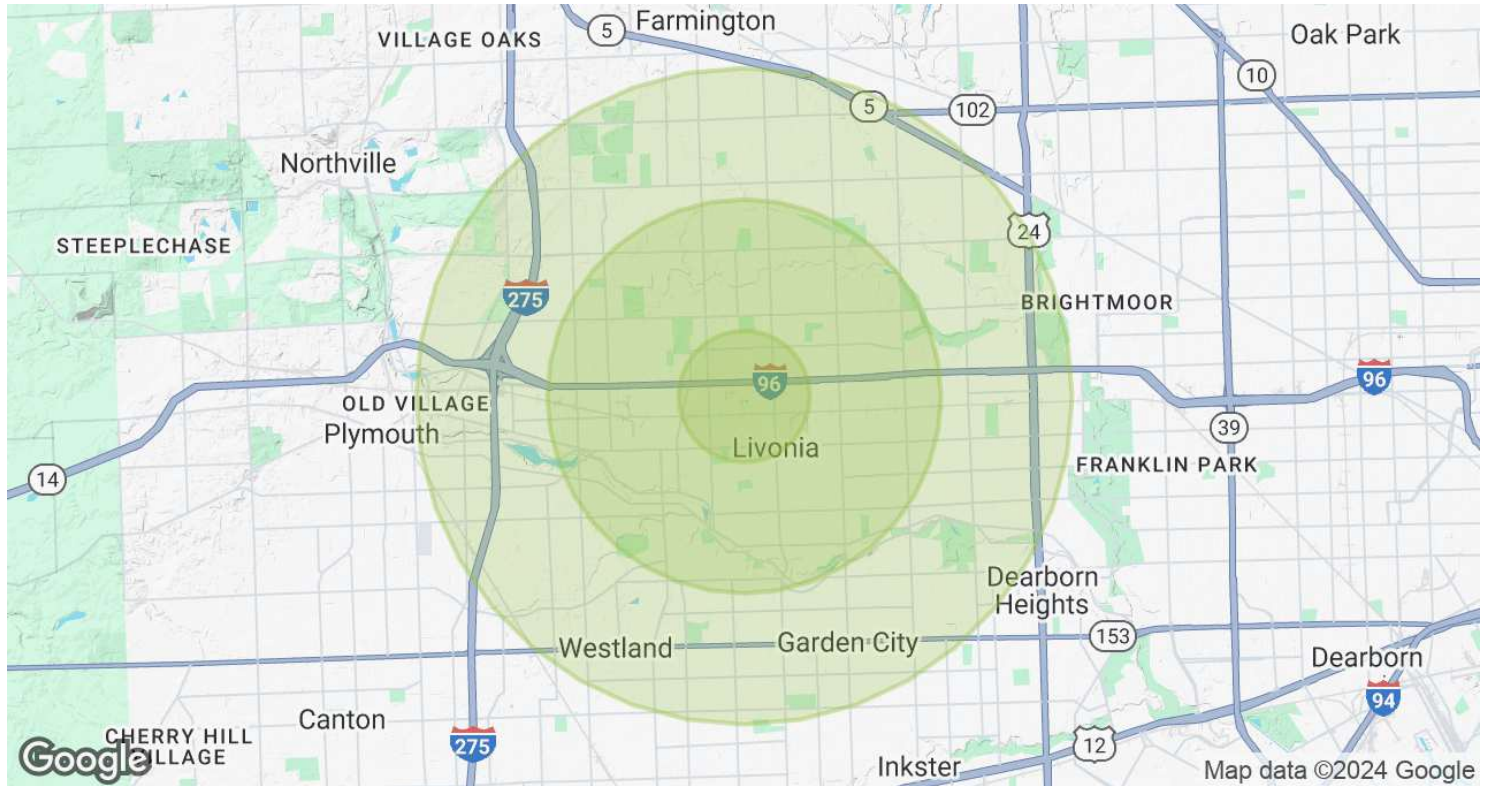


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,994	82,196	256,944
Average Age	41.3	43.3	42.6
Average Age (Male)	40.9	41.8	40.6
Average Age (Female)	40.5	44.6	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,403	34,439	112,617
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$88,586	\$85,498	\$74,330
Average House Value	\$212,675	\$179,753	\$164,628

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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