

FLEX/OFFICE PROPERTY // FOR LEASE

2,754 - 11,400 SF OF FLEX/OFFICE SPACE AT LIVONIA'S PREMIER HIGH-TECH PARK

13955 - 14155 FARMINGTON ROAD

LIVONIA, MI 48154



- 2,754 - 11,400 SF available
- Great for e-commerce, construction, logistics, and medical users
- Individual suite entrances
- Professionally landscaped
- Ample parking
- Immediate freeway access



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13955 - 14155 FARMINGTON ROAD, LIVONIA, MI 48154 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate

**\$13.95 SF/YR
(MG)**

OFFERING SUMMARY

Total Building Size: 123,688 SF

Number of Buildings: 4

Available SF: 2,754 - 11,400 SF

Lot Size: 2.45 Acres

Year Built: 1979

Zoning: RE
(Research/Engineering)

Market: Detroit

Submarket: Southern I-275 Corridor

PROPERTY OVERVIEW

There is currently 2,754 - 11,400 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for e-commerce, medical, construction, manufacturing, and logistical distribution.

The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

PROPERTY HIGHLIGHTS

- 2,754 - 11,400 SF available
- Great for e-commerce, construction, logistics, and medical users
- Individual suite entrances & professionally landscaped
- Ample parking
- Immediate freeway access



P.A. COMMERCIAL
Corporate & Investment Real Estate

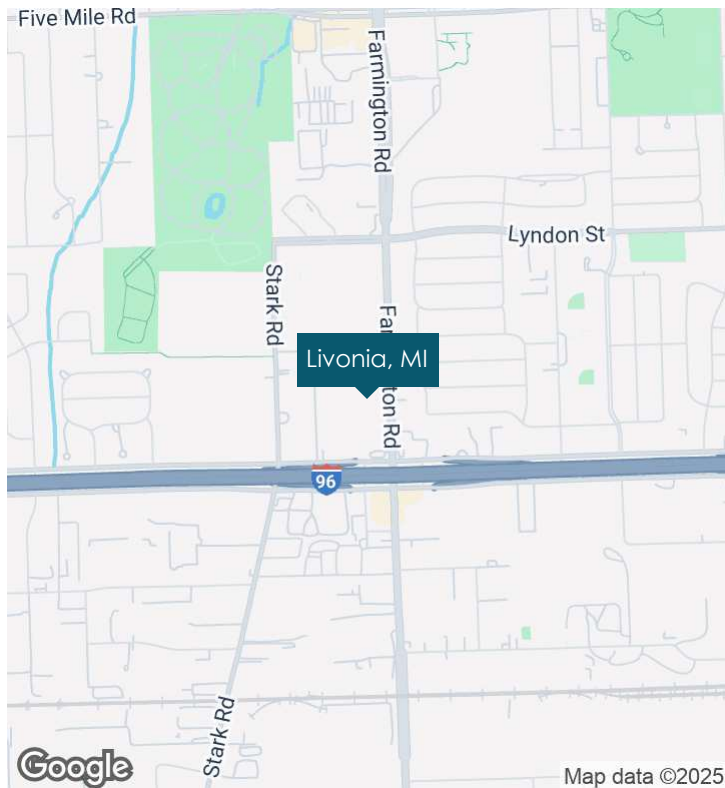
Peter Ventura, CCIM FOUNDED MEMBER
D: 248.281.9900 | C: 734.751.5600
peter@pacommercial.com

Matthew Schiffman CEO/MANAGING MEM
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13955 - 14155 FARMINGTON ROAD, LIVONIA, MI 48154 // FOR LEASE

CITY INFORMATION



LOCATION DESCRIPTION

Excellent location off of Farmington Road with immediate access to the I-96 freeway.

Livonia, Michigan is a western suburb of Detroit with a population of approximately 100,000. Livonia has the distinction of having been recognized as both one of the top 10 communities in the United States to raise a family and as one of the 10 safest U.S. cities in which to reside.

Livonia is a well-planned community with fully developed residential, commercial, office, and industrial areas. It has excellent primary and secondary school systems and boasts numerous institutions of higher learning including Madonna University, Eastern Michigan University, Schoolcraft Community College, Davenport University, and Northwood University.

LOCATION DETAILS

Market	Detroit
Sub Market	Southern I-275 Corridor
County	Wayne
Cross Streets	Farmington Rd & Summers St
Street Parking	No
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-96
Traffic Count	153,000 on I-96



P.A. COMMERCIAL
Corporate & Investment Real Estate

Peter Ventura, CCIM FOUNDING MEMBER
D: 248.281.9900 | C: 734.751.5600
peter@pacommercial.com

Matthew Schiffman CEO/MANAGING MEM
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13955 - 14155 FARMINGTON ROAD, LIVONIA, MI 48154 // FOR LEASE

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,754 - 11,400 SF	Lease Rate:	\$13.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
14115 Farmington Rd	Available	11,400 SF	Modified Gross	\$13.95 SF/yr
14157 Farmington Rd	Available	2,754 SF	Modified Gross	\$13.95 SF/yr

13955 - 14155 FARMINGTON ROAD, LIVONIA, MI 48154 // FOR LEASE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

Peter Ventura, CCIM FOUNDING MEMBER
D: 248.281.9900 | C: 734.751.5600
peter@pacommercial.com

Matthew Schiffman CEO/MANAGING MEM
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13955 - 14155 FARMINGTON ROAD, LIVONIA, MI 48154 // FOR LEASE

FLOOR PLANS



14115 Farmington Rd | 16,840 SF



P.A. COMMERCIAL
Corporate & Investment Real Estate

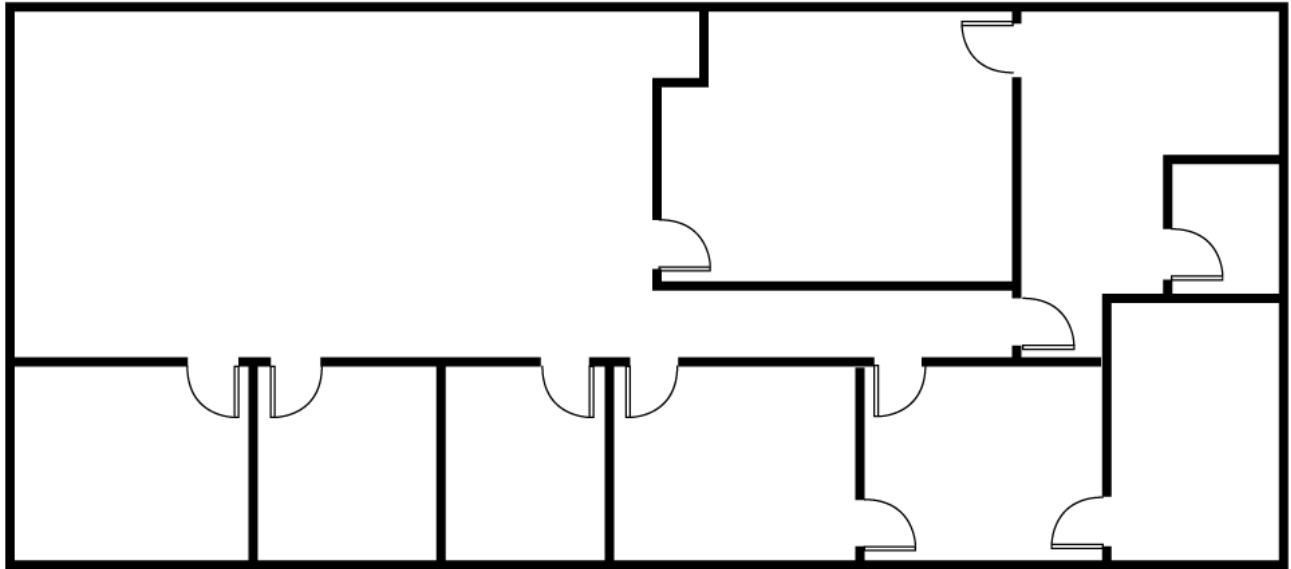
Peter Ventura, CCIM FOUNDING MEMBER
D: 248.281.9900 | C: 734.751.5600
peter@pacommercial.com

Matthew Schiffman CEO/MANAGING MEM
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13955 - 14155 FARMINGTON ROAD, LIVONIA, MI 48154 // FOR LEASE

FLOOR PLANS



14157 Farmington Rd
2,754 SF

14157 Farmington Rd | 2,754 SF



P.A. COMMERCIAL
Corporate & Investment Real Estate

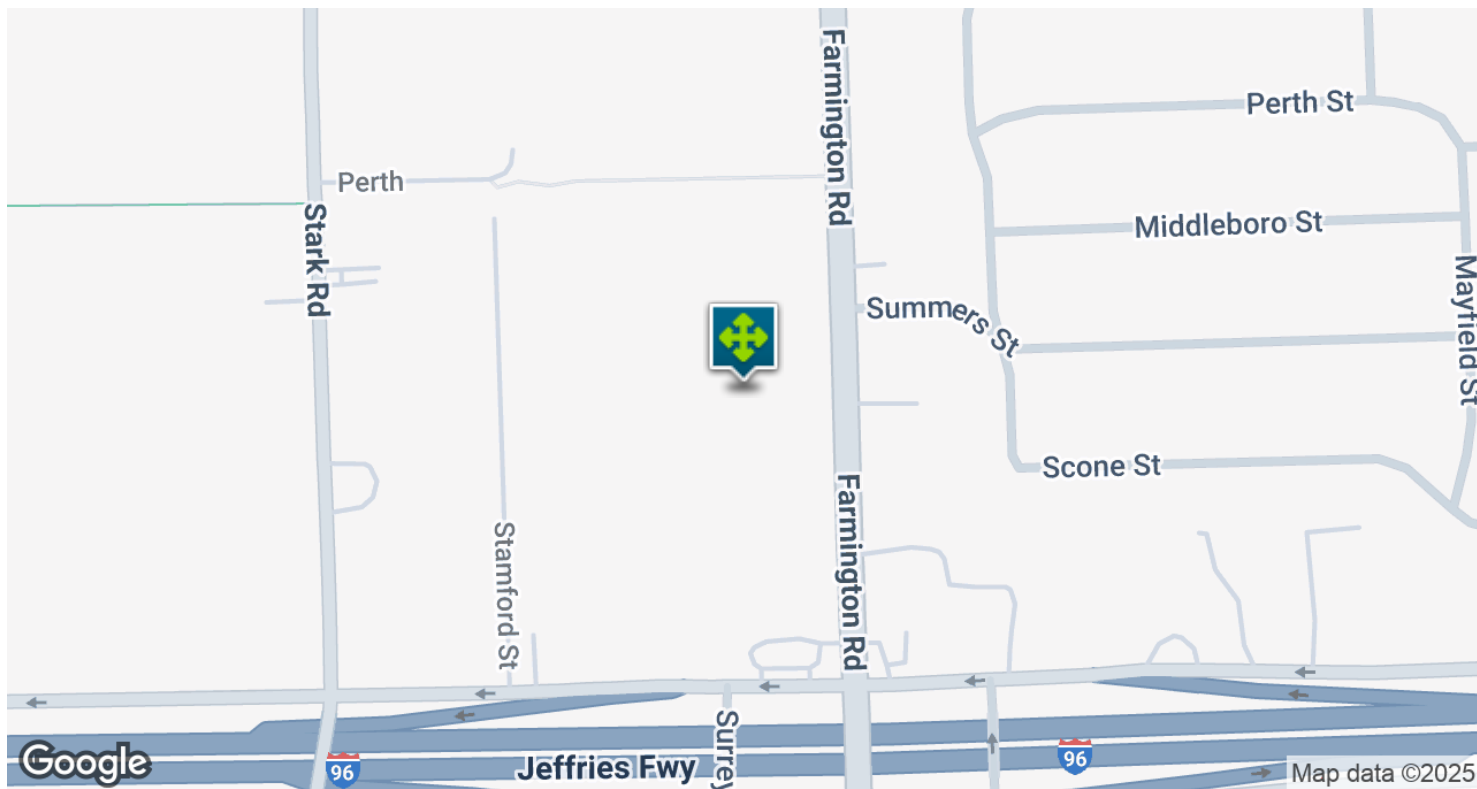
Peter Ventura, CCIM FOUNDING MEMBER
D: 248.281.9900 | C: 734.751.5600
peter@pacommercial.com

Matthew Schiffman CEO/MANAGING MEM
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13955 - 14155 FARMINGTON ROAD, LIVONIA, MI 48154 // FOR LEASE

LOCATION MAP



P.A. COMMERCIAL
Corporate & Investment Real Estate

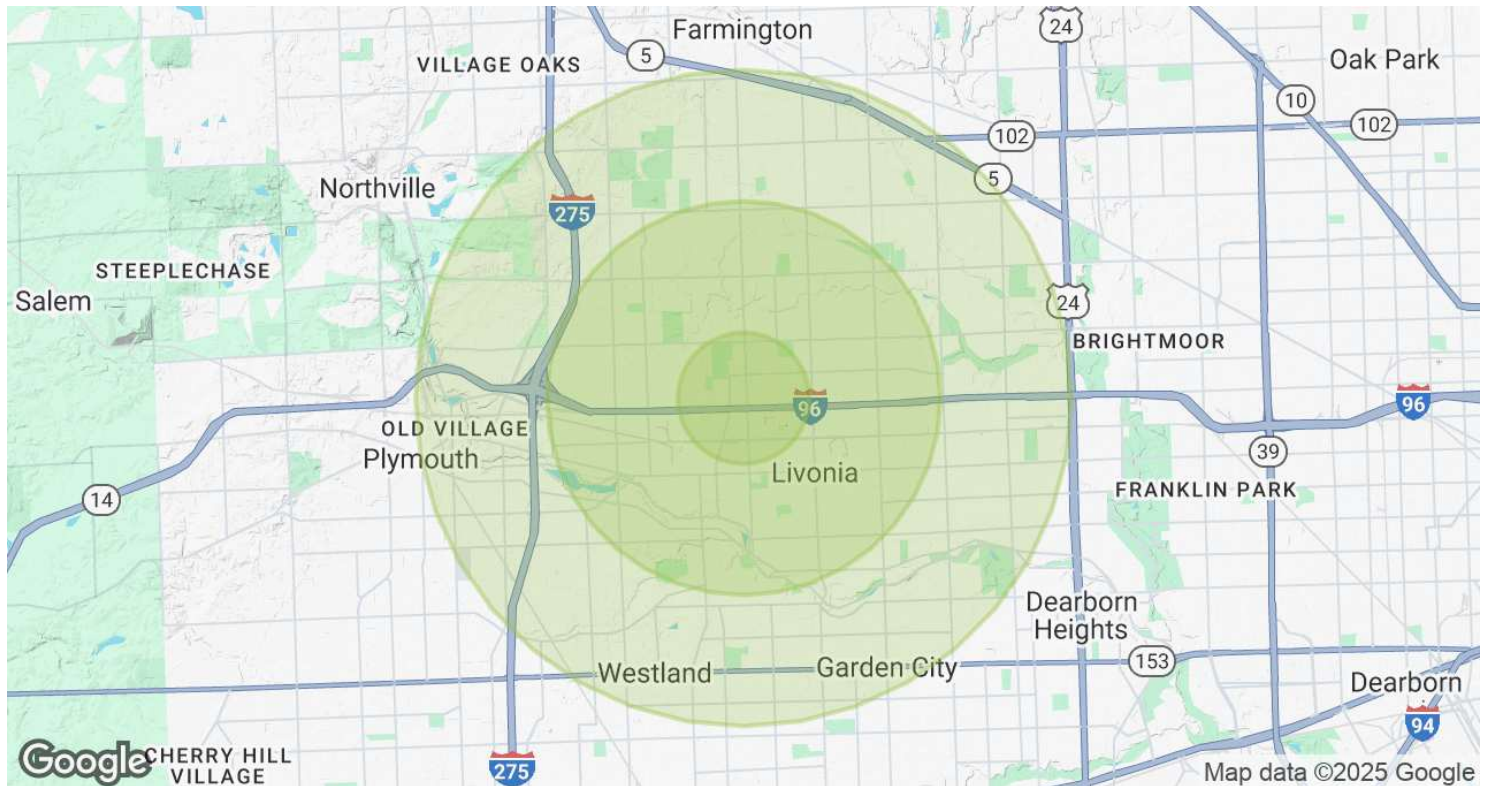
Peter Ventura, CCIM FOUNDING MEMBER
D: 248.281.9900 | C: 734.751.5600
peter@pacommercial.com

Matthew Schiffman CEO/MANAGING MEM
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

13955 - 14155 FARMINGTON ROAD, LIVONIA, MI 48154 // FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,738	77,839	243,313
Average Age	42.5	43.5	41.4
Average Age (Male)	38.9	41.4	39.6
Average Age (Female)	45.4	45.3	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,471	29,800	97,875
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$77,680	\$78,997	\$71,050
Average House Value	\$203,342	\$198,602	\$183,517

* Demographic data derived from 2020 ACS - US Census

13955 - 14155 FARMINGTON ROAD, LIVONIA, MI 48154 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



Peter Ventura, CCIM

FOUNDING MEMBER

D: 248.281.9900

C: 734.751.5600

peter@pacommercial.com



Matthew Schiffman

CEO/MANAGING MEMBER

D: 248.281.9907

C: 248.281.9907

matt@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.