

# FOR LEASE

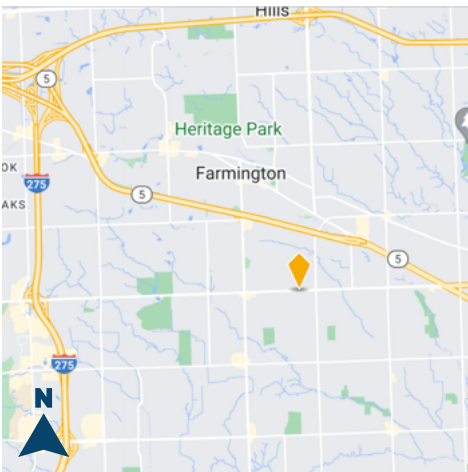
## 31745 W 8 MILE RD, LIVONIA



RH COMMERCIAL  
REALTY



## 5,280 SF LIGHT INDUSTRIAL SPACE



### PROPERTY DETAILS

- Space currently in "white-box" condition ready for paint & flooring
- Landlord can finish-to-suit
- Rare industrial/flex space located on 8 Mile in Livonia
- (1) 12'x14' drive-in overhead loading doors
- 15' clearance in warehouse
- Fully air conditioned
- Ideally located minutes from M-5, I-96, I-696, & I-275

For information, please contact:



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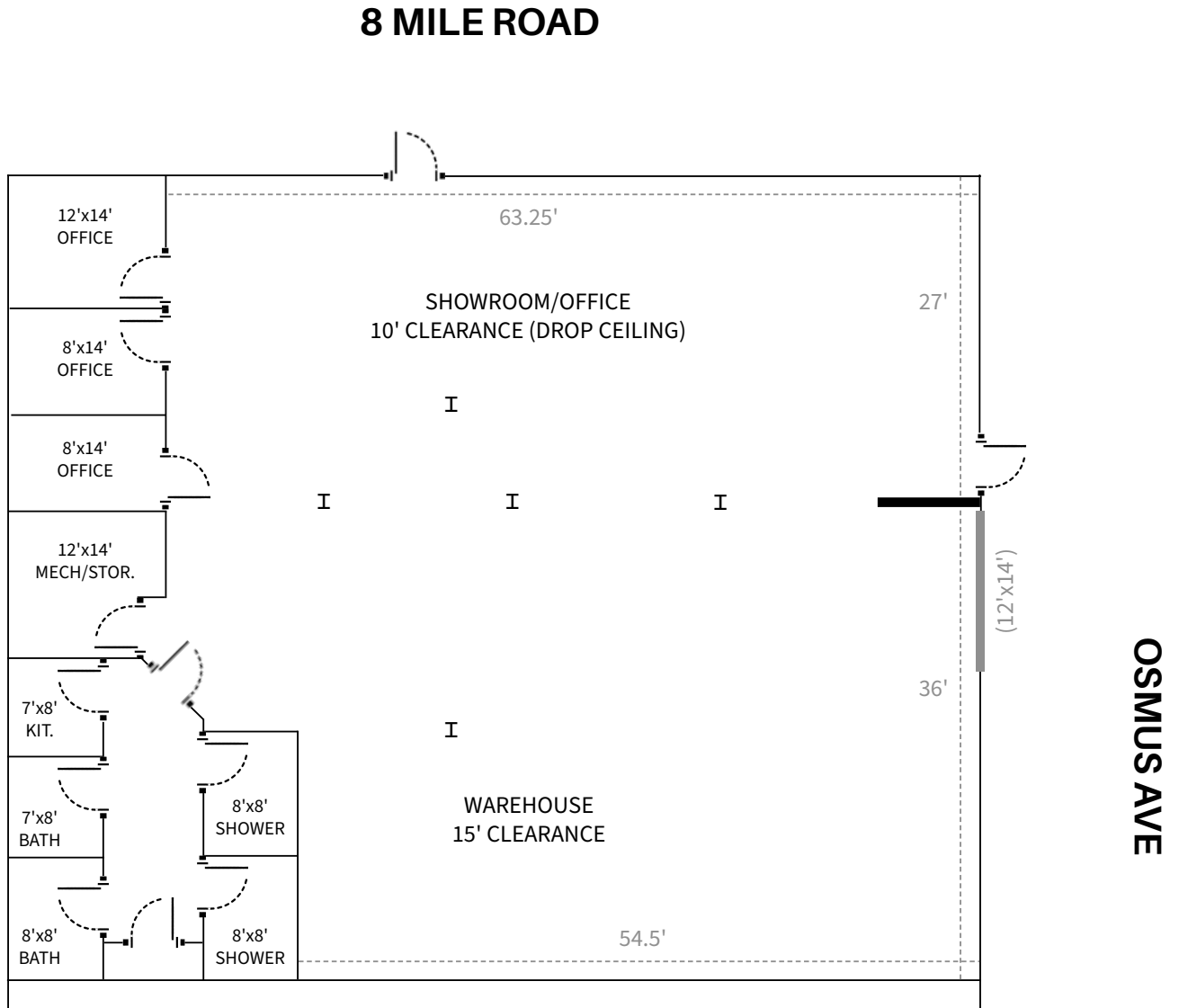
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### FLOOR PLAN SKETCH

(NOT TO SCALE)



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### PRICING INFORMATION

**Sale Price:** NFS

**Lease Rate:** \$9.50 / SF

**Lease Type:** Modified Gross

**Monthly:** \$4,180 + Utilities

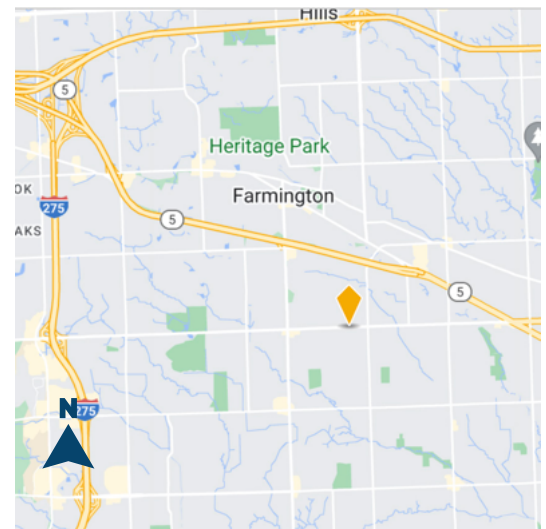
### PROPERTY DESCRIPTION

|                          |               |                          |            |
|--------------------------|---------------|--------------------------|------------|
| <b>Total SF:</b>         | 8,480         | <b>Parcel ID:</b>        | Available  |
| <b>Available SF:</b>     | 5,280         | <b>Parking Spaces:</b>   | 20 Total   |
| <b>Office SF:</b>        | N / A         | <b>Rail Served:</b>      | No         |
| <b>Property Type:</b>    | Industrial    | <b>Cranes:</b>           | No         |
| <b>Tenancy:</b>          | Multi-tenant  | <b>Heat:</b>             | Forced Air |
| <b>Year Built:</b>       | 1982          | <b>Clearance:</b>        | 16'        |
| <b>Year Renovated:</b>   | N / A         | <b>Grade/Dock Doors:</b> | 1 / 0      |
| <b>Zoning:</b>           | M-1 (Lt Ind.) | <b>Fire Suppression:</b> | No         |
| <b>Site/Parcel Area:</b> | 0.64          | <b>Power:</b>            | N / A      |

### SUMMARY

Rare industrial building along 8 Mile Rd with easy access to M-5 and just minutes from I-96, I-696, & I-275. This building offers 8 Mile Rd frontage and visibility, approximately 16' clearance, and a small office with nice lighting and finishes throughout.

### ROAD MAP



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