

# FOR LEASE | FLEX OFFICE & WAREHOUSE

## SCHOOLCRAFT BUSINESS PARK



**LEASE RATE REDUCED TO \$7.95/SF NNN**

**38019-38035 SCHOOLCRAFT ROAD**  
**LIVONIA, MI 48150**

### PROPERTY HIGHLIGHTS:

- Flex office with shop/lab units ranging from 2,725 SF up to 20,000 SF contiguous
- Nice building and property design with plenty of parking
- Lease rate reduced to \$7.95/ SF NNN; Gross Rent is available
- Flexible design
- All units are fully air conditioned and have overhead door access
- Immediate access to I-96 & I-275

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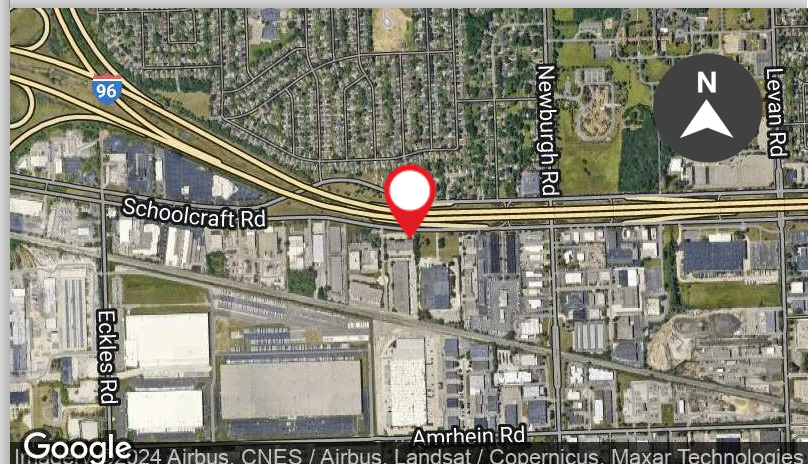
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# SCHOOLCRAFT BUSINESS PARK

## PROPERTY INFORMATION

### HIGHLIGHTS

County:	Wayne
Cross Streets:	I-96 at Newburgh Road

### SITE

Land (acres):	2.69
Zoning:	M-2

### GENERAL

Parking Spaces:	115
Parking Ratio:	3.39
Parking Type:	Surface

### PRICING & AVAILABILITY

Lease Rate:	\$7.95 SF/yr (NNN)
Lease type:	NNN
Min Available SF:	± 2,725 SF
Max Space Available:	± 20,000 SF

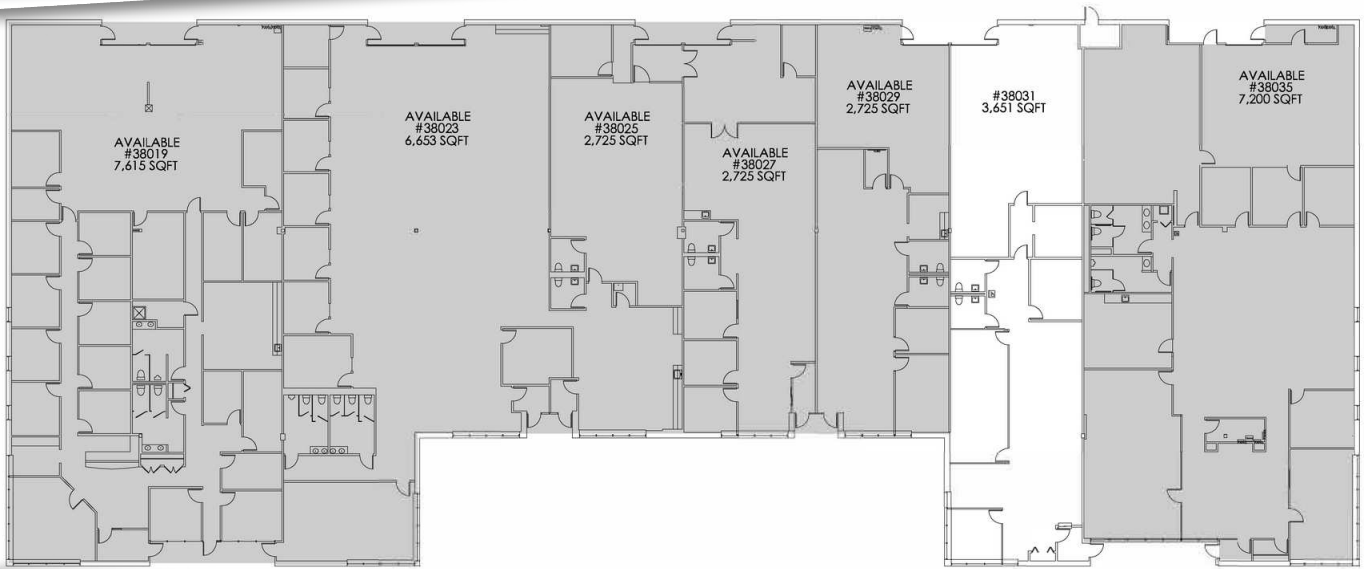
### BUILDING INFORMATION

Type:	Flex
Year Built:	1986
Stories:	1
Restrooms:	Yes; Men & Women
Electrical:	Varies from unit to unit
# Grade Level Doors:	Several
Door Dimensions (HXW):	9' x 10'



# SCHOOLCRAFT BUSINESS PARK

## PROPERTY **AVAILABILITY**



### AVAILABLE SUITES

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
38019	Flex Space	\$7.95 SF/yr	NNN	7,615
38023	Flex Space	\$7.95 SF/yr	NNN	6,653
38025	Flex Space	\$7.95 SF/yr	NNN	2,725
38027	Flex Space	\$7.95 SF/yr	NNN	2,725
38035	Flex Space	\$7.95 SF/yr	NNN	7,200

Note: Units 38023 & 38025 can be combined to total 9,378 SF; Units 38019, 38023, 38025, & 38027 can be combined to total ±20,000 SF



# SCHOOLCRAFT BUSINESS PARK ADDITIONAL PHOTOS



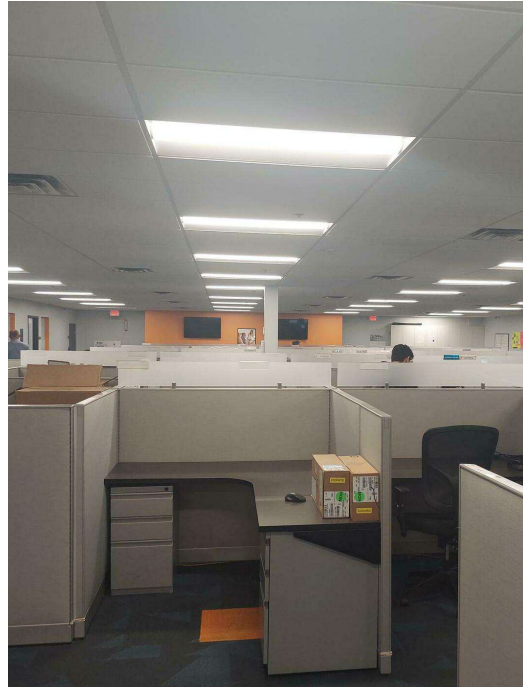
Breakroom



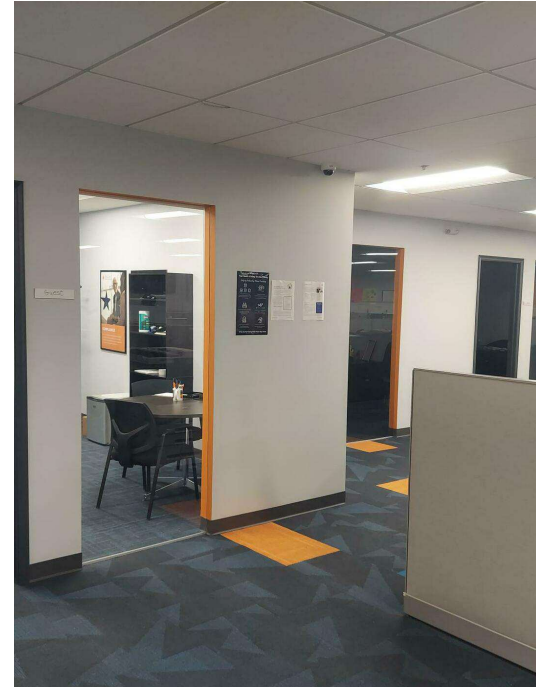
Shop/Lab



Interior Conference Room



Interior Office/Cubicles



Interior Office