



**PLYMOUTH
FLEX**

Create Your Vision. Own Your Space.

PLYMOUTH FLEX COMMERCIAL CONDOS FOR SALE | FOR LEASE

**40450 SCHOOLCRAFT ROAD
PLYMOUTH, MI 48170**

Project Information:

Total Project SF: 60,000 SF

4 Buildings | 41 Units

Expected Delivery: Fall 2026

Uses:

Creative Office, Flexible Workshop, Garage Condo.
Premium Flex Space in a Premier Location.

Best-In-Class Features:

14x14 Roll-up Garage Doors with Windows and Openers, Climate Controlled Spaces, Painted Walls and Ceiling, Polished Concrete Flooring, Utility Sink, Private Restrooms. Drive Thru Units available with Fenced Yard Space and Drive Aisle Access. All Units Designed & Approved for Mezzanines.

PLYMOUTH FLEX COMMERCIAL CONDOS

Now accepting Pre-Construction Reservations!

What is a Flex Commercial Condo?

No matter your needs — business operations, storage, creative space, or a hybrid solution — our flex commercial condos offer the ideal environment. Designed for versatility, each Flex Condo features finished floors and walls, large roll-up garage doors, private restrooms and adaptable interior layouts that can be customized with amenities such as HVAC and Mezzanines. This premier flex commercial condo opportunity is ideally located at the junction of Interstates 275 and 96, offering exceptional regional accessibility.

Project Amenities:

Fire Sprinkler System, Central Mailboxes, Ample Parking, Wide Paved Drive Aisles, 24/7 Access, Picnic Area

Brokered by:



Pricing and availability is subject to change without notice.

303-222-0768

www.PersonalWarehouse.com

info@PersonalWarehouse.com

OVERVIEW

**PLYMOUTH, MI
UNDER CONSTRUCTION**

**40450 SCHOOLCRAFT ROAD
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Page 2

DELIVERY EXPECTED:

Fall 2026

UNIT SIZES:

1,125 - 2,000 SF with ability to combine units
Drive Thru units available

OCCUPANCY:

Flexible PUD Zoning: Ideal for motorsport enthusiasts, business, small office, light assembly, showroom, sales & more.

FOR SALE & FOR LEASE:

Scan for updated pricing, unit mix and availability.



PLYMOUTH, MI

BEST-IN-CLASS FEATURES (Standard):

- 14x14 OH Doors with Windows and Opener
- Rear and/or Side Windows
- Polished Concrete Flooring
- Painted Interior Walls and Ceilings
- Private Restrooms with Rough in for Shower
- Interior Hose Spigot | Utility Sink
- LED Lighting | 20' Ceilings Front to Back
- 3-Phase Electrical | 100-amp 120/240-volt

SELECT UNITS:

- Mezzanines
- Full HVAC system in Buildings A, C, & D
- Furnace only in Building B (HVAC upgrade option in select units)
- Drive Thru Units in Buildings C and D
 - Additional 10x10 Roll-up Door with Opener
 - 2nd Man Door providing access to Gated Fenced Yard Space

5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for Less per Month
- Customize Your Space!



PLYMOUTH, MI

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CONCEPT - SAMPLE USES

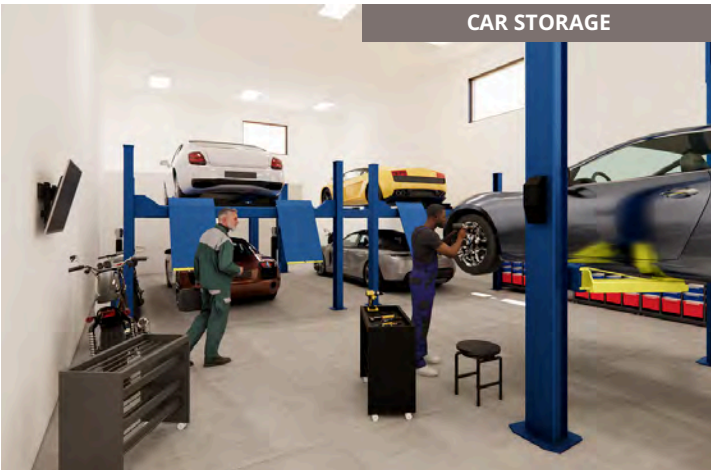
WIDE DRIVE AISLES



AMPLE PARKING



CAR STORAGE



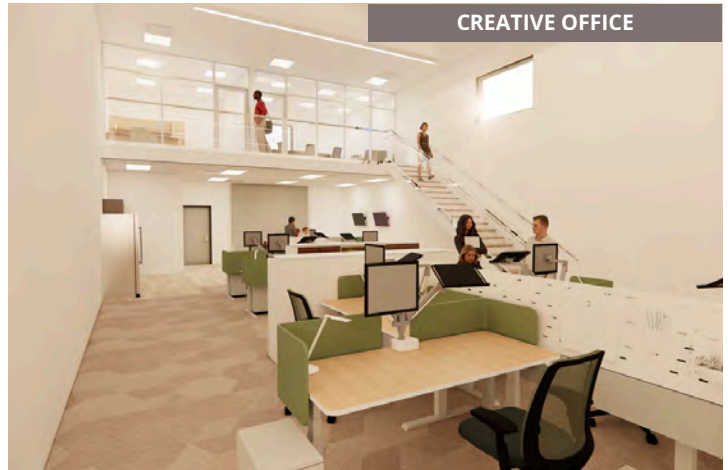
WOODSHOP



BUSINESS



CREATIVE OFFICE



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AERIAL MAP

PLYMOUTH, MI
UNDER CONSTRUCTION

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Page 4



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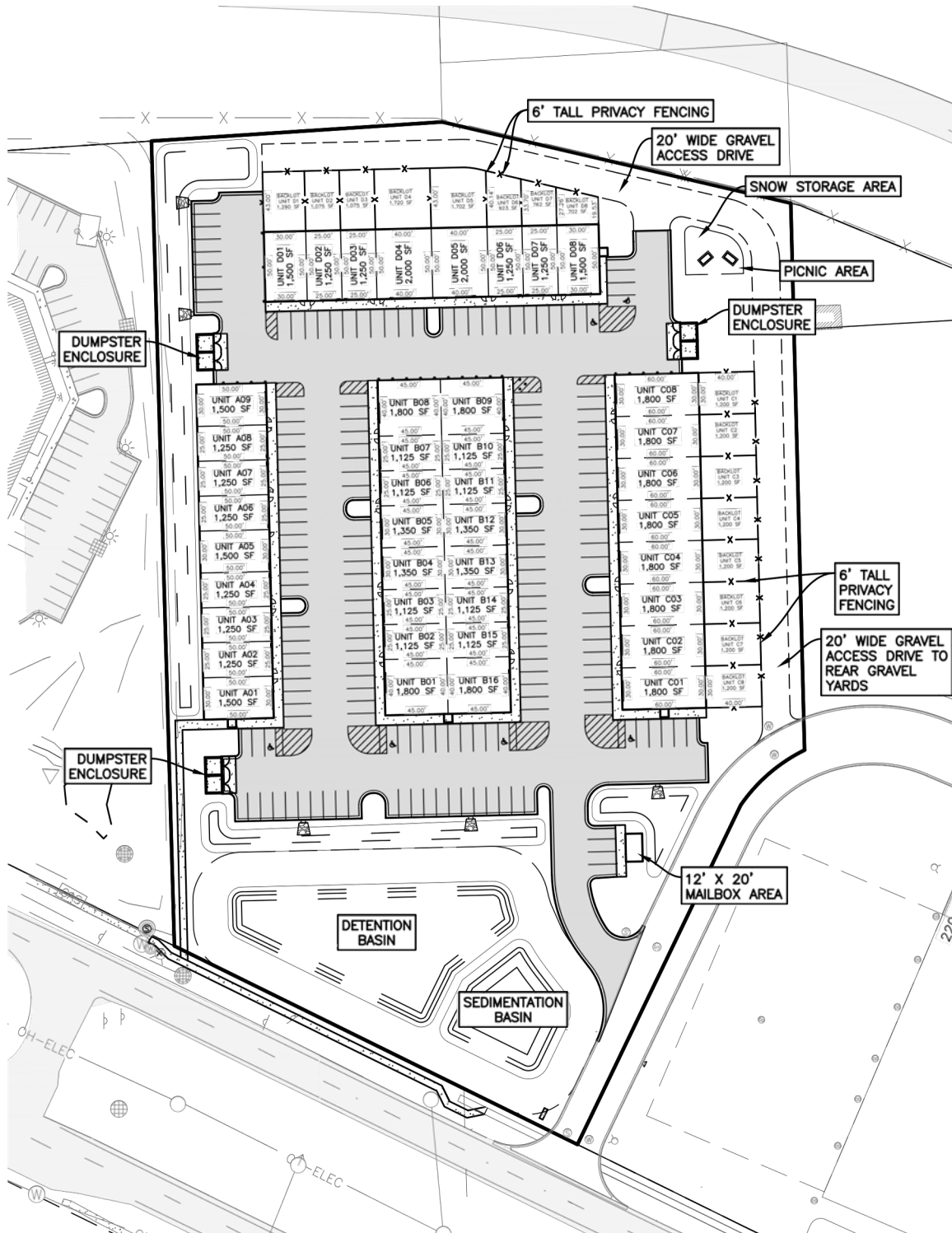
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SITE PLAN

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Page 5



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