



CONSTRUCTION NEARING  
COMPLETION

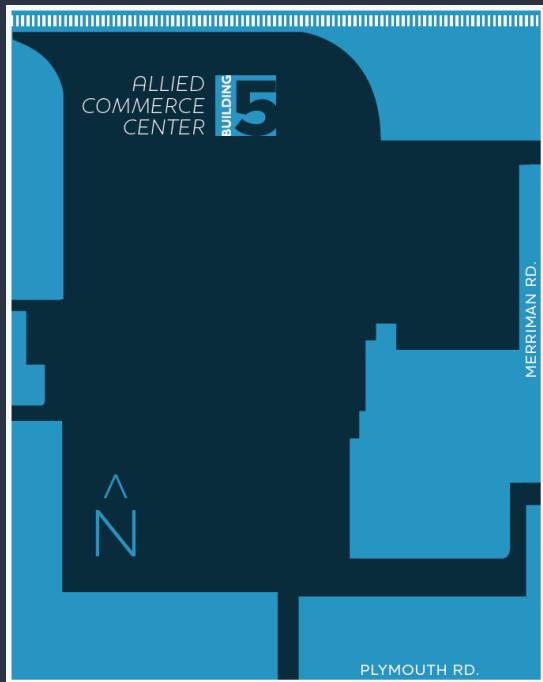
**31840 ENTERPRISE DRIVE  
LIVONIA, MICHIGAN**



**ALLIED  
COMMERCE  
CENTER**

AVAILABLE

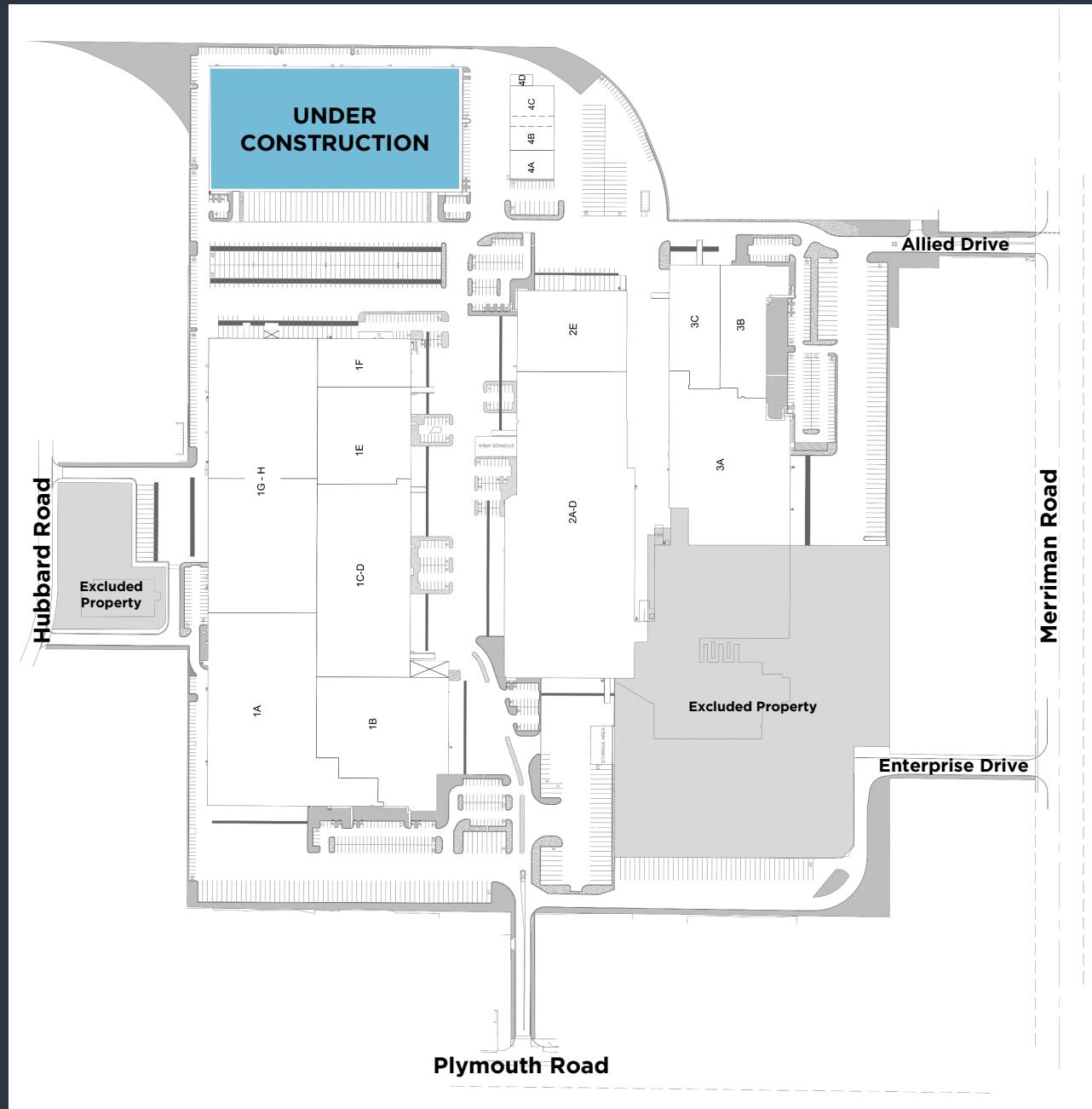
BUILDING  
**5**



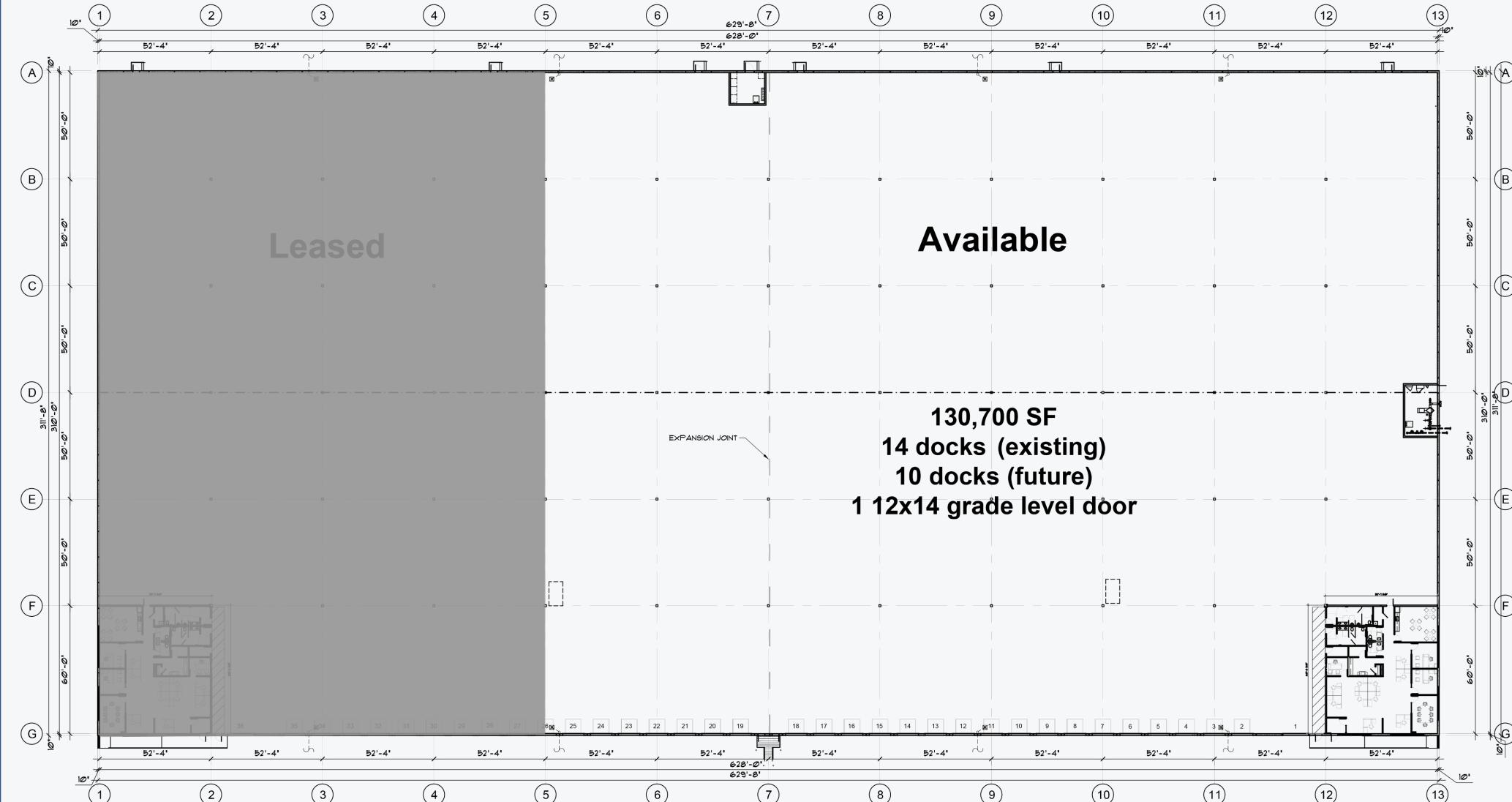
- 130,700 SF available
- Corner office, approximately 3,174 SF
- 32' clearance
- ESFR sprinklers (K-25.2 at 40 psi)
- 14 truck docks; expandable to 24
- 1 - 12' x 14' grade level door
- 60' speed bay
- 52'4" x 50' column spacing
- Up to 78 trailer stalls
- 107 car parking (parking expandable by  $\frac{1}{2}$  acre)
- Located in central Livonia,  $\frac{1}{2}$  mile from I-96

ASKING RATE \$7.95 NNN

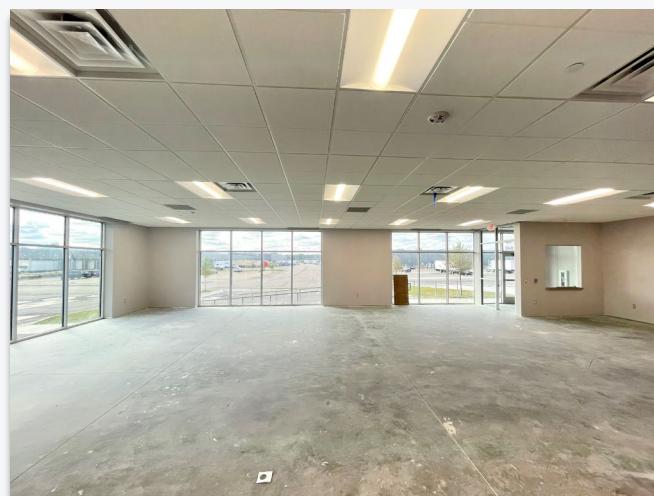
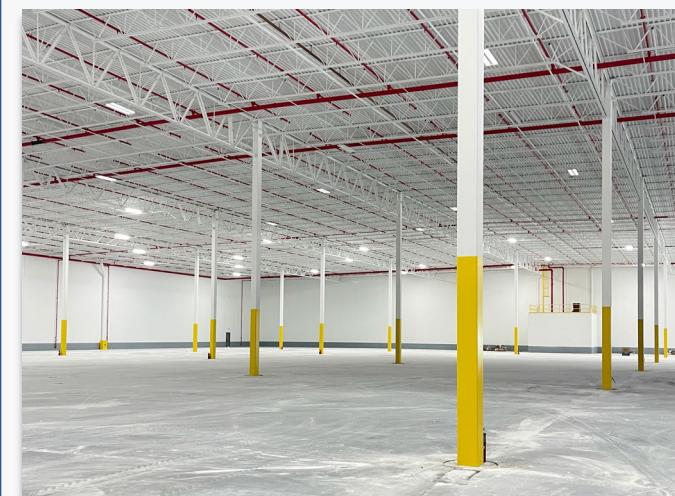
Opex est: 2023 \$2.02/SF; 2024 \$2.31/SF



# **FLOOR PLAN**



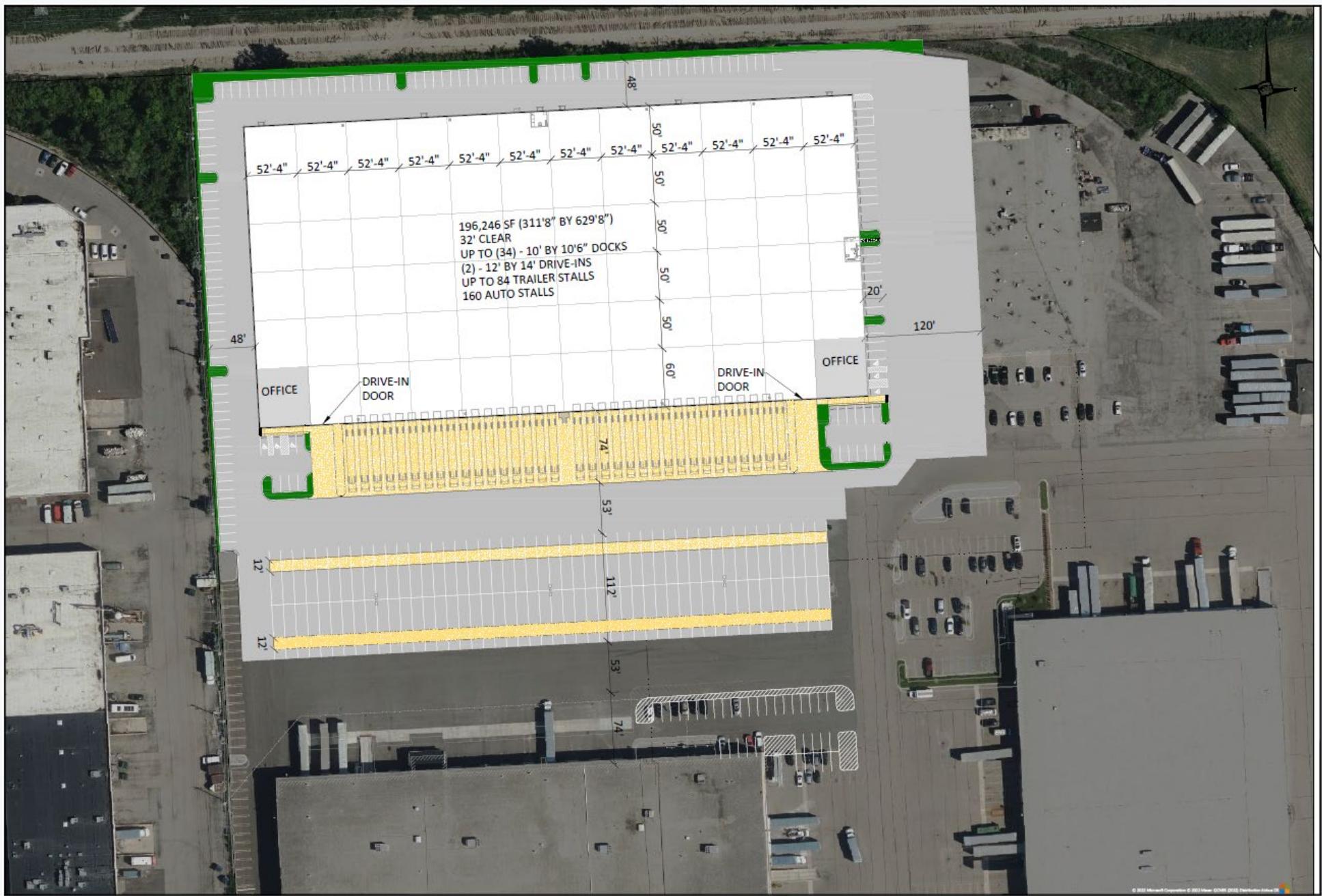
# PHOTOS



# CROSS-SECTION

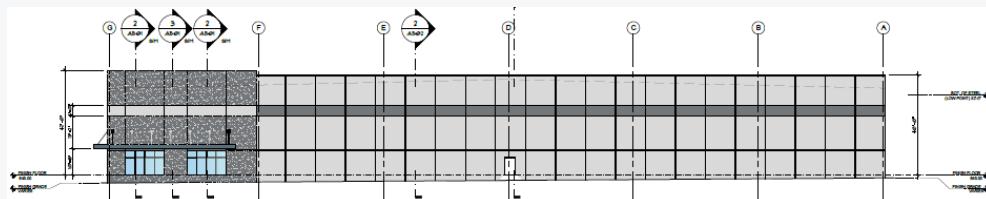


# SITE PLAN

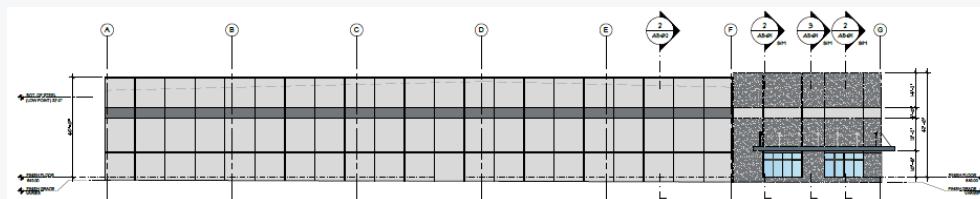




SOUTH ELEVATION\*



EAST ELEVATION



WEST ELEVATION

\*White doors indicate existing docks; gray doors indicate potential docks

FOR MORE INFORMATION, PLEASE CONTACT:

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ALLIED  
COMMERCE  
CENTER

BUILDING  
5

CUSHMAN &  
WAKEFIELD