



CONSTRUCTION NEARING  
COMPLETION

**31840 ENTERPRISE DRIVE  
LIVONIA, MICHIGAN**



**ALLIED**  
COMMERCE  
CENTER

AVAILABLE

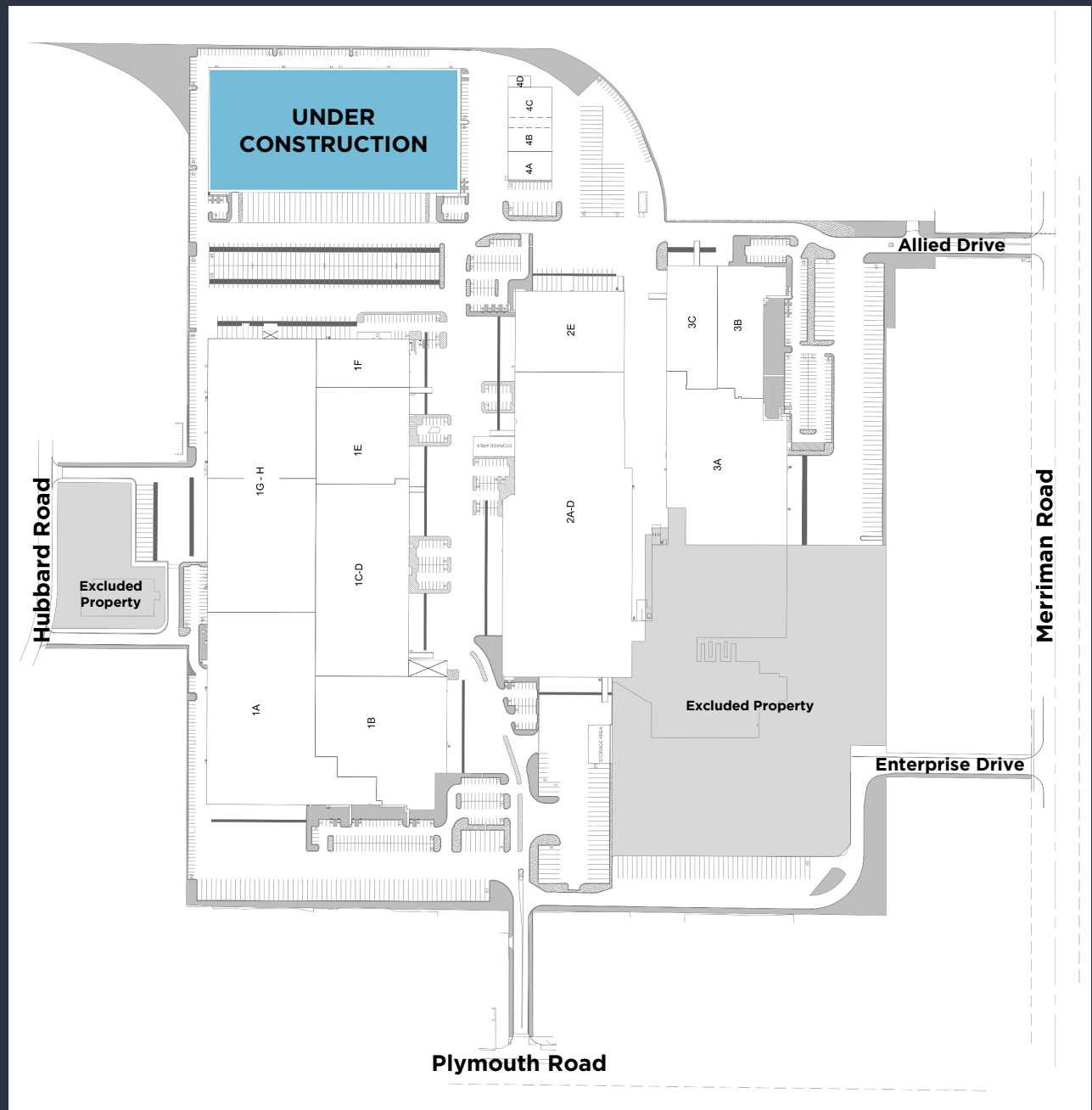




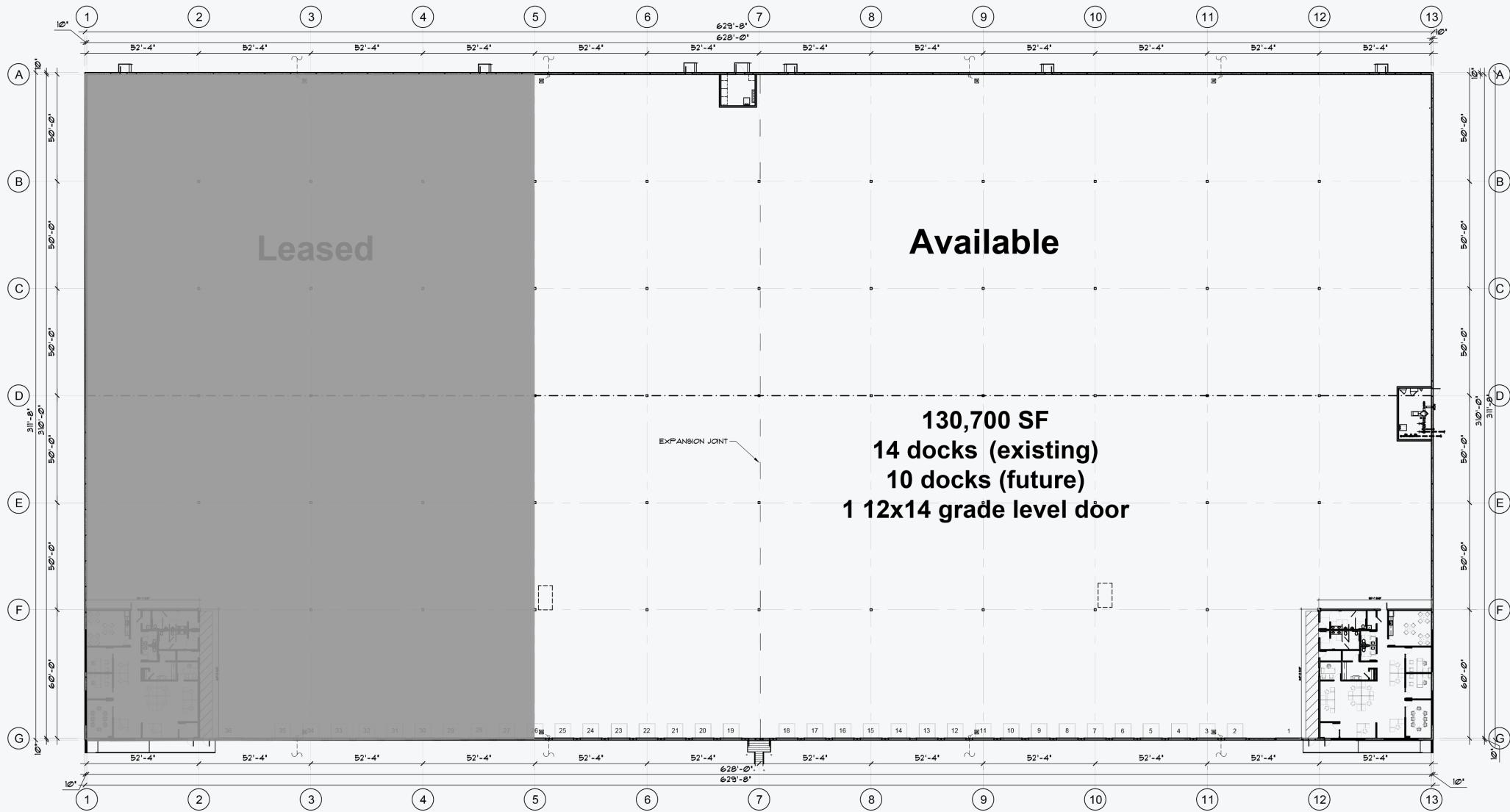
- 130,700 SF available
- Corner office, approximately 3,174 SF
- 32' clearance
- ESFR sprinklers (K-25.2 at 40 psi)
- 14 truck docks; expandable to 24
- 1 - 12' x 14' grade level door
- 60' speed bay
- 52'4" x 50' column spacing
- Up to 78 trailer stalls
- 107 car parking (parking expandable by ½ acre)
- Located in central Livonia, ½ mile from I-96

ASKING RATE \$7.95 NNN

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

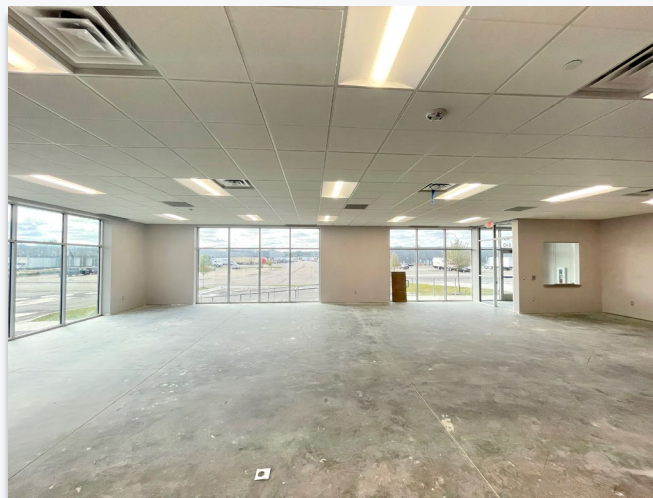
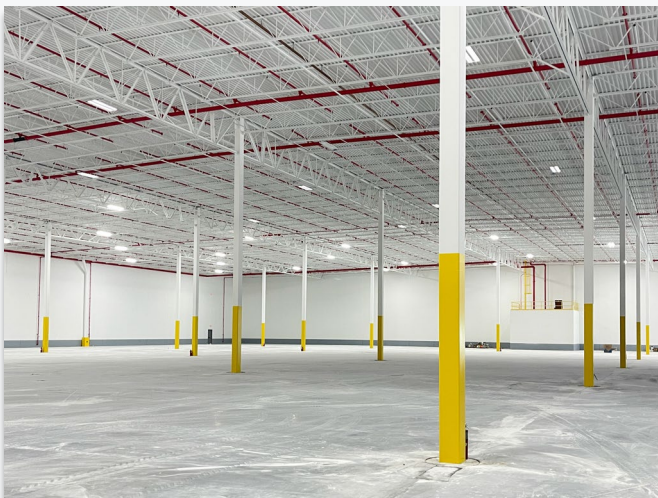
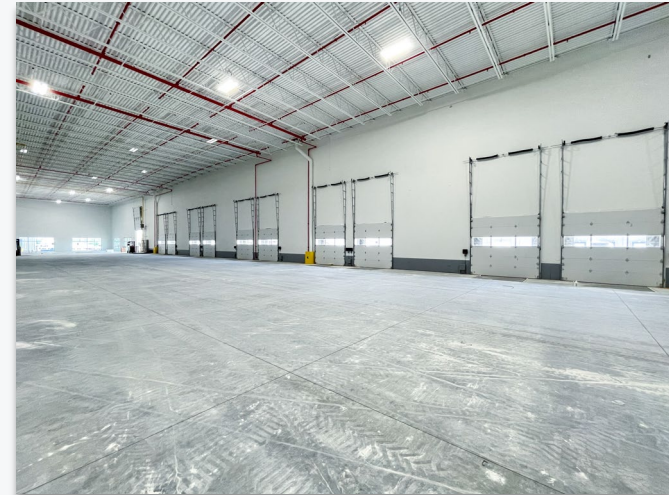


# FLOOR PLAN



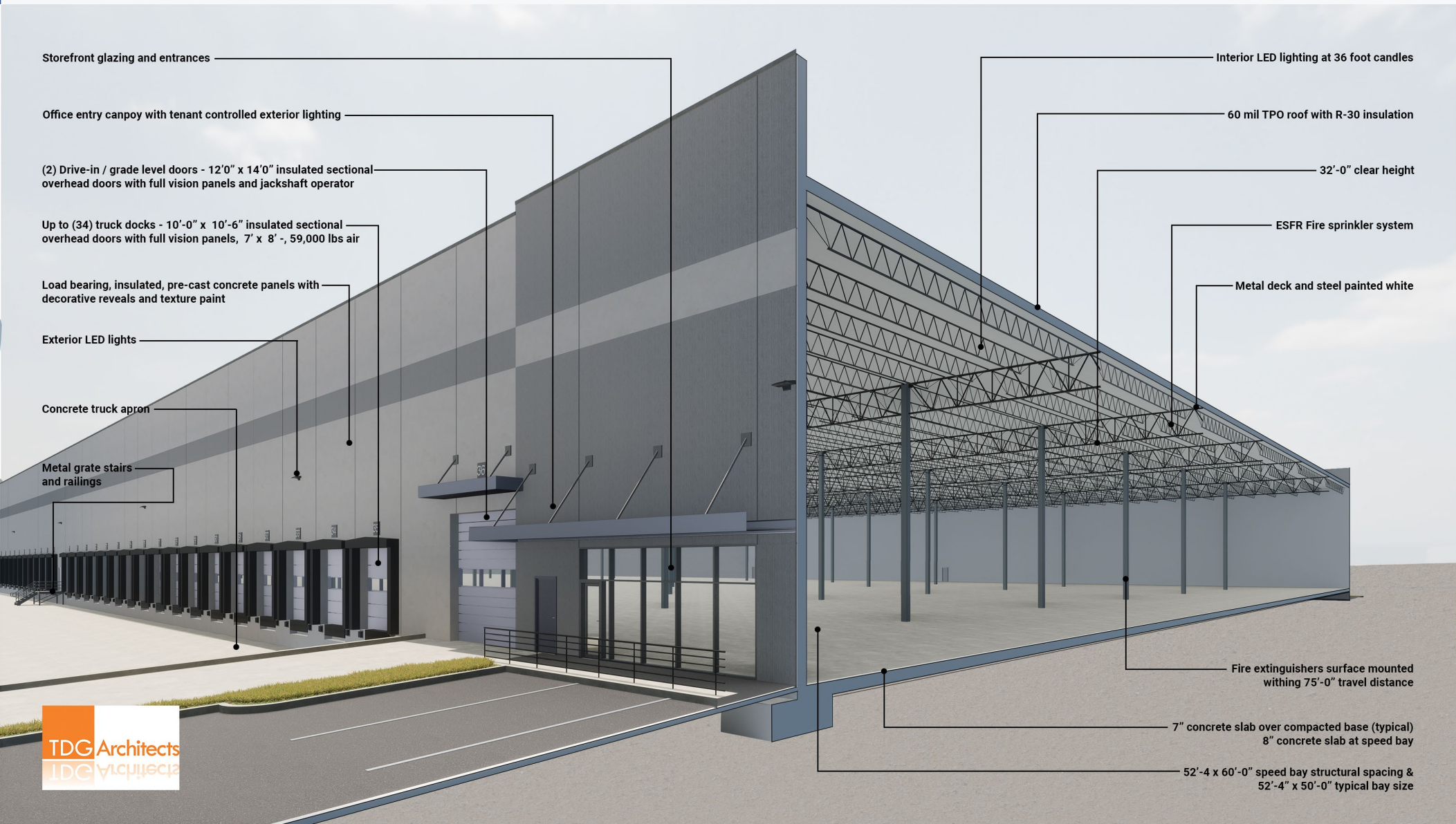


# PHOTOS

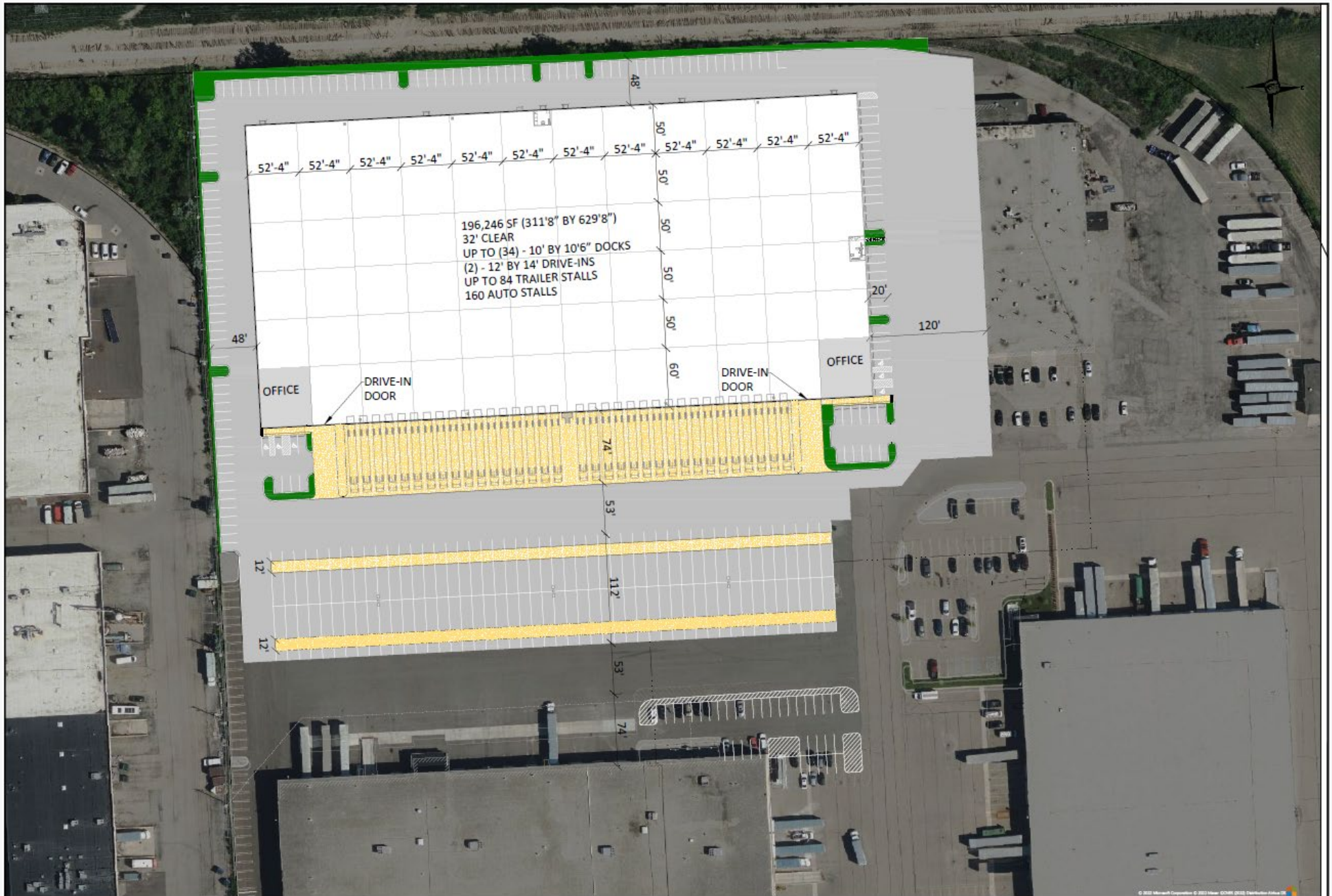




# CROSS-SECTION



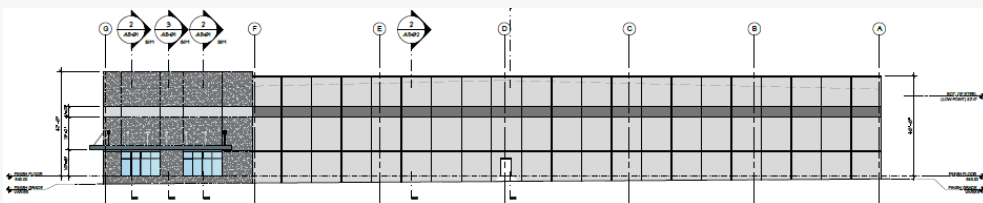
# SITE PLAN



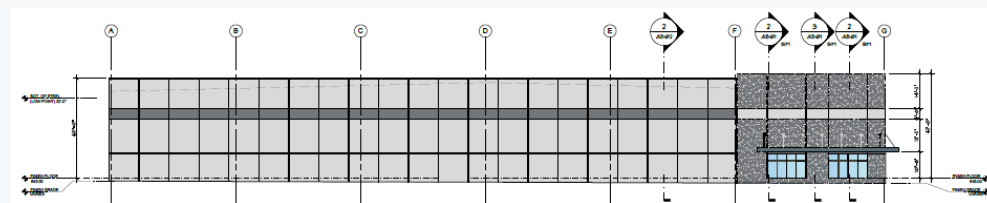




SOUTH ELEVATION\*



EAST ELEVATION



WEST ELEVATION

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

FOR MORE INFORMATION, PLEASE CONTACT:

TONY AVENDT  
Managing Director  
+1 248 358 6115  
[tony.avendt@cushwake.com](mailto:tony.avendt@cushwake.com)

27777 Franklin Road, Suite 1050  
Southfield, MI 48034  
+1 248 358 6100  
[cushmanwakefield.com](http://cushmanwakefield.com)

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