

# FOR SALE/LEASE

13,100 SF to 27,300 SF  
**BUILT TO SUIT**



**ROSATI DRIVE**

**Lot 6**

**Lot 5**

## Vacant Lots 5 & 6 LIVONIA, MICHIGAN

- Tremendous Build to Suit for Sale or Lease Opportunity
- Land Contract Terms Available!
- Clear Span Building Finished to Tenant or Buyer Requirements!

Available Space	13,100 to 27,300 Sq. Ft.	Office Size	To Suit
Year Built	2024	Shop Size	To Suit
Zoning	Light Industrial	Grade Level Doors	To Suit
Electrical	To Suit	Shop Lights	To Suit
Lot Size	.60 to 1.25 Acres	Restrooms	To Code
Construction	Brick/Block	Sprinklers	To Code
Parking	To Code	Cranes	Possible
Dock Doors	To Suit	Clear Ceiling Height	24'
Taxes	To Be Determined	Shop Heat	Radiant
PSF Rate	To be determined on a case by case basis		

**Burger**

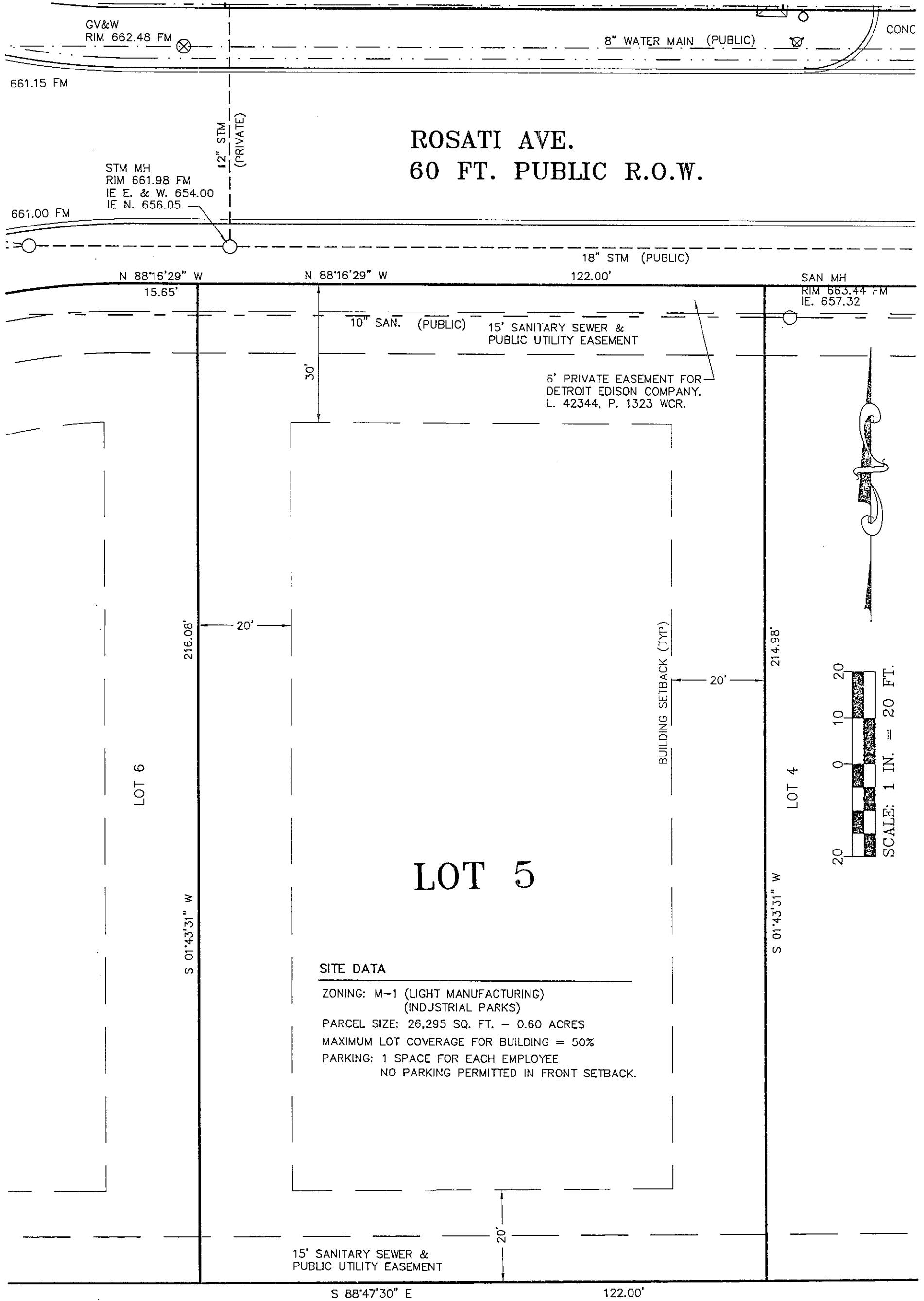
& COMPANY

38345 W. 10 Mile Road, Suite 100  
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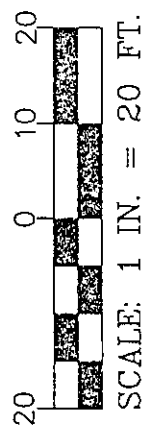
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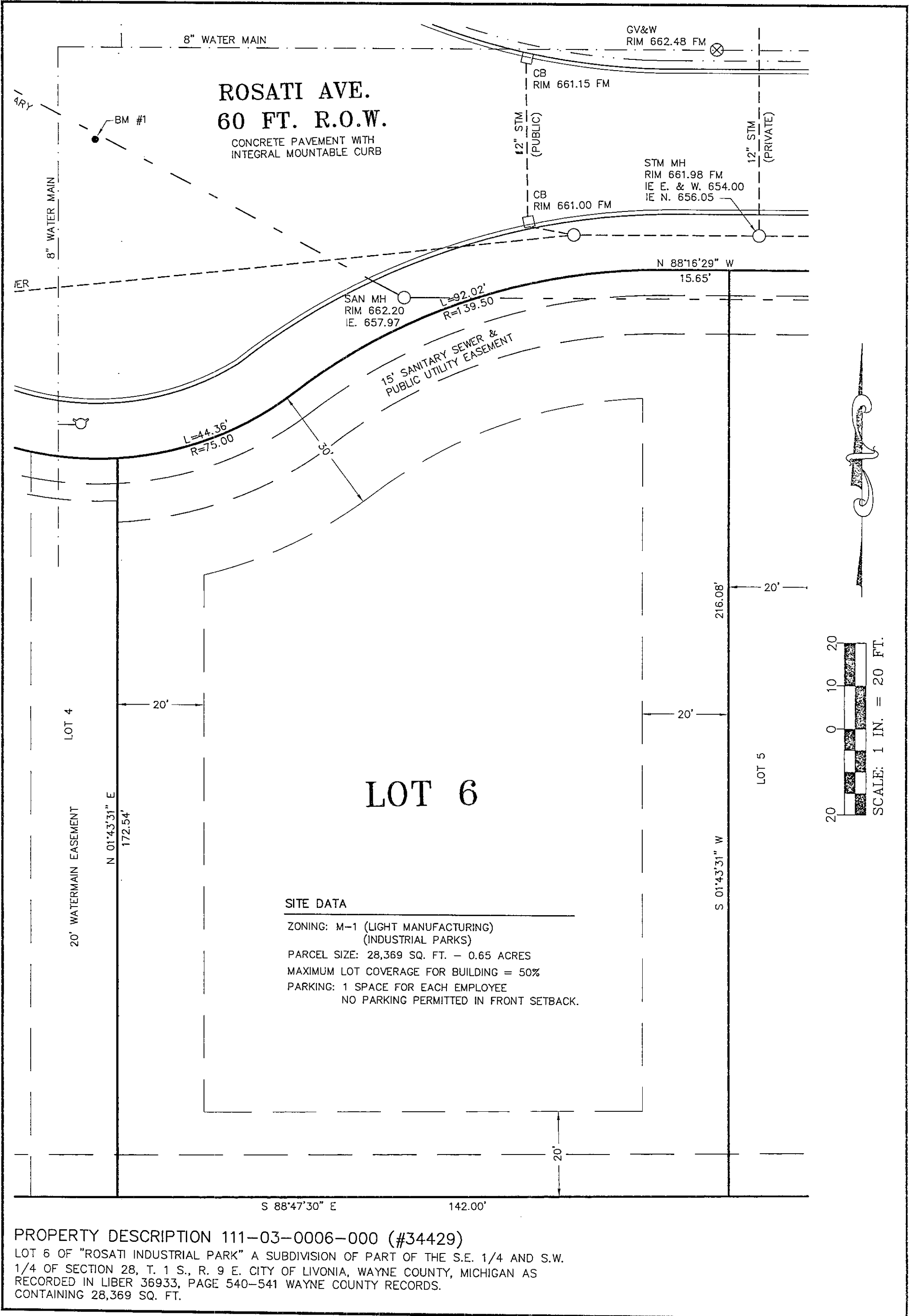
**ROSATI AVE.  
60 FT. PUBLIC R.O.W.**

**LOT 5**

**SITE DATA**  
 ZONING: M-1 (LIGHT MANUFACTURING)  
 (INDUSTRIAL PARKS)  
 PARCEL SIZE: 26,295 SQ. FT. - 0.60 ACRES  
 MAXIMUM LOT COVERAGE FOR BUILDING = 50%  
 PARKING: 1 SPACE FOR EACH EMPLOYEE  
 NO PARKING PERMITTED IN FRONT SETBACK.



**PROPERTY DESCRIPTION 111-03-0005-000 (#34425)**  
 LOT 5 OF "ROSATI INDUSTRIAL PARK" A SUBDIVISION OF PART OF THE S.E. 1/4 AND S.W.  
 1/4 OF SECTION 28, T. 1 S., R. 9 E. CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AS  
 RECORDED IN LIBER 36933, PAGE 540-541 WAYNE COUNTY RECORDS.  
 CONTAINING 26,295 SQ. FT.



**ROSATI AVE.**  
**60 FT. R.O.W.**  
 CONCRETE PAVEMENT WITH  
 INTEGRAL MOUNTABLE CURB

**SITE DATA**

ZONING: M-1 (LIGHT MANUFACTURING)  
 (INDUSTRIAL PARKS)

PARCEL SIZE: 28,369 SQ. FT. - 0.65 ACRES

MAXIMUM LOT COVERAGE FOR BUILDING = 50%

PARKING: 1 SPACE FOR EACH EMPLOYEE  
 NO PARKING PERMITTED IN FRONT SETBACK.

**PROPERTY DESCRIPTION 111-03-0006-000 (#34429)**  
 LOT 6 OF "ROSATI INDUSTRIAL PARK" A SUBDIVISION OF PART OF THE S.E. 1/4 AND S.W.  
 1/4 OF SECTION 28, T. 1 S., R. 9 E. CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AS  
 RECORDED IN LIBER 36933, PAGE 540-541 WAYNE COUNTY RECORDS.  
 CONTAINING 28,369 SQ. FT.



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