

**OFFICE PROPERTY // FOR LEASE**

# 28,524 SF AT LIVONIA'S PREMIER HIGH-TECH PARK ENTIRE BUILDING AVAILABLE!

33510 SCHOOLCRAFT RD

LIVONIA, MI 48154



- 28,524 SF Available in Livonia's High-Tech Park
- High Visibility - 333' of Frontage on Schoolcraft Rd
- Building Signage Available for Brand Recognition
- ML (Manufacturing Limited) Zoning - Many Uses Possible
- Formerly Occupied by a Compounding Pharmacy
- Future land use is Corridor Commercial
- 100% AC Throughout, (7) Separate Electrical Service & 100kw Back-up Generator
- Up to 14' Clear and one (1) 12' x 16' Overhead Door
- 99 Dedicated Parking Spaces and an additional 406 Spaces on Site
- Situated on the I-96 Service Drive with Immediate Freeway Access



**P.A. COMMERCIAL**  
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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$12.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	28,524 SF
<b>Available SF:</b>	28,524 SF
<b>Lot Size:</b>	2.6 Acres
<b>Year Built:</b>	1978
<b>Renovated:</b>	2010
<b>Zoning:</b>	ML - Manufacturing Limited
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor
<b>Traffic Count:</b>	33,867

## PROPERTY OVERVIEW

This impressive 28,524 SF property offers the perfect mix of functionality and visibility. With 333' of frontage on Schoolcraft Rd, the building boasts high visibility and the potential for prominent signage to elevate brand recognition. The ML Zoning allows for a wide range of uses, and the former compounding pharmacy space is adaptable to various needs. Complete with 100% AC, separate electrical services, a 100kw backup generator, up to 14' clear height, a 12 x 16' overhead door, and ample parking with 99 dedicated spaces, this property is a standout in Livonia's premier high-tech park. Immediate freeway access via the I-96 Service Drive makes this an unbeatable location for your business, providing a prime location for your next venture. Don't miss out on this opportunity to lease a dynamic space designed to elevate your business.

SITE AVAILABLE FOR LEASE. CONTACT OFFERING BROKER FOR DETAILS.

## LOCATION OVERVIEW

Immediate freeway access via the I-96 Service Drive makes this an unbeatable location for your business, providing a prime location for your next venture. Don't miss out on this opportunity to lease a dynamic space designed to elevate your business.

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Flex/Office/High-Tech
<b>Building Size:</b>	28,524 SF
<b>Space Available:</b>	28,524 SF
<b>Occupancy:</b>	Immediate
<b>Zoning:</b>	ML - Manufacturing Limited
<b>Lot Size:</b>	2.6 Acres
<b>Parking Spaces:</b>	99
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1978 / 2010
<b>Construction Type:</b>	Masonry
<b>Clear Height:</b>	Up to 14'
<b>Overhead Doors:</b>	One (1) 12 x 16'
<b>Truckwells/Docks:</b>	None
<b>Cranes:</b>	None
<b>Power:</b>	208/120 Volt. 3-Phase (7) Separate Electrical Service
<b>Generator:</b>	100kw General Back-up Generator
<b>Air Conditioning:</b>	Yes, 100%
<b>Heat Type:</b>	Gas Forced Air
<b>Lighting:</b>	Fluorescent
<b>Sprinklers:</b>	Yes
<b>Floor Drains:</b>	NA
<b>Taxes:</b>	N/A



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# ADDITIONAL PHOTOS



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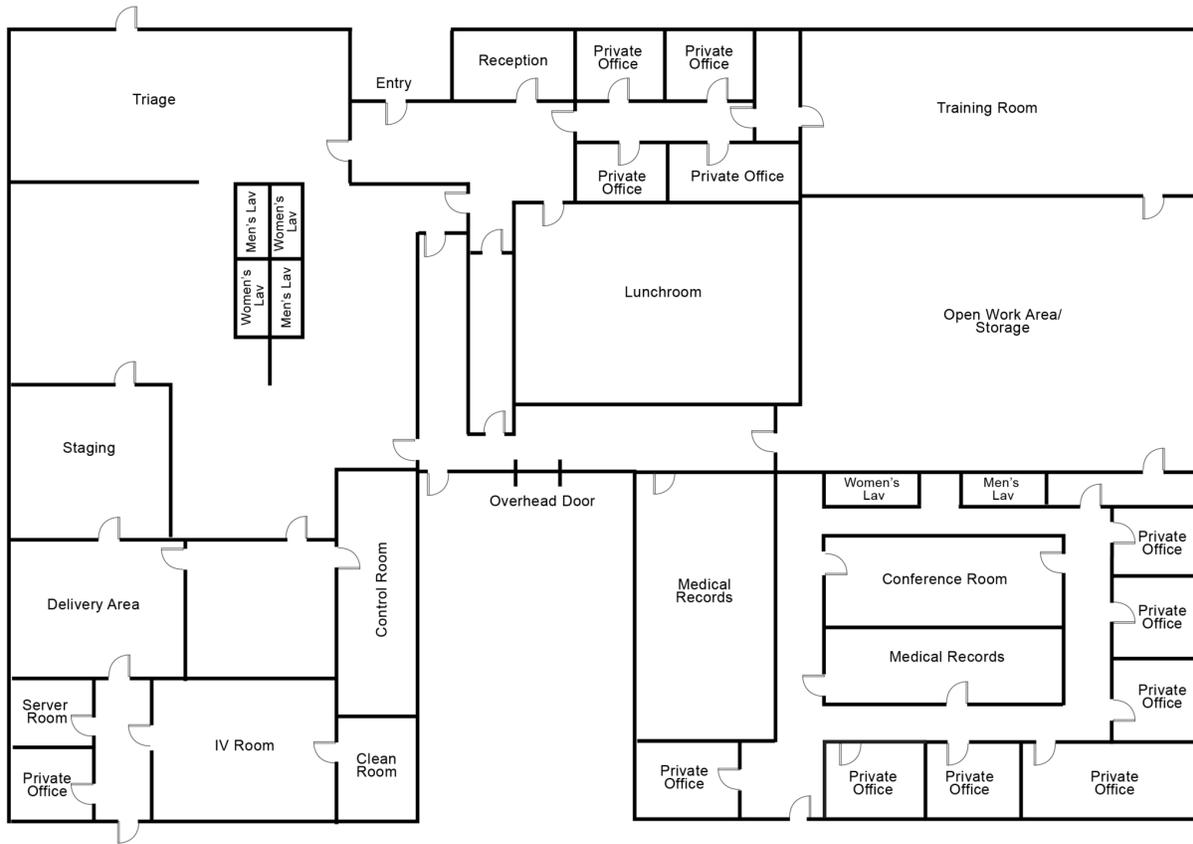
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# FLOOR PLANS

(Not to Scale)

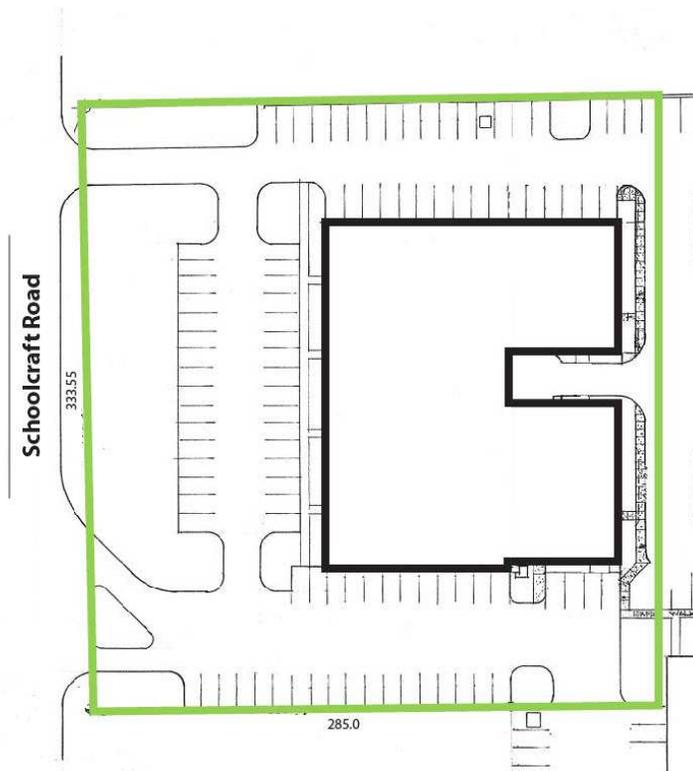
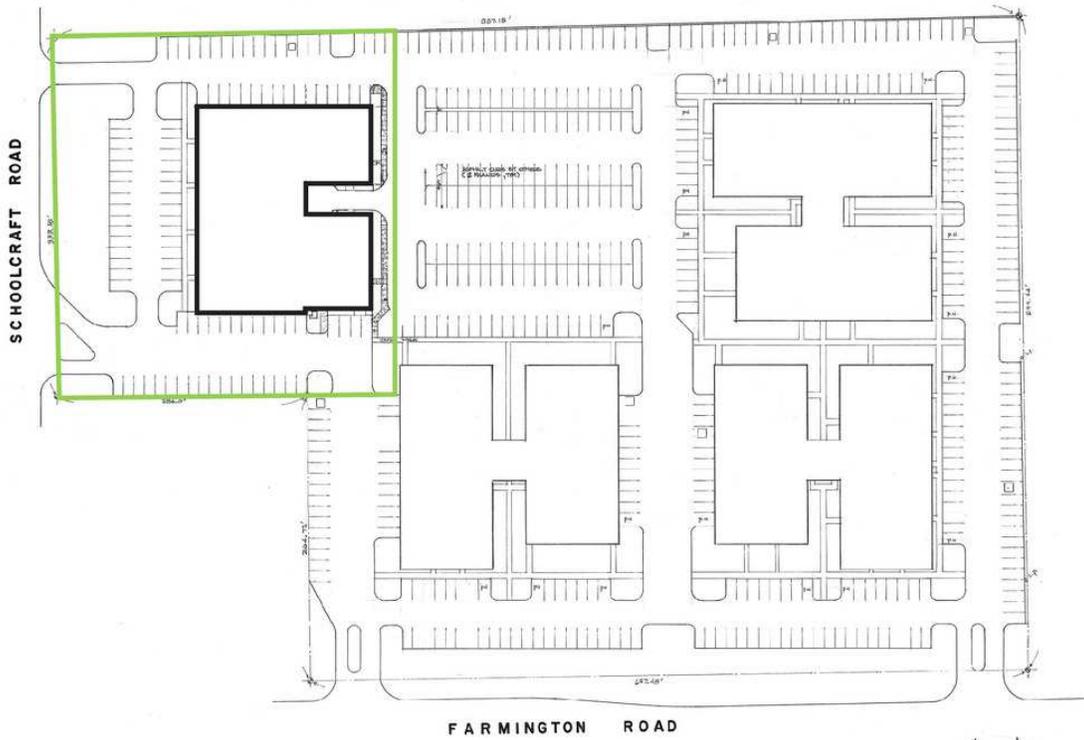


Livonia MetroPlex Building I  
33510 Schoolcraft Rd, Livonia, MI

**28,524 SF**

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# SITE PLANS



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# TRAFFIC COUNTS



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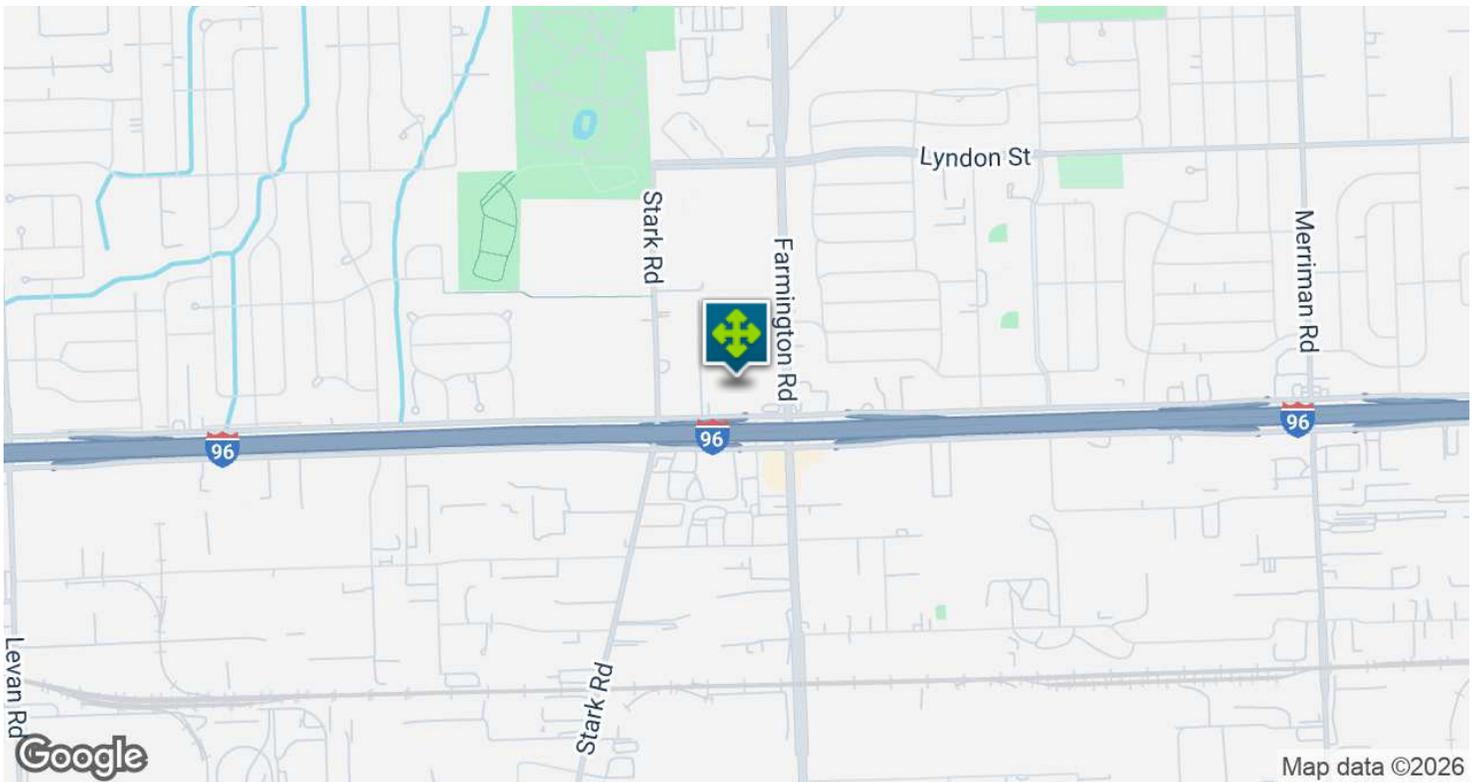
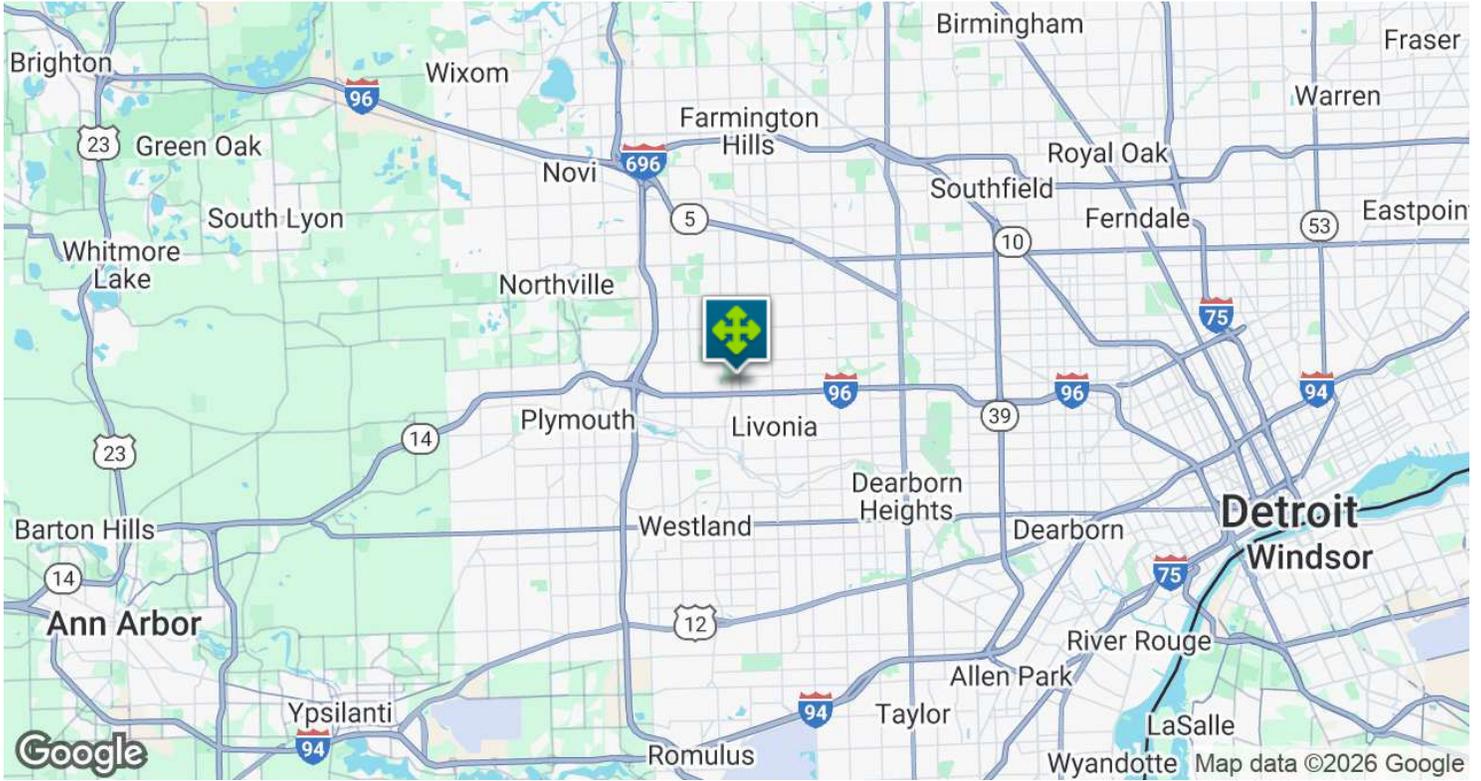
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# LOCATION MAP



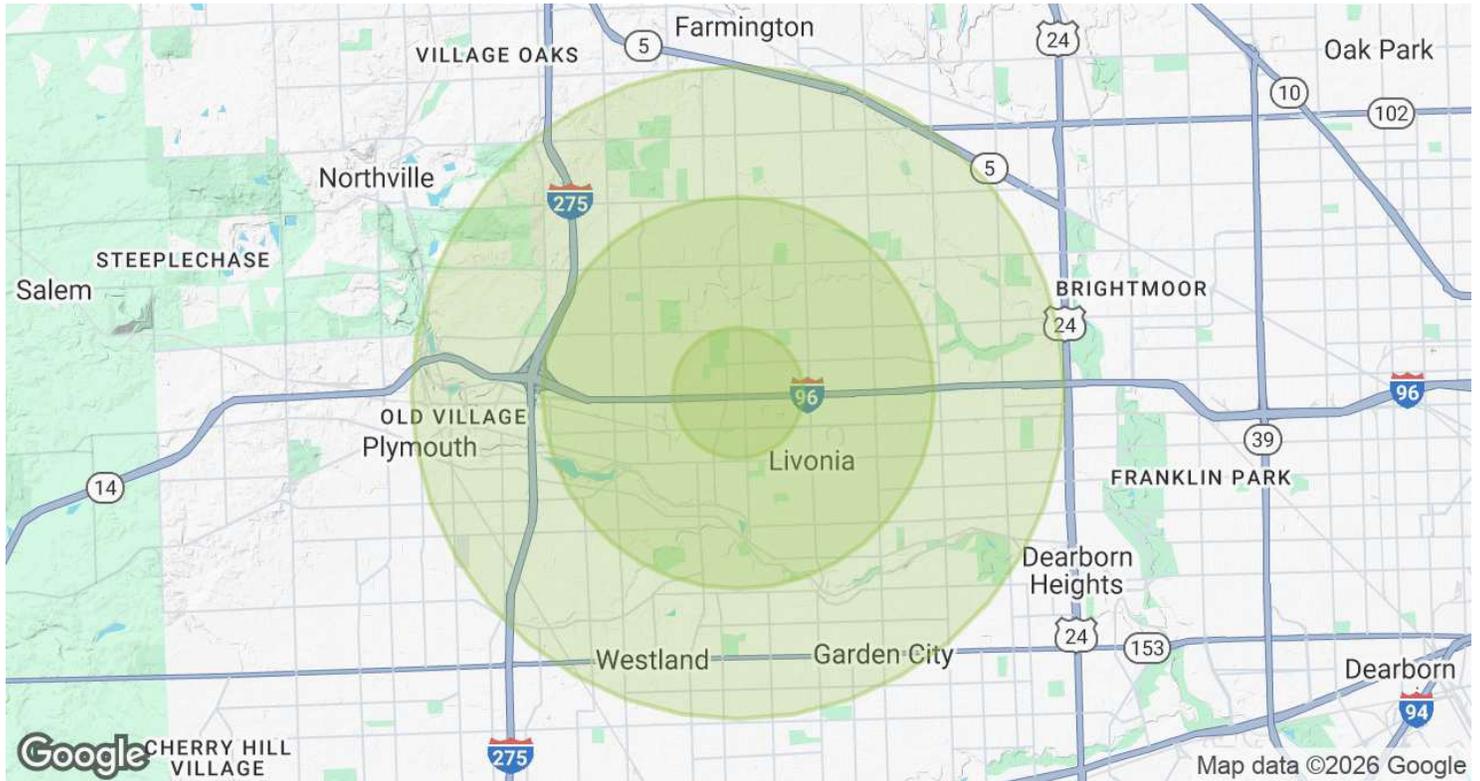
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,037	78,711	246,706
Average Age	42.1	43.3	41.3
Average Age (Male)	38.4	41.2	39.5
Average Age (Female)	45.2	45.2	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,234	30,296	99,150
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$75,759	\$77,473	\$70,457
Average House Value	\$200,542	\$194,189	\$181,436

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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