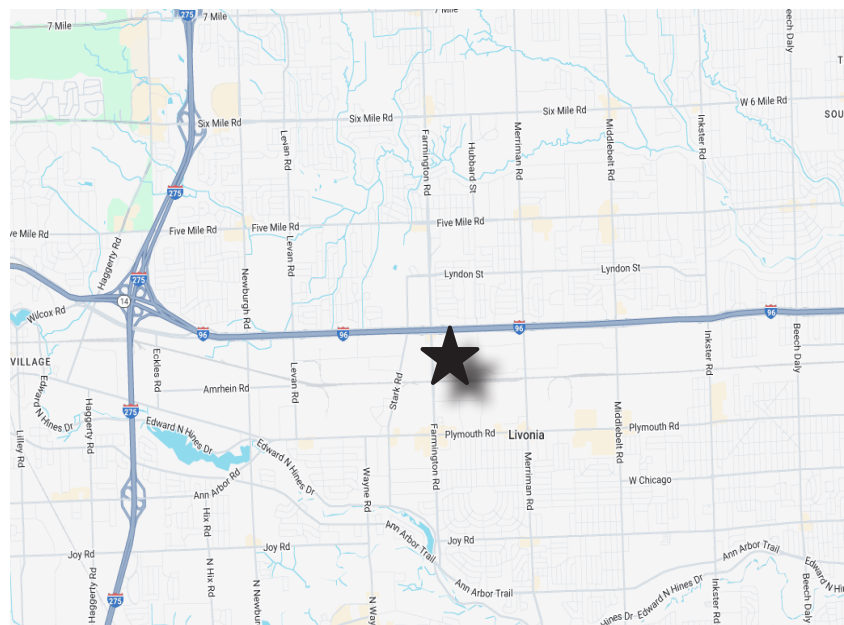


**FOR SALE OR LEASE**  
32974 Glendale  
Livonia, MI 48150



## SPACE HIGHLIGHTS

- 28,724 SF warehouse facility
- 2 office areas totaling +/- 2,000 SF
- One (1) interior well and six (6) grade level doors
- 18' to 21' clear height
- Power: 2000a/240v/3p
- (1) 5-ton crane
- Zoned M1 Light Manufacturing
- Located off of Farmington Rd, ½ mile south of I-96
- For sale or lease, excellent investor/occupier multi-tenant opportunity



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**PROPERTY INFORMATION**

Address	32974 Glendale Street Livonia, MI 48150
Total Building Area	28,724 SF
Two Office Areas	1,600 SF and 400 SF
Industrial Area	26,724 SF
Primary Use	General industrial
Property Class	C
Year Built	1967
Roof	Standing seam metal
Total Acreage	1.4
Auto Parking	+/- 30 spaces
Docks	One (1) 12'x14 interior dock
Grade Level Doors	One (1) 10'x10', one (1) 16'x16', and four (4) 12'x14' grade level doors
Zoning	M1 Light Manufacturing
Outside Storage / Trailer Staging	Fenced lot
Ceiling Height	18' to 21'
Industrial Area HVAC	Radiant heat
Industrial Area Lighting	Flourescent
Power	2000a/240v/3p
Fire Suppression	NA
Cranes	(1) 5-ton crane
Asking Rate	\$6.95
Operating Expenses	+/- \$1.90/SF (estimated) \$0.50/SF CAM (estimated) \$0.30/SF Ins (estimated) \$1.10/SF Taxes (2025)
Asking Price	\$2,600,000

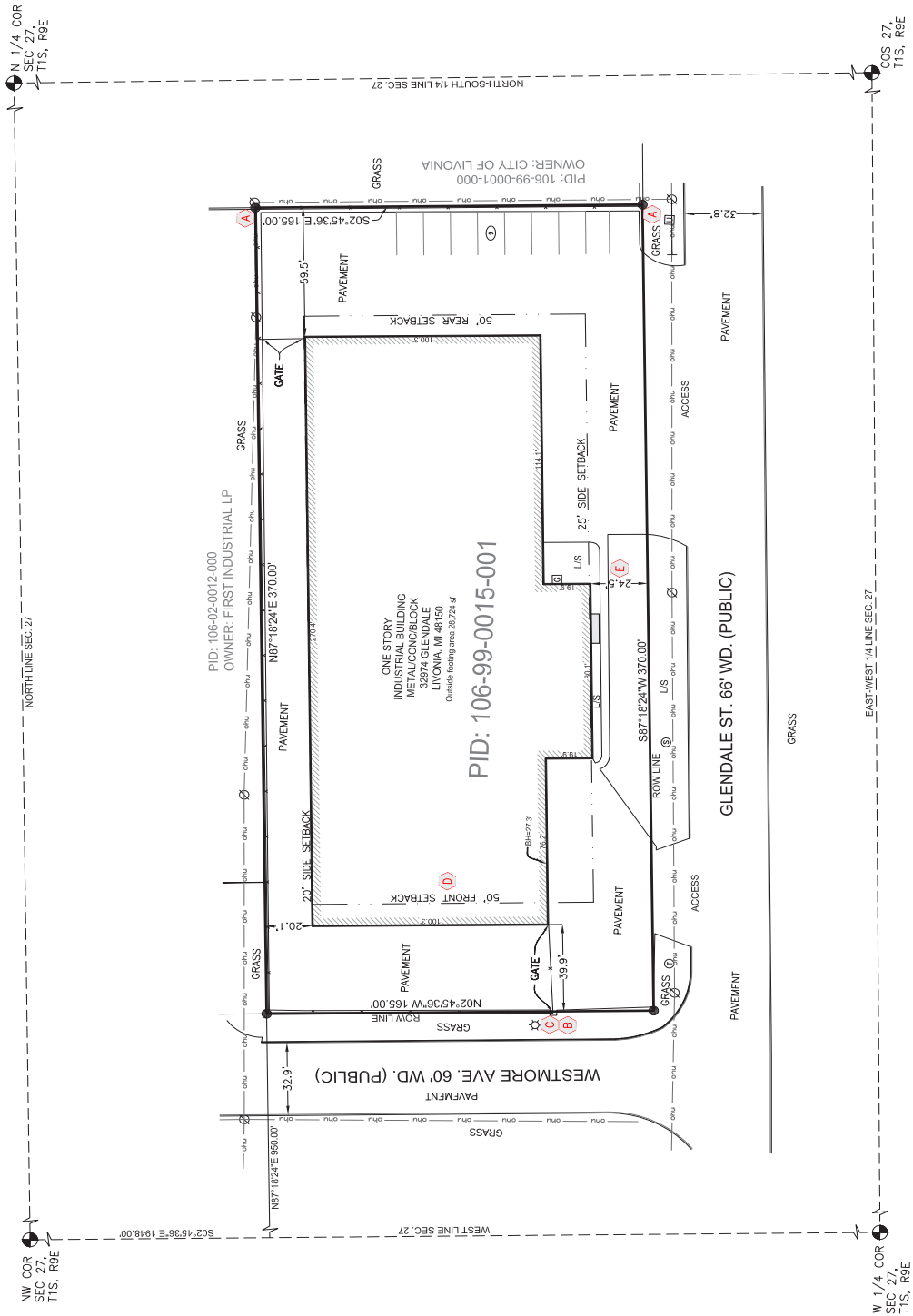
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**SITE PLAN**



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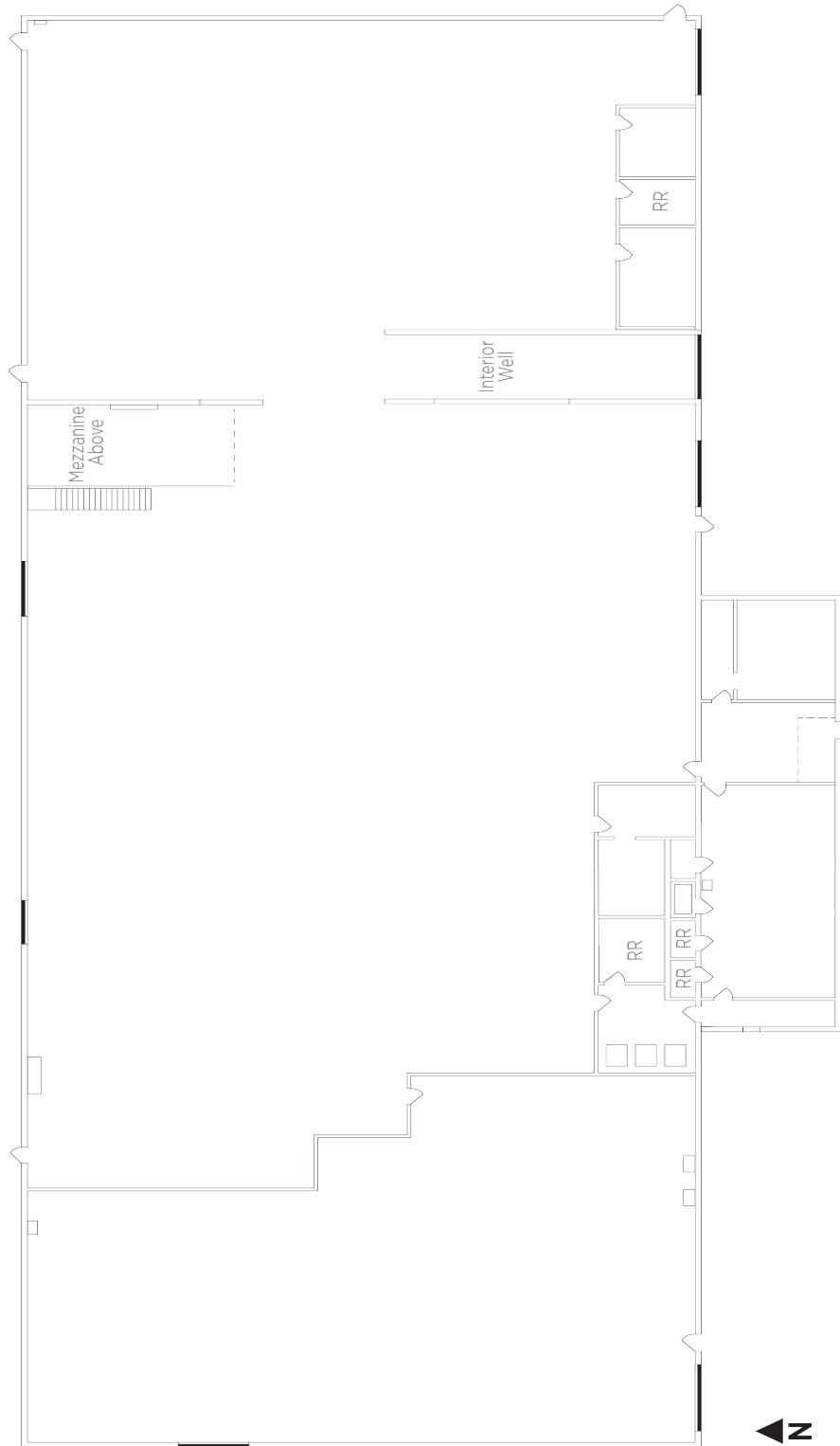
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**FLOOR PLAN**



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## AERIAL



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