

**FOR LEASE**

**12001 Farmington Road  
Livonia, MI 48150**

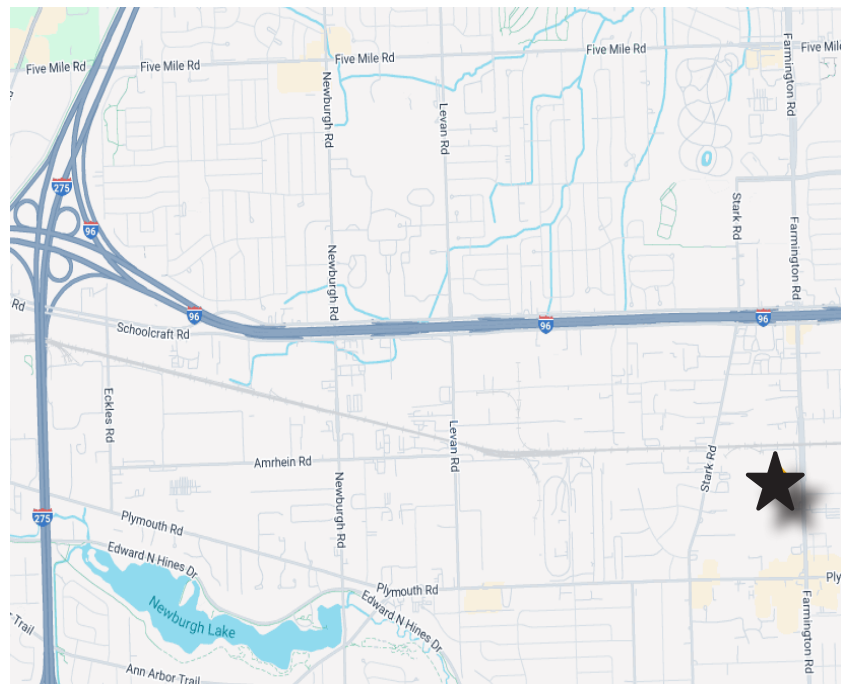


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## **SPACE HIGHLIGHTS**

- 283,141 SF manufacturing facility
- Expanded in 2018 & 2020 to include (2) 580' crane bays:
  - 50' wide, 44' clear, 50/20-ton crane 36' underhook
  - 40' wide, 30' clear, 30-ton crane 24' underhook
- Two (2) additional 5-ton cranes
- 8,700 SF of updated office area
- 19 truck dock and 7 Grade level doors
- Two primary electrical services (size to be verified)
- 14.27 acre with 229 auto stalls & 1.7-acre concrete rear yard
- Zoned M-2 General Manufacturing
- Located on Farmington Rd, ½ mile south of I-96



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## PROPERTY INFORMATION

|                                      |   |
|--------------------------------------|---|
| Address                              | 12001 Farmington Road<br>Livonia, MI 48150  |
| Total Building Area                  | 283,141 SF  |
| Office Area                          | 8,700 SF  |
| Industrial Area                      | 274,441 SF  |
| Primary Use                          | Manufacturing   |
| Property Class                       | B   |
| Year Built/Renovated                 | 1960, renovated and expanded in<br>2018 & 2020  |
| Roof                                 | EPDM and standing seam metal  |
| Total Acreage                        | 14.27   |
| Auto Parking                         | 229 spaces  |
| Loading                              | 19 docks (size varies), 7 grade<br>level doors  |
| Zoning                               | M2 General Manufacturing  |
| Construction                         | Precast & ISP   |
| Outside Storage / Trailer<br>Staging | Yes; +/- 1.7 acre yard  |
| Ceiling Height                       | 20' to 44'  |
| Industrial Area HVAC                 | Radiant heat  |
| Industrial Area Lighting             | Flourescent   |
| Power                                | 2 primary services, size to be<br>verified  |
| Fire Suppression                     | Ordinary hazard   |
| Cranes                               | 50/20 ton<br>30 ton<br>Two (2) 5-ton cranes   |
| Asking Rate                          | \$7.45/SF NNN   |
| Operating Expenses                   | +/- \$1.79 (estimated)<br>\$0.50 CAM (estimated)<br>\$0.18 Ins (2024)<br>\$1.11/SF Taxes (2024) |

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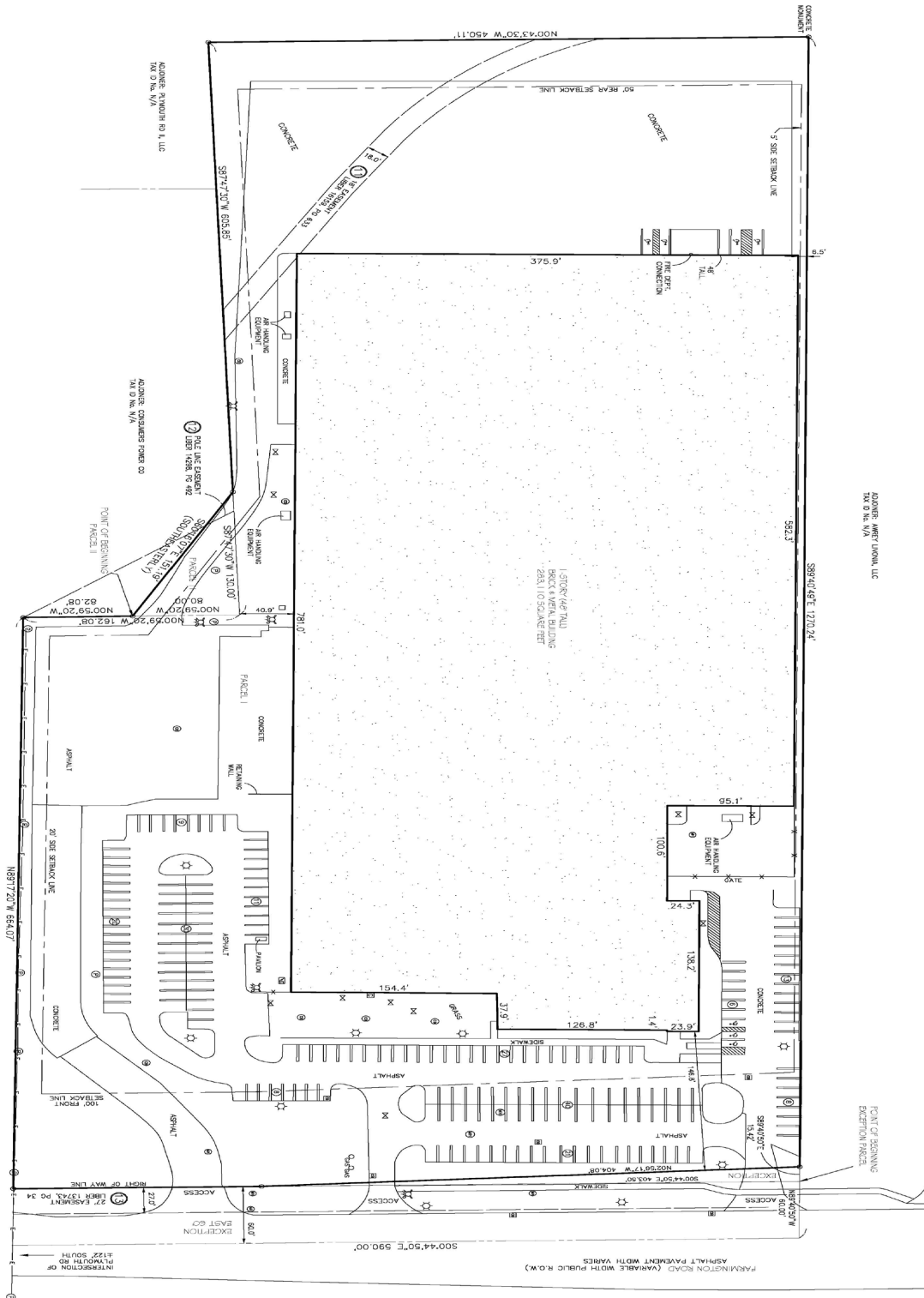
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## SITE PLAN



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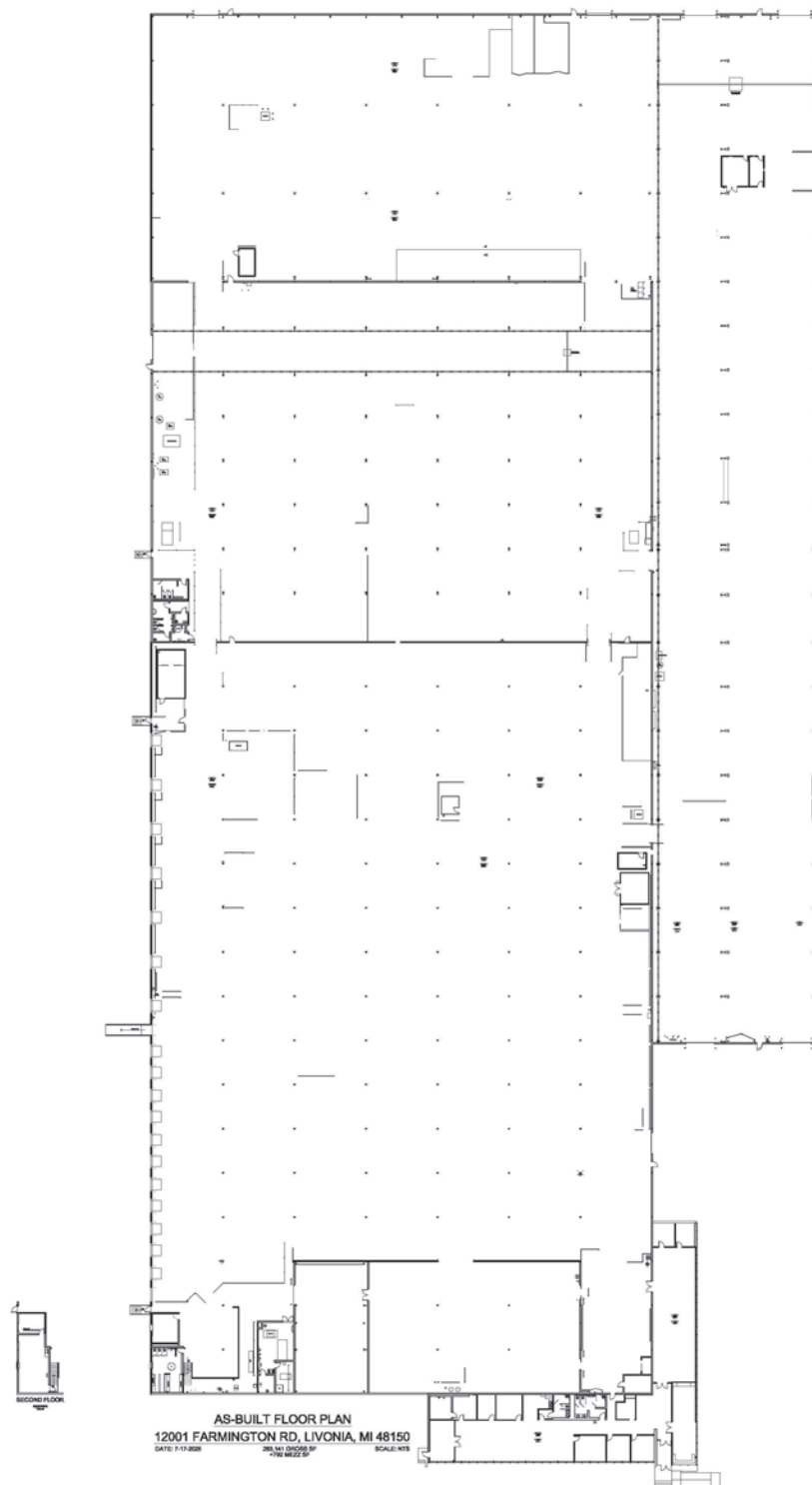
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## FLOOR PLAN



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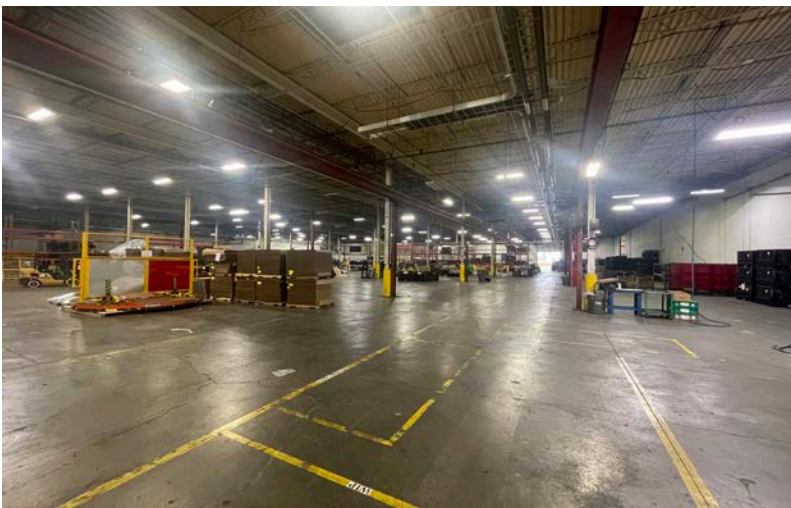
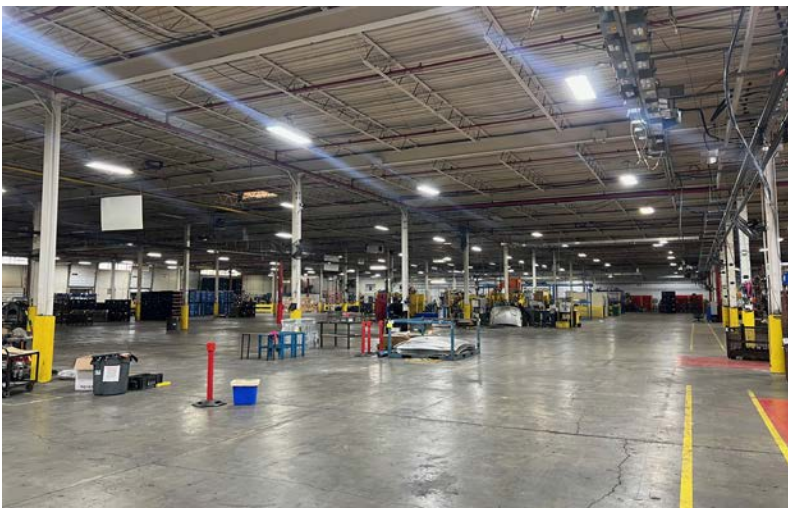
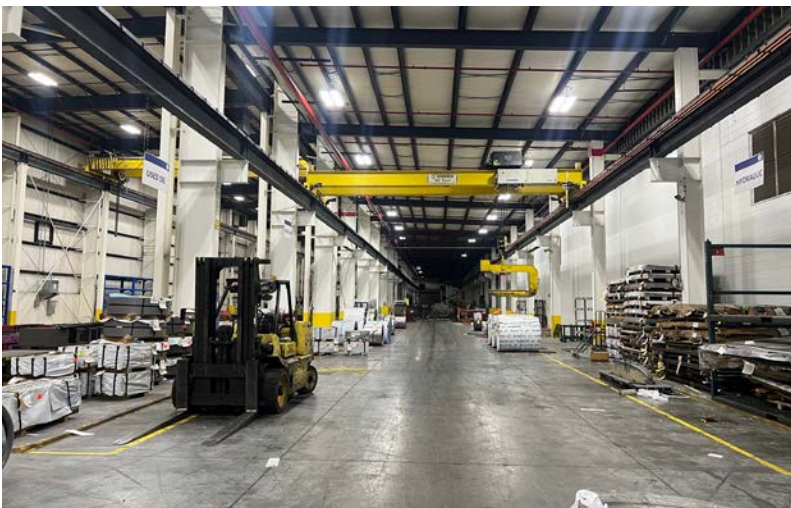
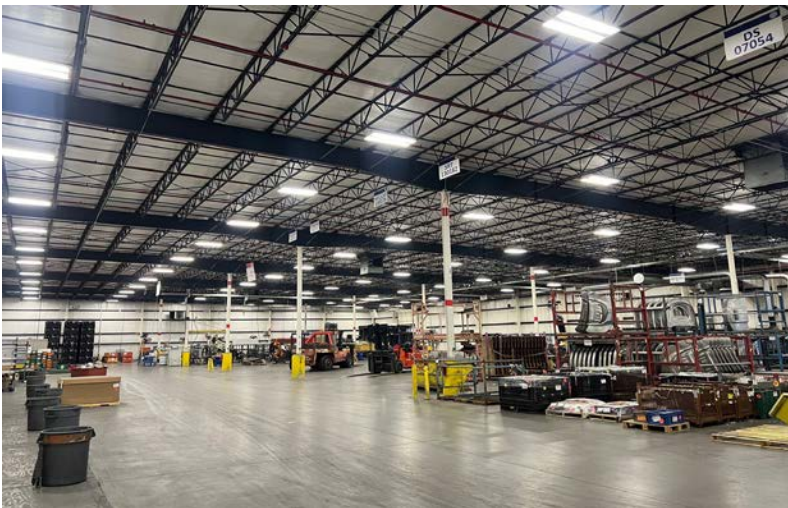
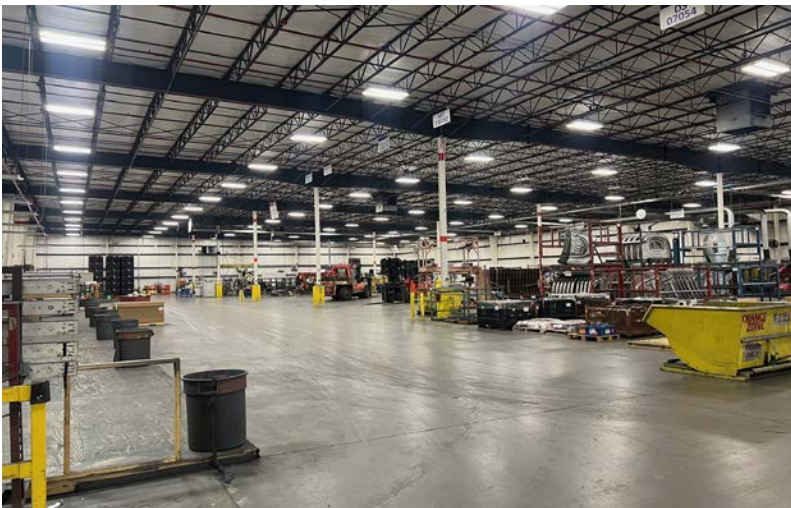
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**PHOTOS**



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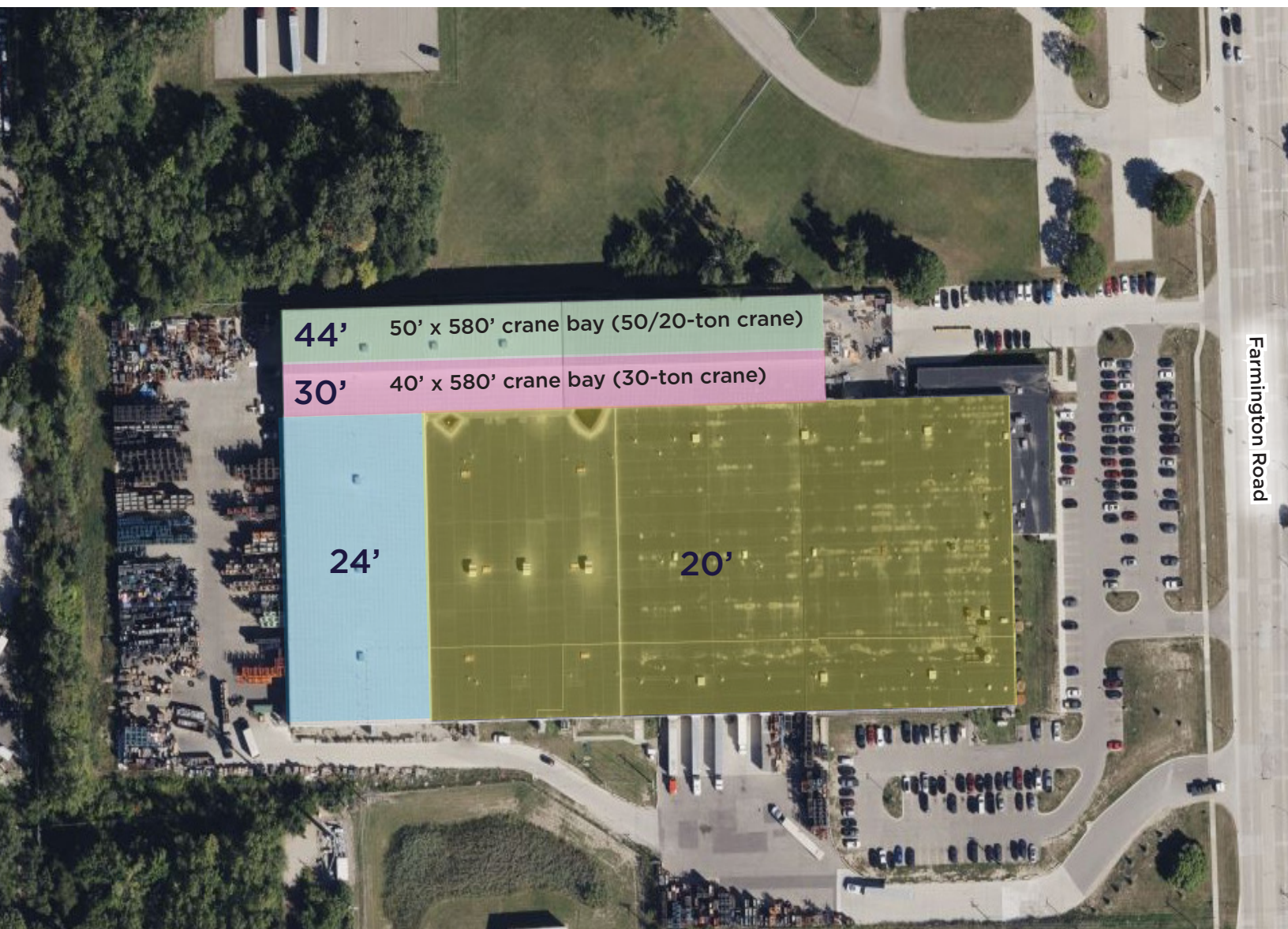
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## **CEILING HEIGHTS**



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