

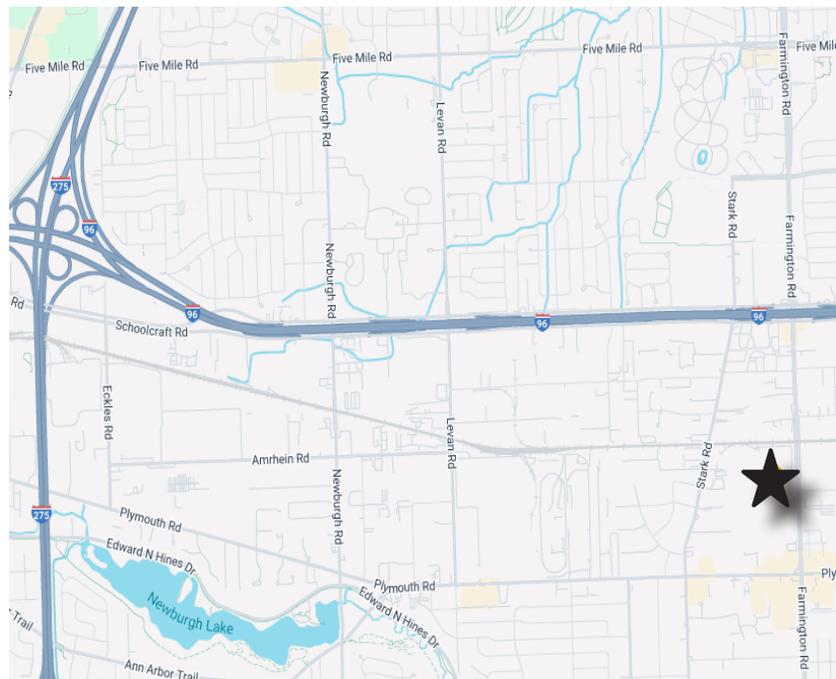
**FOR LEASE**

**12001 Farmington Road  
Livonia, MI 48150**



## **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 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 2018 & 2020
Roof	EPDM and standing seam metal
Total Acreage	14.27
Auto Parking	229 spaces
Loading	19 docks (size varies), 7 grade level doors
Zoning	M2 General Manufacturing
Construction	Precast & ISP
Outside Storage / Trailer 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 verified
Fire Suppression	Ordinary hazard
Cranes	50/20 ton 30 ton Two (2) 5-ton cranes
Asking Rate	\$7.45/SF NNN
Operating Expenses	+/- \$1.79 (estimated) \$0.50 CAM (estimated) \$0.18 Ins (2024) \$1.11/SF Taxes (2024)

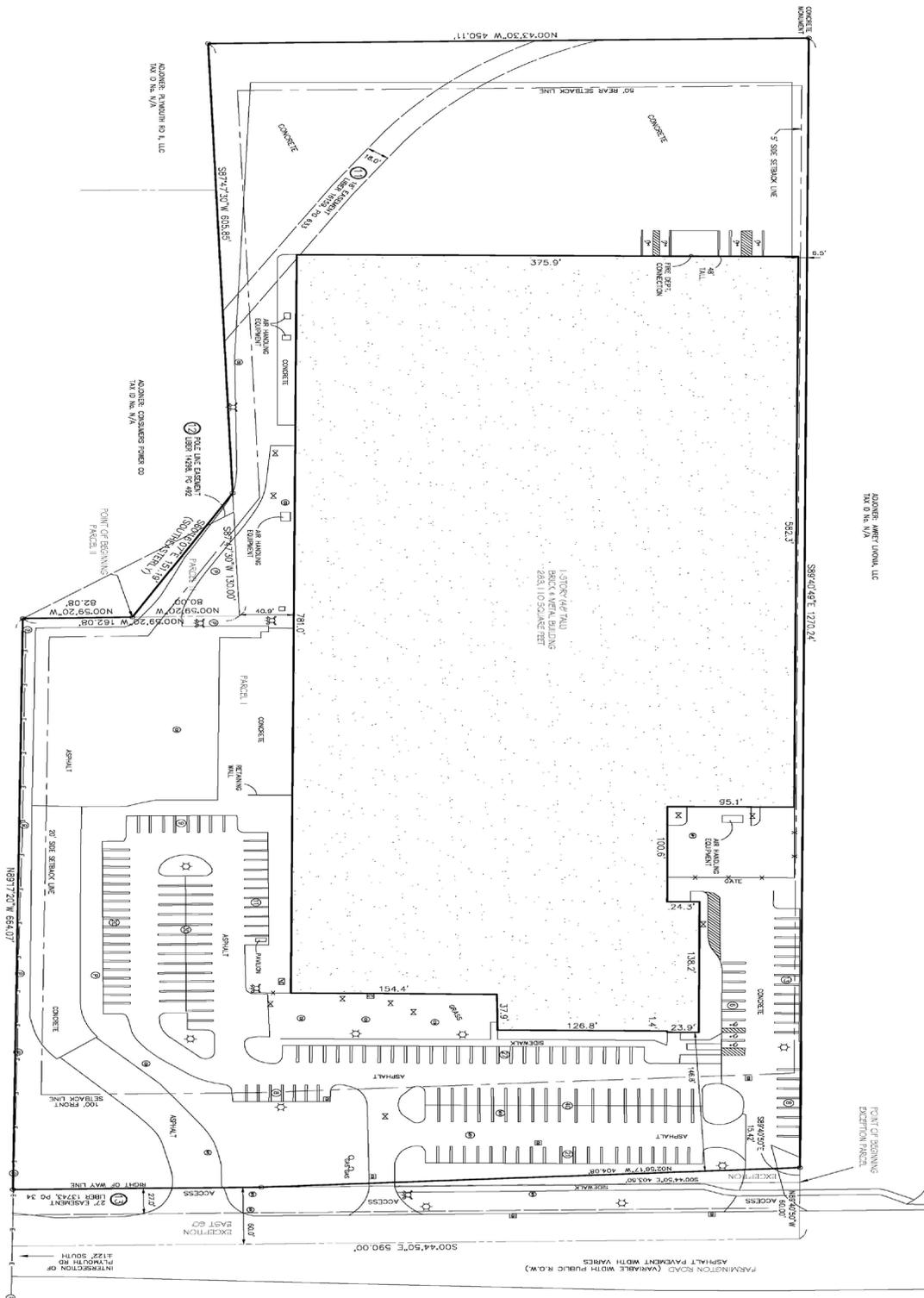
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**SITE PLAN**



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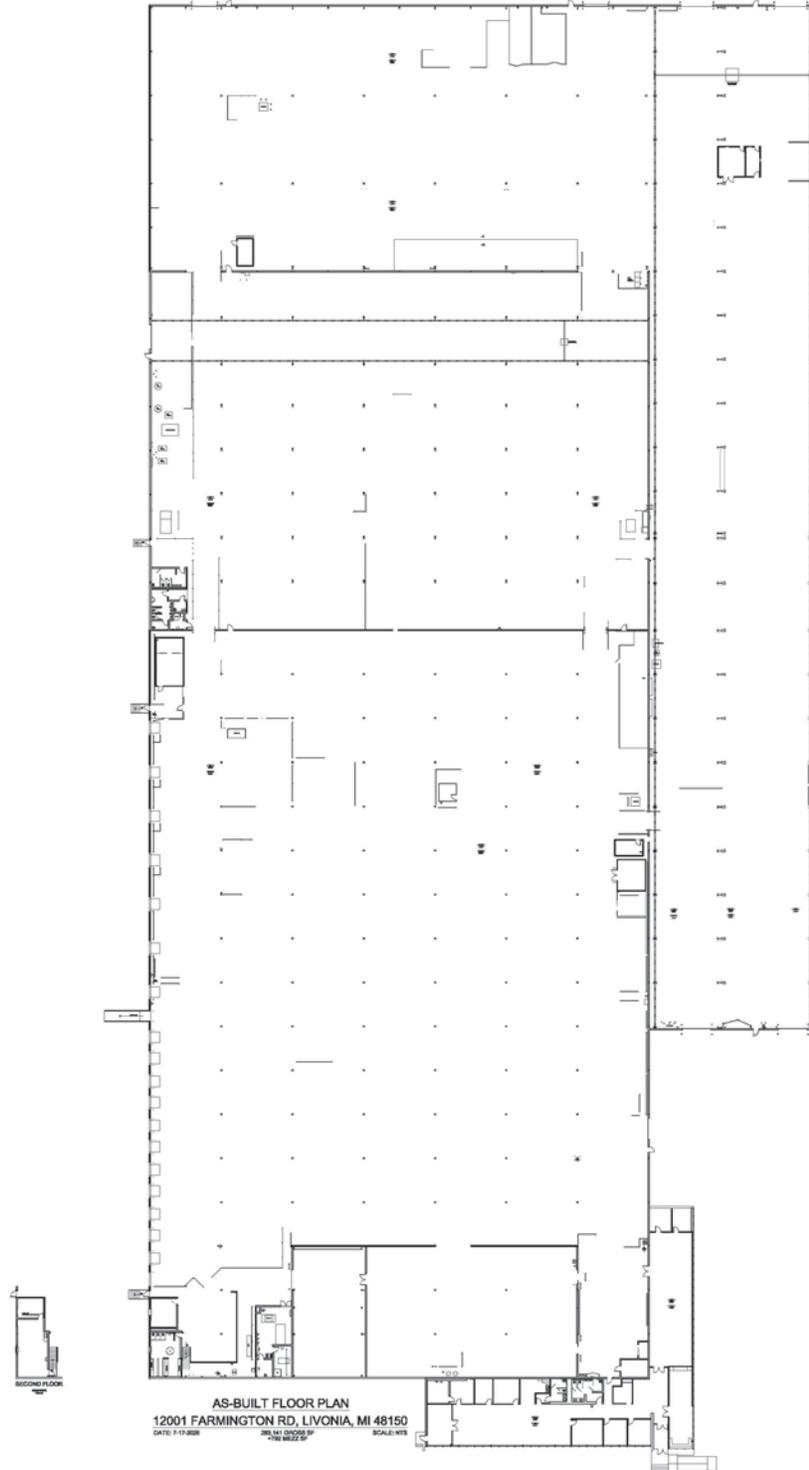
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**FLOOR PLAN**



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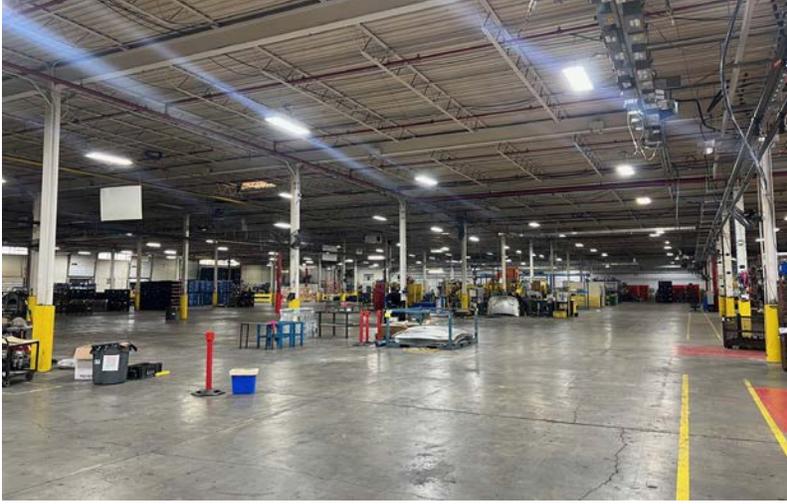
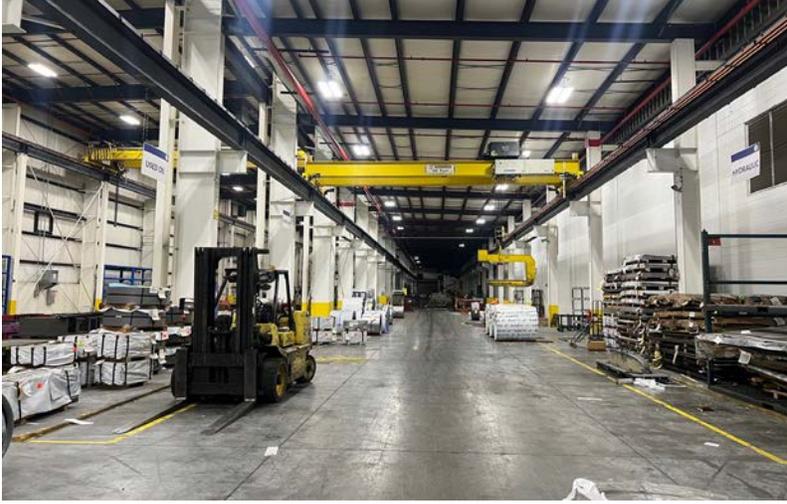
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**PHOTOS**



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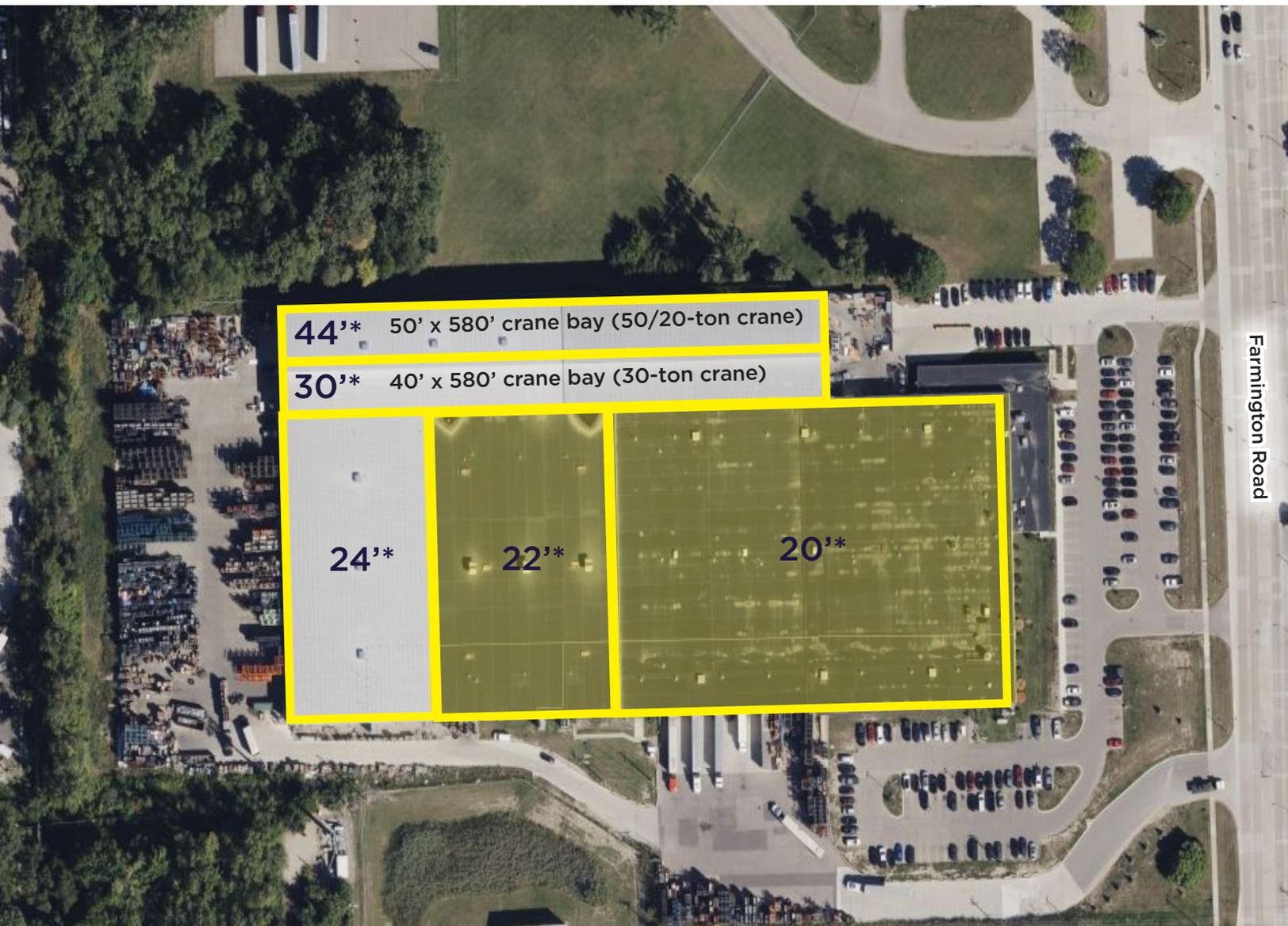
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## CEILING HEIGHTS



\*Measurements are approximate.



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