

**FLEX/OFFICE PROPERTY // FOR LEASE**

## **2,000 - 11,400 SF OF FLEX/OFFICE SPACE AT LIVONIA'S PREMIER HIGH-TECH PARK**

13955 - 14155 FARMINGTON ROAD

LIVONIA, MI 48154



- 2,000 - 11,400 SF available
- Great for e-commerce, construction, logistics, and medical users
- Individual suite entrances
- Professionally landscaped
- Ample parking
- Immediate freeway access



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$13.95 SF/YR (MG)</b>
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## OFFERING SUMMARY

<b>Total Building Size:</b>	123,688 SF
<b>Number of Buildings:</b>	4
<b>Available SF:</b>	2,000 - 11,400 SF
<b>Lot Size:</b>	2.45 Acres
<b>Year Built:</b>	1979
<b>Zoning:</b>	RE (Research/Engineering)
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor

## PROPERTY OVERVIEW

There is currently 2,000 - 11,400 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for e-commerce, medical, construction, manufacturing, and logistical distribution.

The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

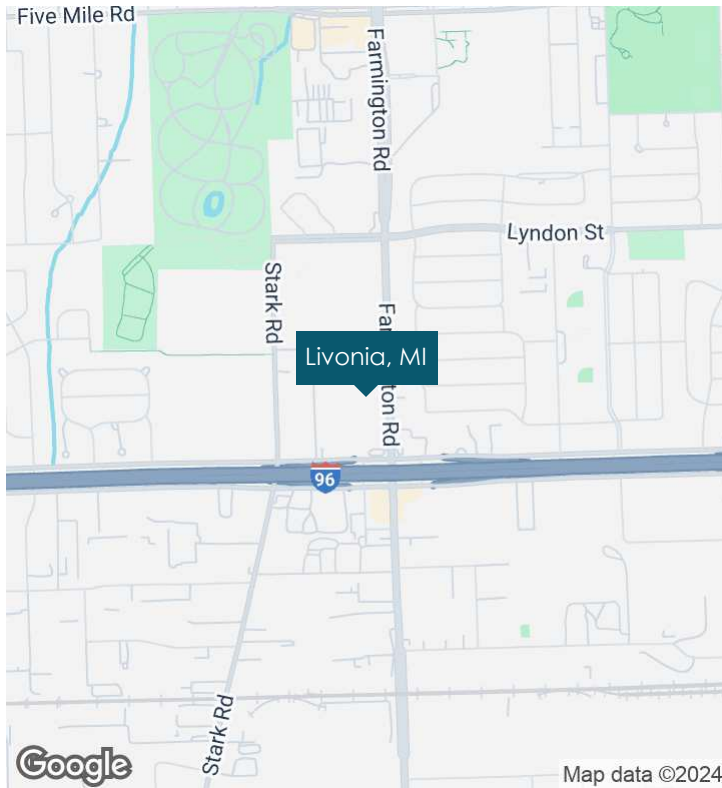
## PROPERTY HIGHLIGHTS

- 2,000 - 11,400 SF available
- Great for e-commerce, construction, logistics, and medical users
- Individual suite entrances & professionally landscaped
- Ample parking
- Immediate freeway access



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## CITY INFORMATION



### LOCATION DESCRIPTION

Excellent location off of Farmington Road with immediate access to the I-96 freeway.

Livonia, Michigan is a western suburb of Detroit with a population of approximately 100,000. Livonia has the distinction of having been recognized as both one of the top 10 communities in the United States to raise a family and as one of the 10 safest U.S. cities in which to reside.

Livonia is a well-planned community with fully developed residential, commercial, office, and industrial areas. It has excellent primary and secondary school systems and boasts numerous institutions of higher learning including Madonna University, Eastern Michigan University, Schoolcraft Community College, Davenport University, and Northwood University.

### LOCATION DETAILS

<b>Market</b>	Detroit
<b>Sub Market</b>	Southern I-275 Corridor
<b>County</b>	Wayne
<b>Cross Streets</b>	Farmington Rd & Summers St
<b>Street Parking</b>	No
<b>Signal Intersection</b>	Yes
<b>Road Type</b>	Paved
<b>Market Type</b>	Medium
<b>Nearest Highway</b>	I-96
<b>Traffic Count</b>	153,000 on I-96



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# LEASE SPACES



## LEASE INFORMATION

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,000 - 16,480 SF	<b>Lease Rate:</b>	\$13.95 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
13955 Farmington Rd	Available	2,566 SF	Modified Gross	\$13.95 SF/yr
13967 Farmington Rd	Available	2,090 SF	Modified Gross	\$13.95 SF/yr
14141 Farmington Rd	Available	1,938 SF	Modified Gross	\$13.95 SF/yr
14143 Farmington Rd	Available	2,500 SF	Modified Gross	\$13.95 SF/yr
14115 Farmington Rd	Available	11,400 SF	Modified Gross	\$13.95 SF/yr
14157 Farmington Rd	Available	2,754 SF	Modified Gross	\$13.95 SF/yr



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# ADDITIONAL PHOTOS



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# FLOOR PLANS



14115 Farmington Rd | 16,840 SF



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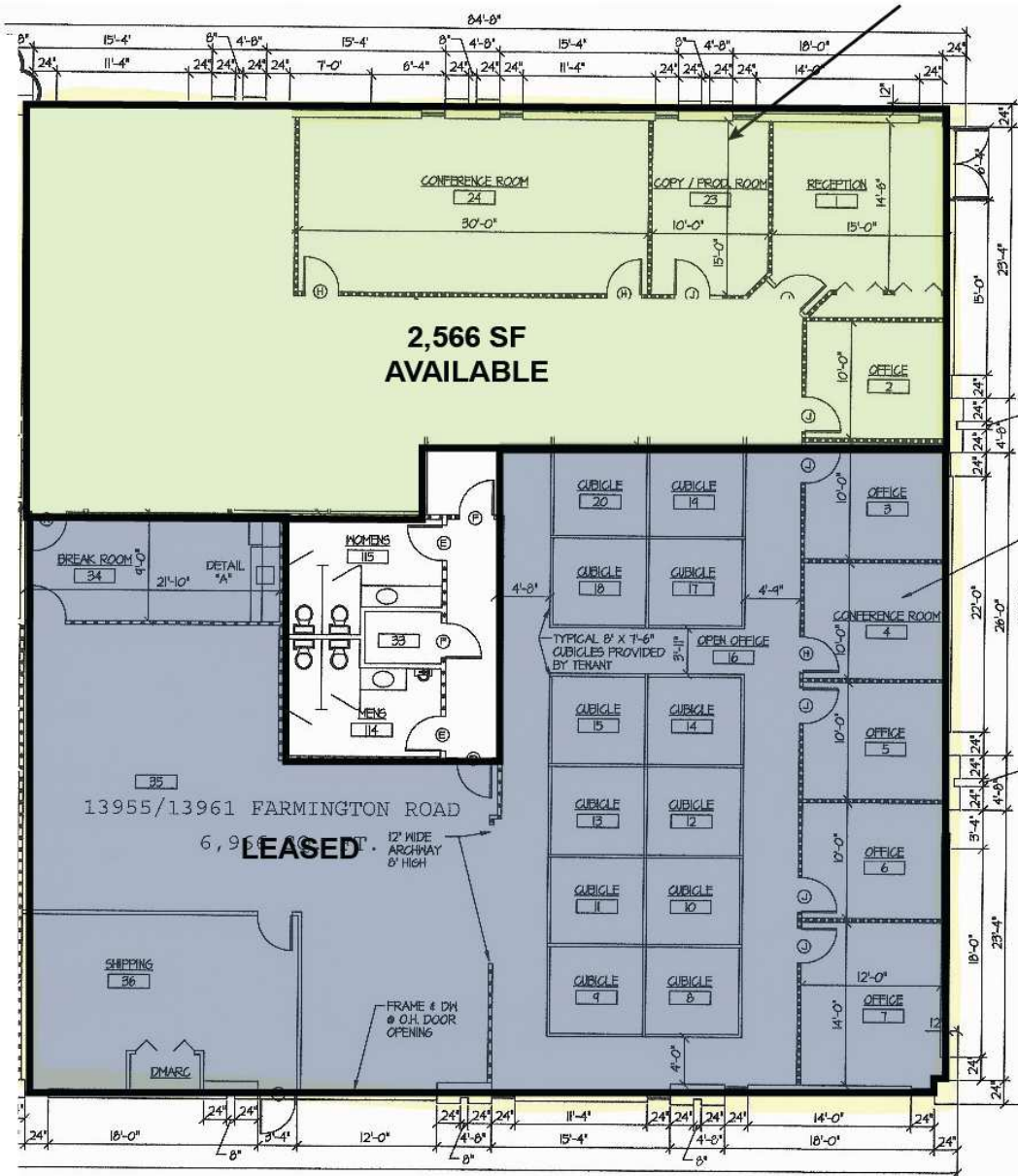
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# FLOOR PLANS



13955 Farmington Rd | 2,955 SF



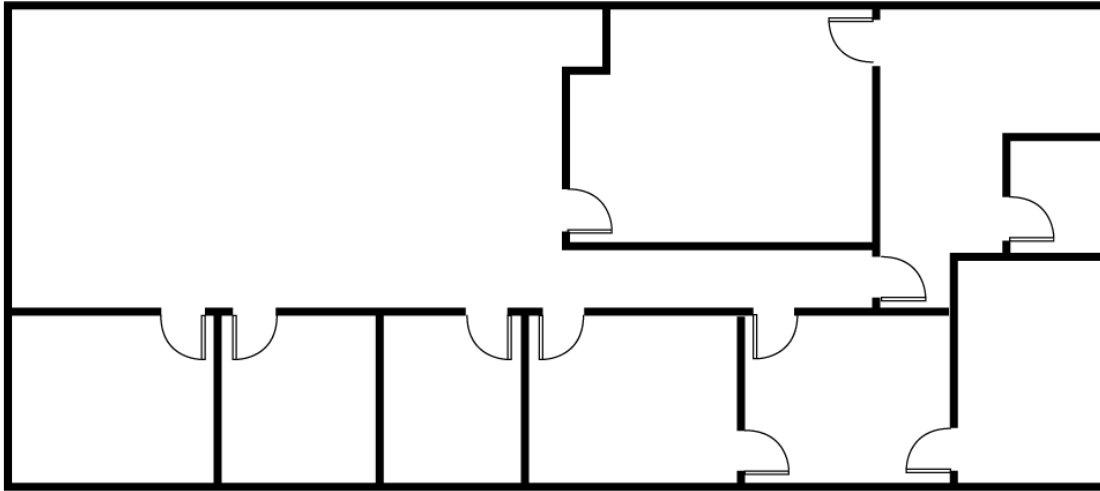
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# FLOOR PLANS



**14157 Farmington Rd**  
**2,754 SF**

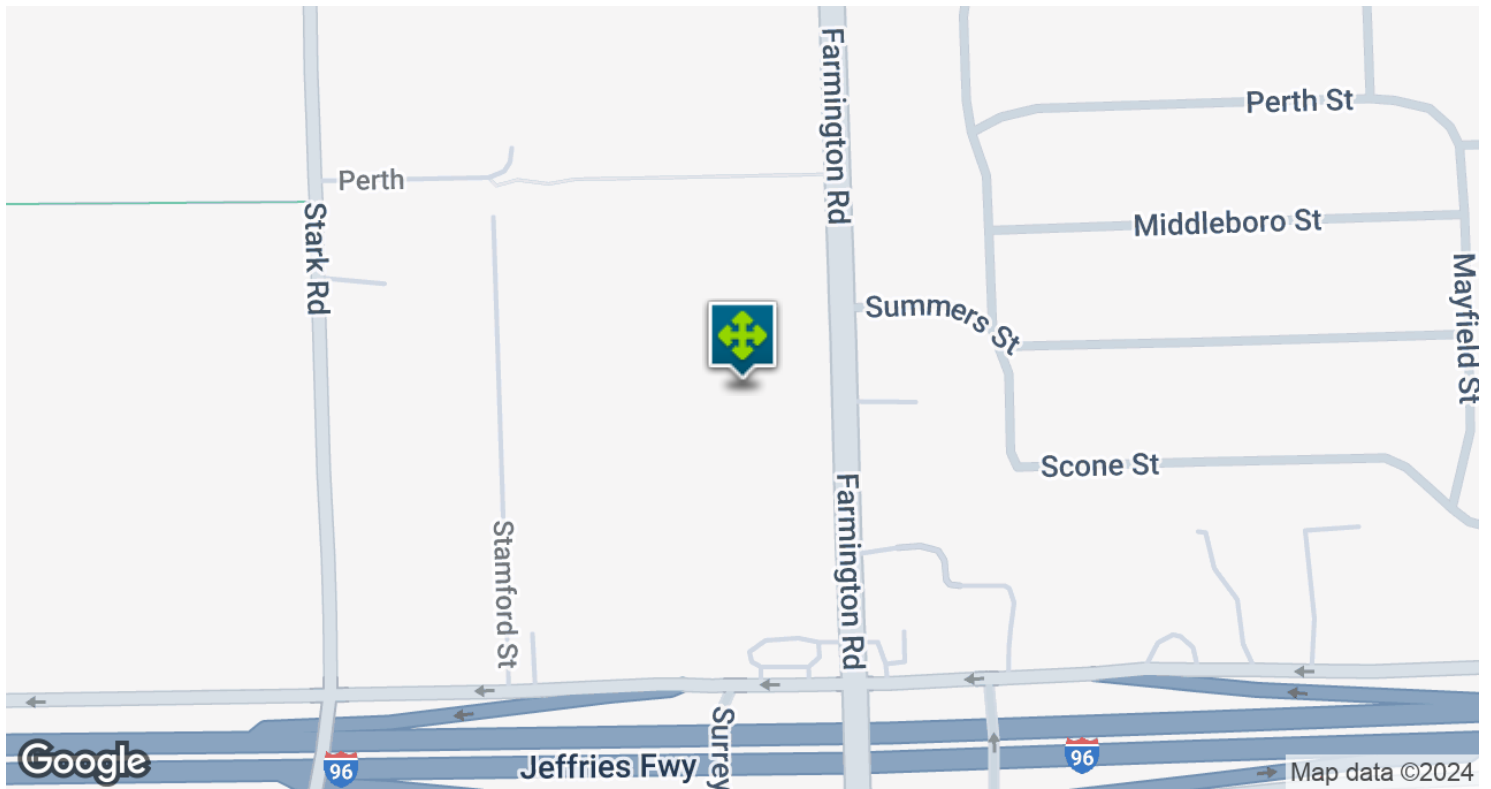
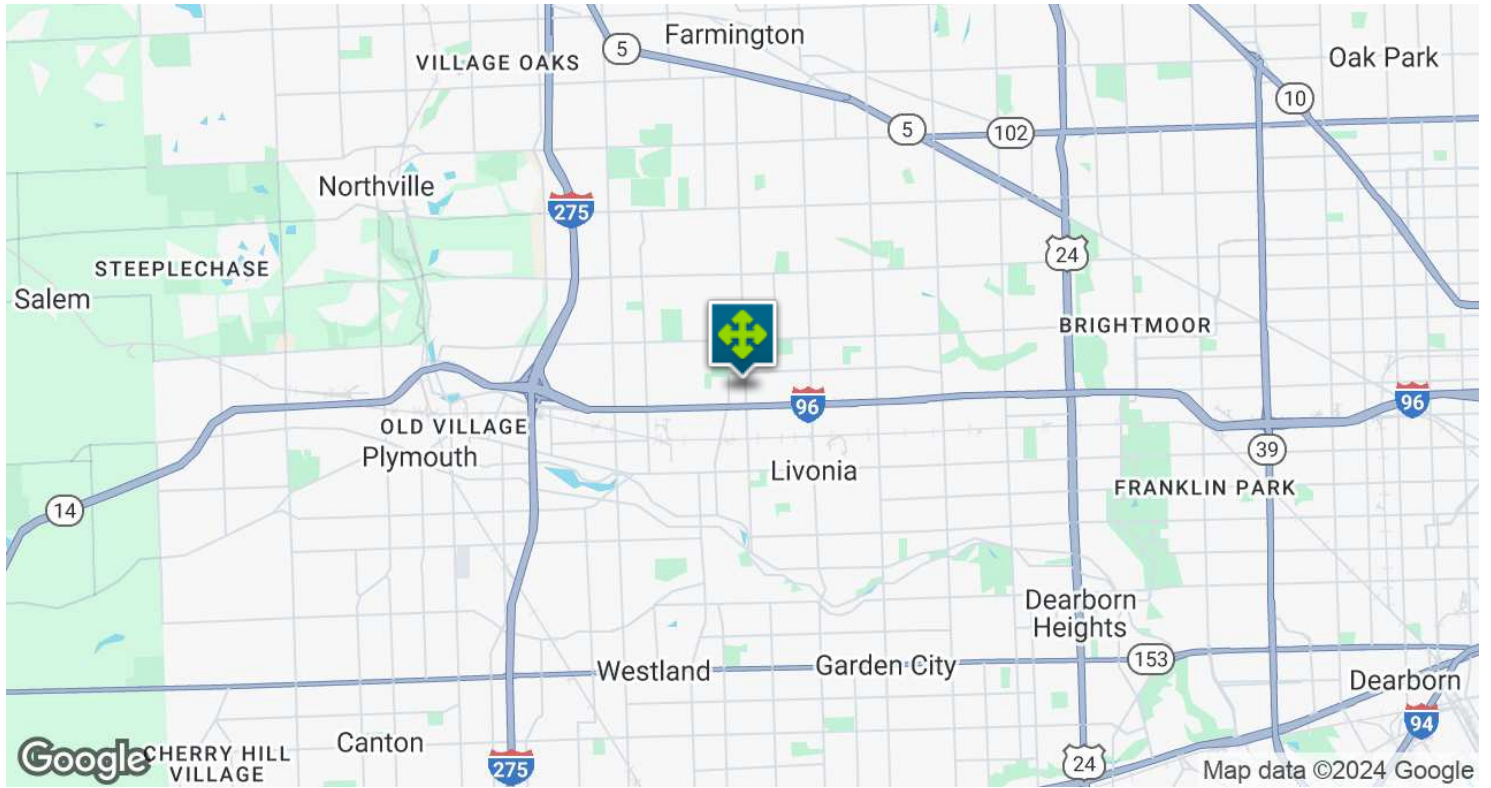


**13967 Farmington Rd**  
**2,090 SF**



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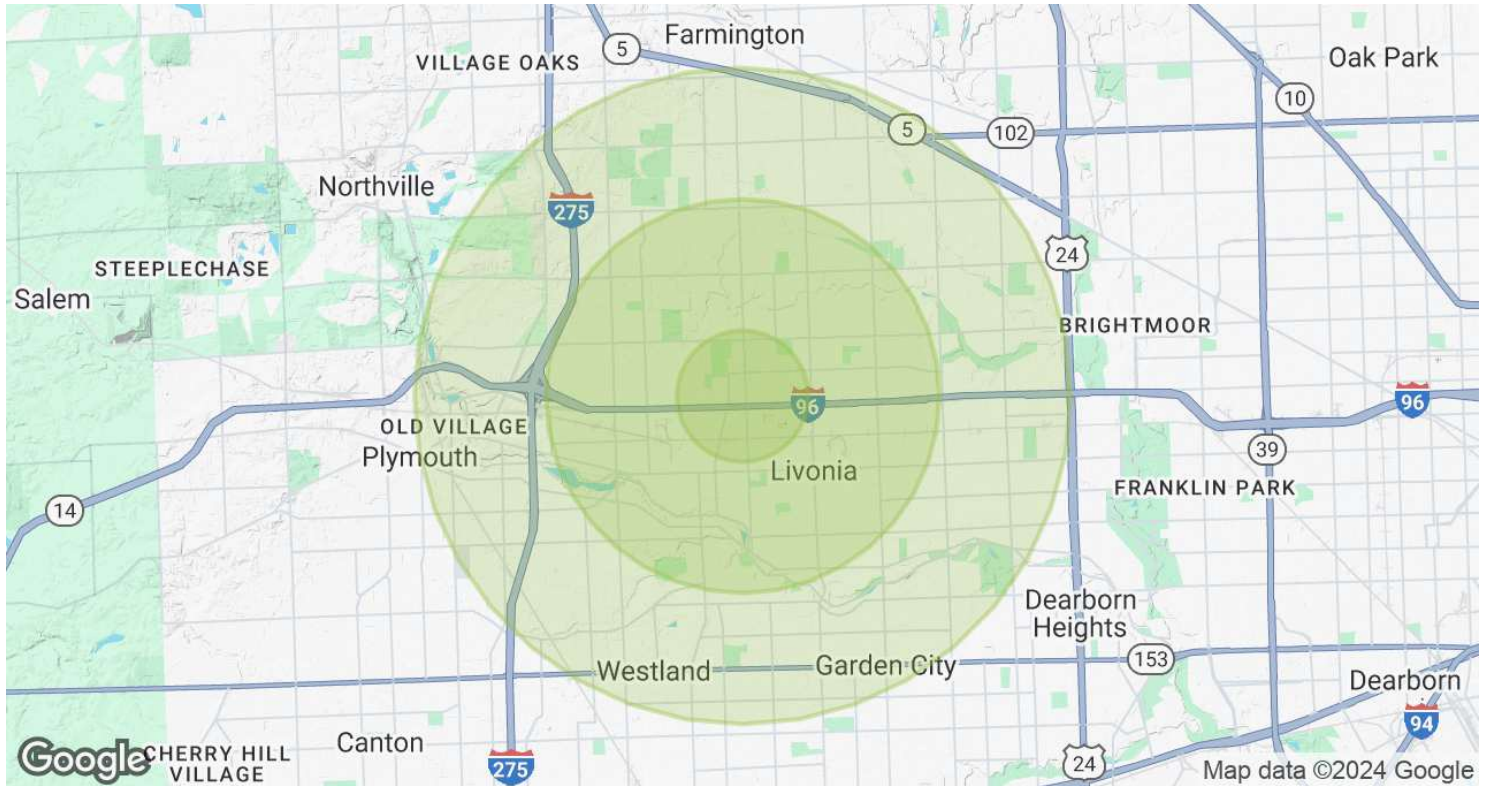
# LOCATION MAP





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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,738	77,839	243,313
<b>Average Age</b>	42.5	43.5	41.4
<b>Average Age (Male)</b>	38.9	41.4	39.6
<b>Average Age (Female)</b>	45.4	45.3	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,471	29,800	97,875
<b># of Persons per HH</b>	2.7	2.6	2.5
<b>Average HH Income</b>	\$77,680	\$78,997	\$71,050
<b>Average House Value</b>	\$203,342	\$198,602	\$183,517

\* Demographic data derived from 2020 ACS - US Census



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## CONTACT US



### FOR MORE INFORMATION, PLEASE CONTACT:



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