

**INDUSTRIAL PROPERTY // FOR SALE**

# 43,522 SF "CLASS A" CORPORATE IMAGE FACILITY AT I-96 SERVICE DRIVE

32235 INDUSTRIAL RD  
LIVONIA, MI 48150



- 43,522 SF corporate image facility
- Excellent owner/user opportunity
- 6,542 SF office space
- 100% AC throughout
- 22' clear height, two overhead doors, two truckwells
- 2,000 amp, 3-phase power
- Four cranes with 1-5-ton capacity



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Corporate & Investment Real Estate

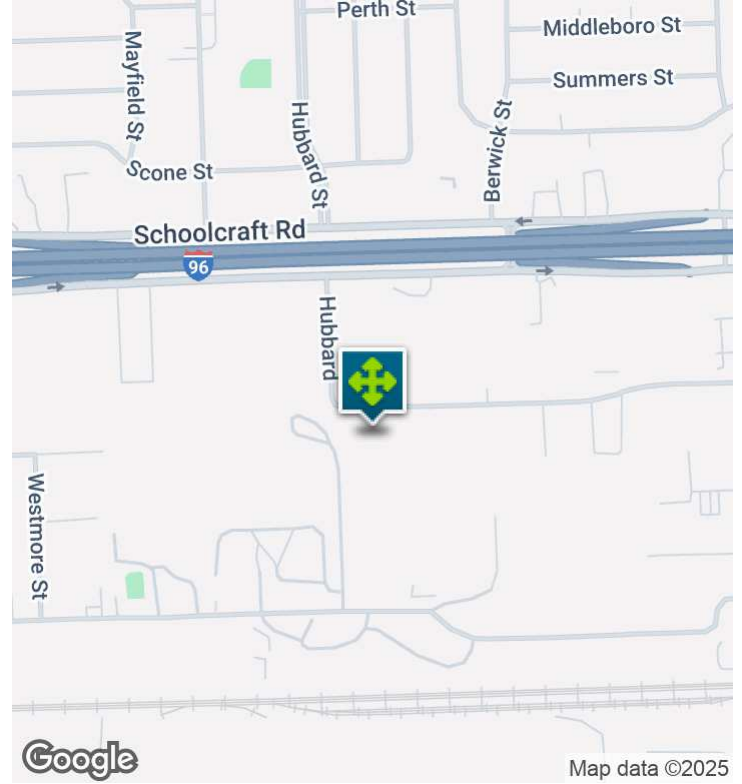
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$4,875,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	43,522 SF
<b>Lot Size:</b>	2.58 Acres
<b>Price / SF:</b>	\$114.65
<b>Year Built:</b>	1995
<b>Renovated:</b>	2006
<b>Zoning:</b>	M-2
<b>Market:</b>	Detroit
<b>Submarket:</b>	Livonia
<b>Traffic Count:</b>	144,304

## PROPERTY OVERVIEW

Rare owner/user opportunity to purchase a high-image, 100% AC industrial building in Livonia! This building was built-to-suit for Interlink Technologies in 1995 and no expense was spared. The building is full brick and block construction, and features a 43,522 SF warehouse, 22' clear height, two overhead doors with 16' height, two truckwells, four cranes ranging from 1 ton to 5-tons, 2,000 amp, 3-phase power, sprinkler system, buss duct, airlines, and exhaust fans. The office is 6,542 SF and there is an additional 6,144 SF mezzanine that isn't included in the building size. M-2 Zoning district allows for a broad range of industrial applications.

## LOCATION OVERVIEW

Excellent location in one of metro Detroit's most desirable industrial areas - on the south side of the -96 service drive, just west of Merriman Rd.

## PROPERTY HIGHLIGHTS

- 43,522 SF corporate image industrial building
- 6,542 SF office space
- 100% AC throughout
- 22' clear height, two overhead doors, two truckwells



**Dave Plumley** CFO/MANAGING MEMBER

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial / Manufacturing
<b>Building Size:</b>	43,522 SF
<b>Shop SF:</b>	36,980 SF
<b>Office SF:</b>	6,542 SF
<b>Mezzanine SF:</b>	6,144 SF (not included in gross building area)
<b>Occupancy:</b>	Owner will vacate at sale
<b>Zoning:</b>	M-2
<b>Lot Size:</b>	2.58 Acres
<b>Parking Spaces:</b>	128
<b>Year Built / Renovated:</b>	1995 / 2006
<b>Construction Type:</b>	Brick & Block
<b>Clear Height:</b>	22'
<b>Overhead Doors:</b>	One (1) 12' W x 16' H One (1) 14' W x 16' H
<b>Truckwells/Docks:</b>	Two (2) 9' x 12'
<b>Cranes:</b>	Two (2) 1-Ton One (1) 3-Ton One (1) 5-Ton
<b>Underhook:</b>	1-Ton at 18" 3-Ton and 5-Ton at 16"
<b>Column Spacing:</b>	44' x 48'
<b>Power:</b>	480 Volt, 2000 Amp, 3-Phase
<b>Buss Duct:</b>	Yes
<b>Air Conditioning:</b>	Yes, 100% AC in entire Building
<b>Heat Type:</b>	Forced Air
<b>Lighting:</b>	Fluorescent
<b>Sprinklers:</b>	Yes
<b>Floor Drains:</b>	N/A
<b>Taxes:</b>	\$62,000 (2023)



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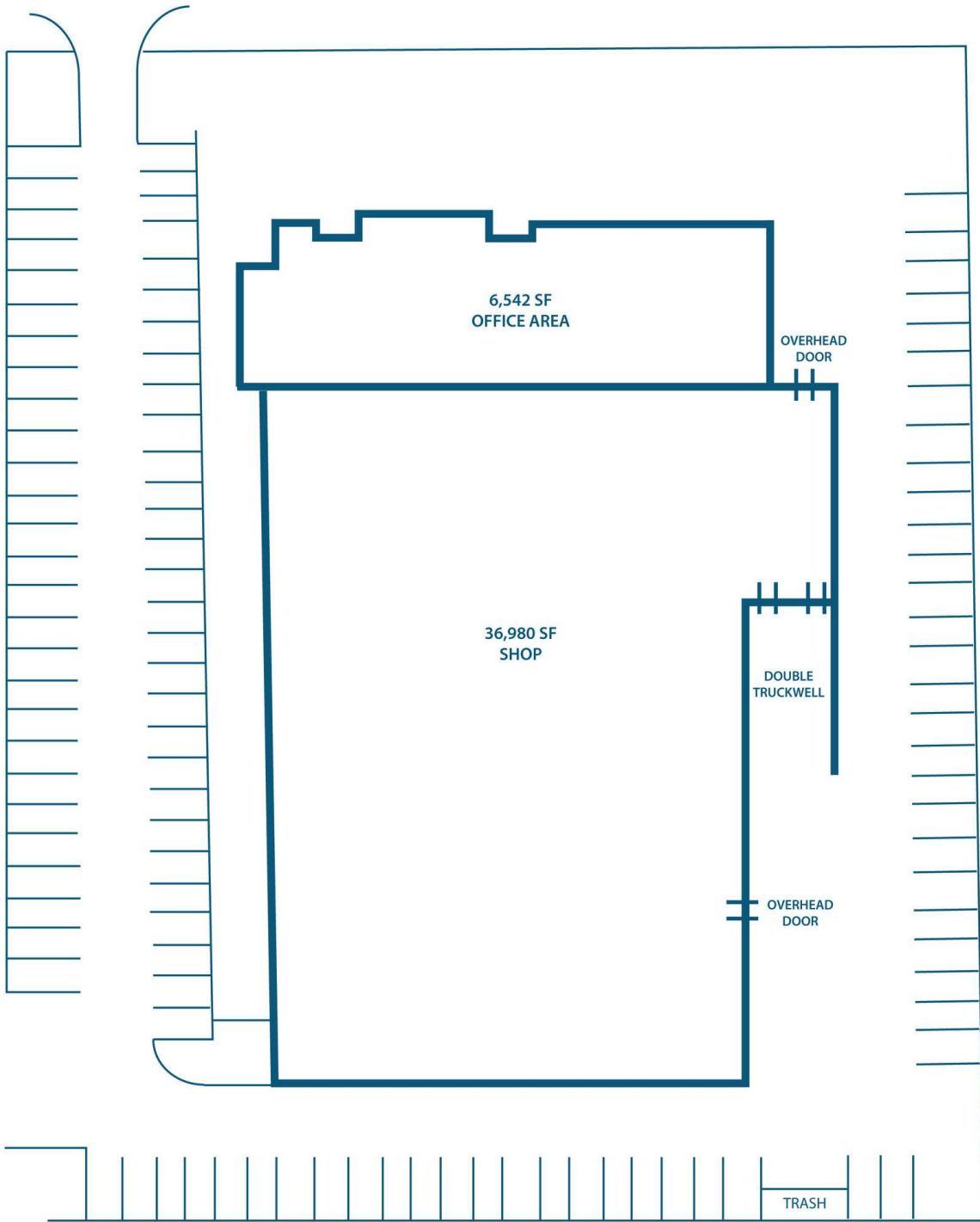
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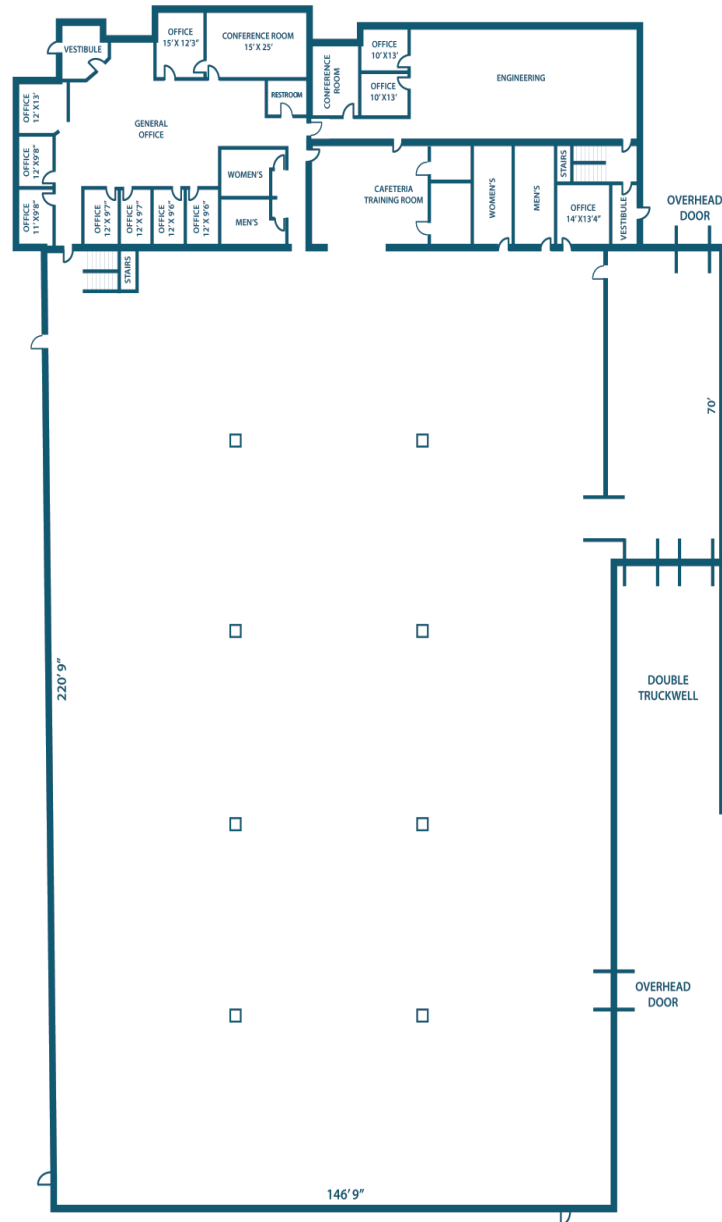
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# SITE PLANS





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FLOOR PLANS





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# ADDITIONAL PHOTOS





// FOR SALE

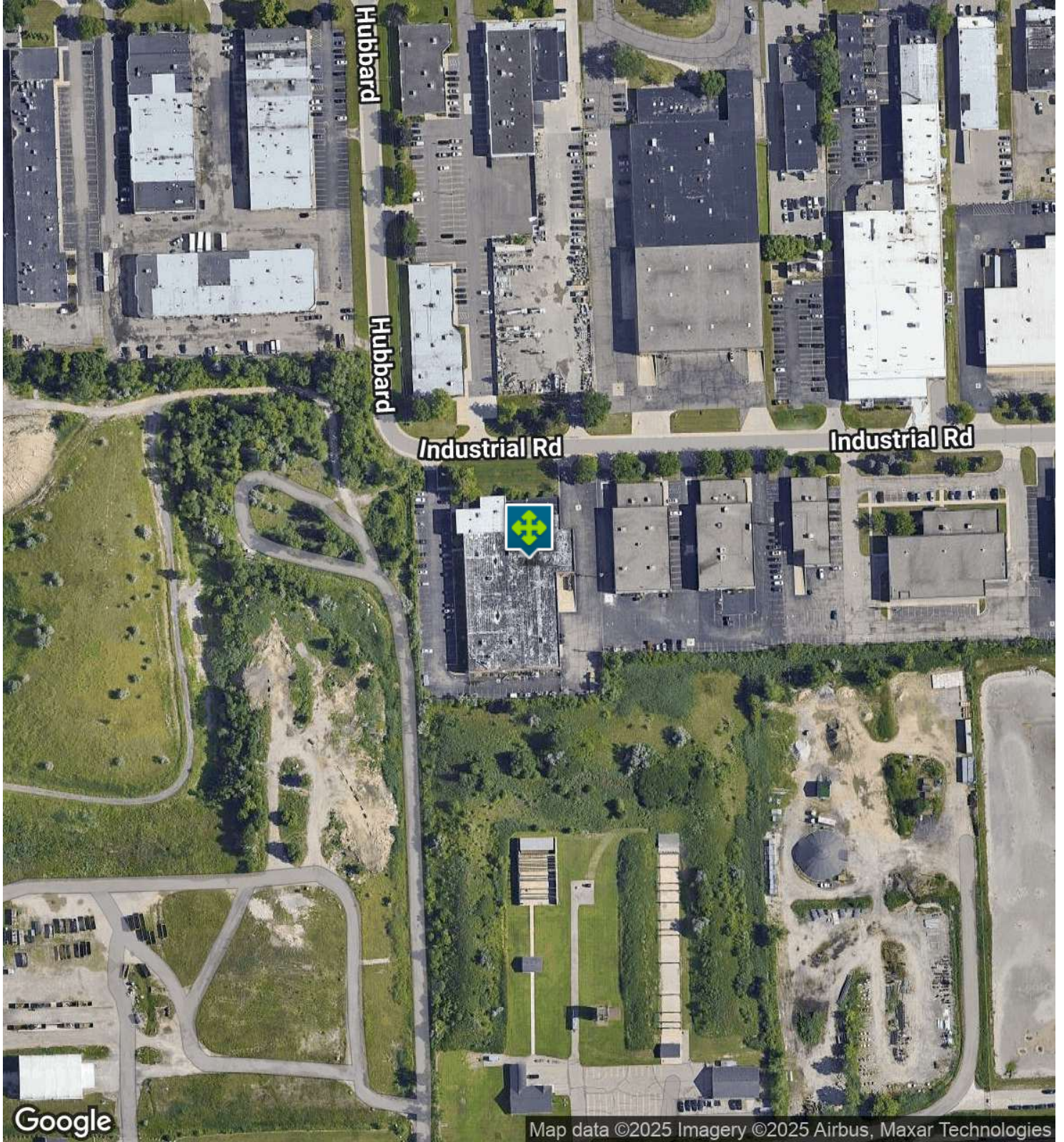
# ADDITIONAL PHOTOS





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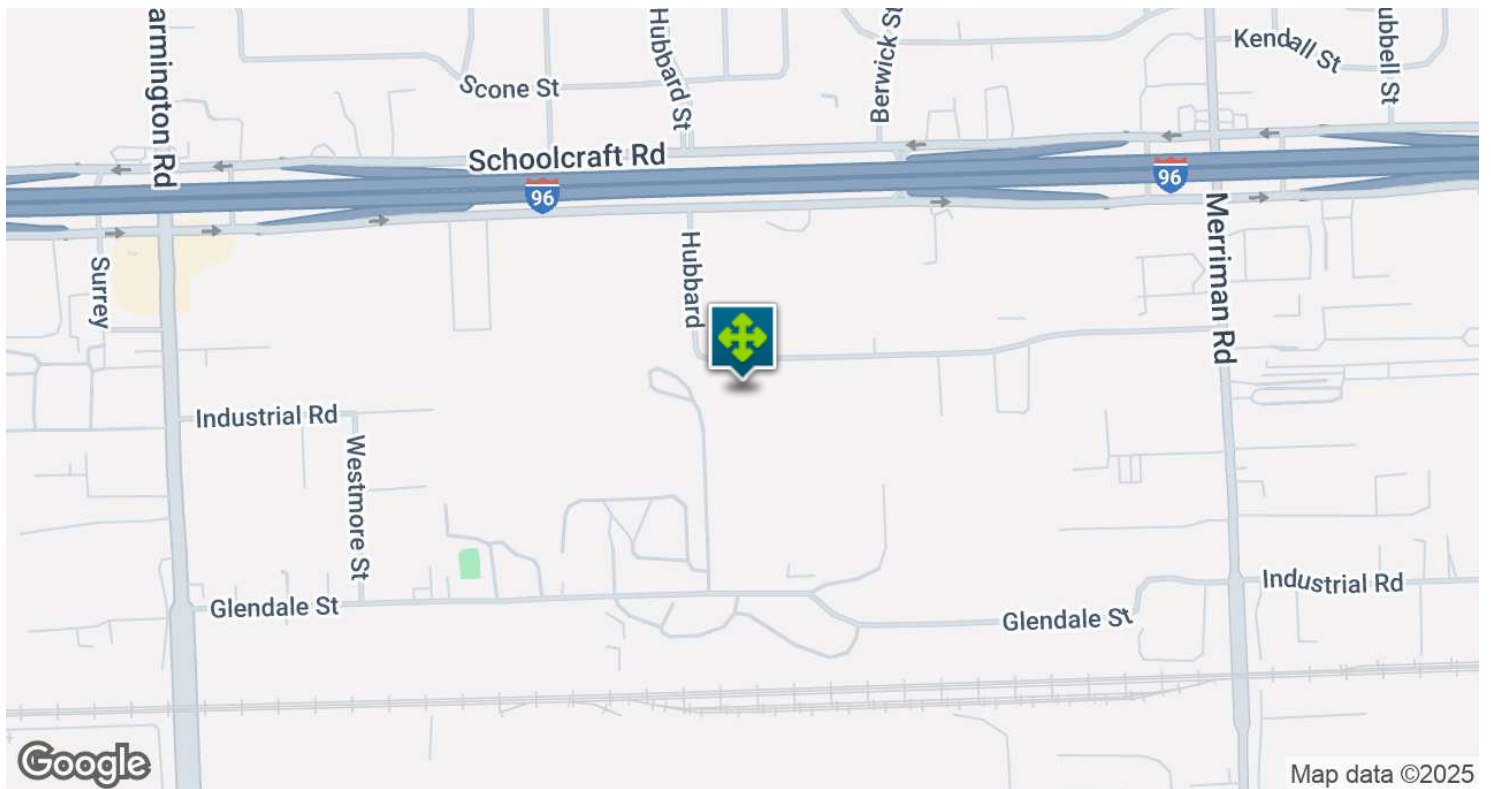
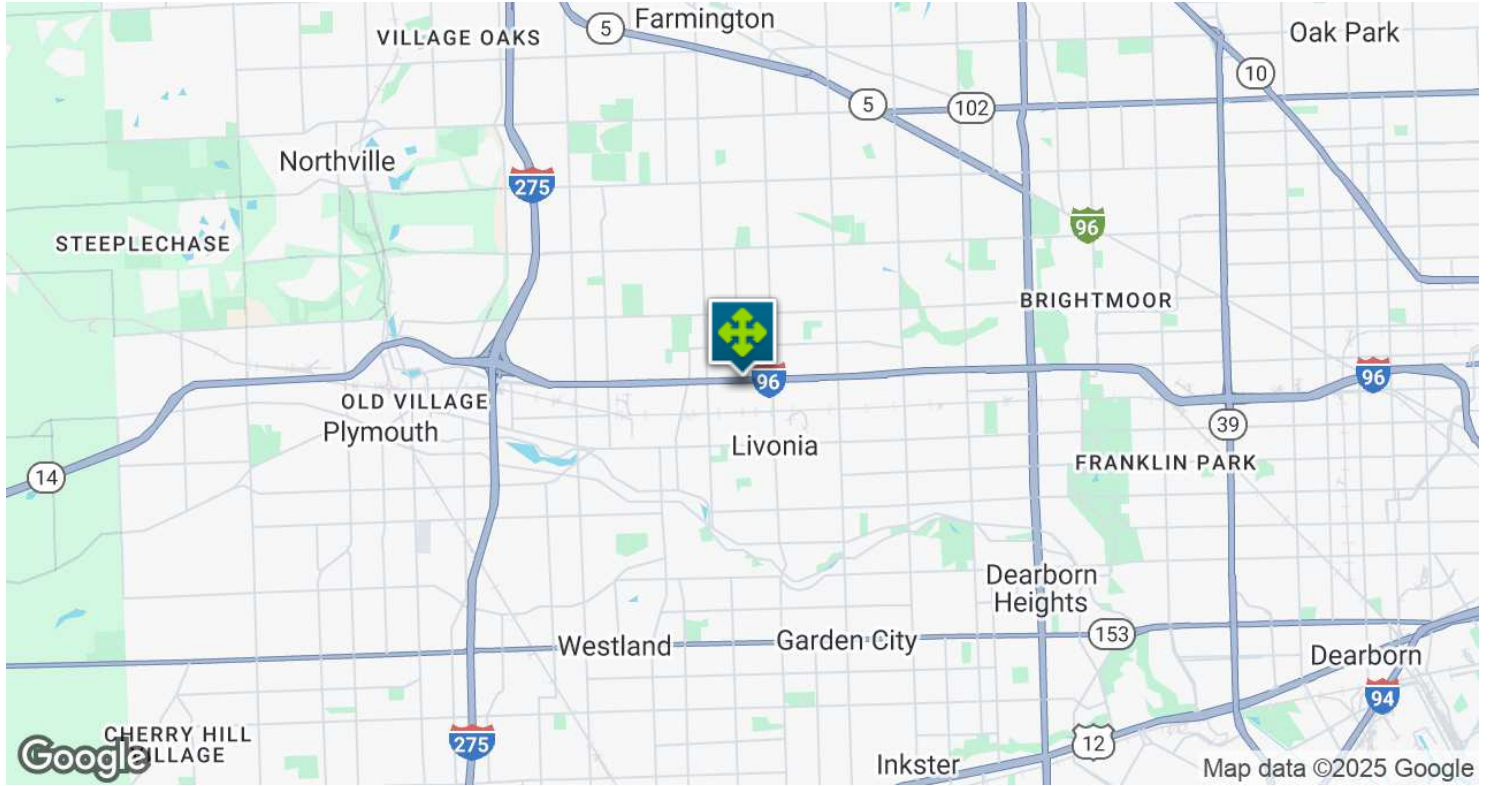
# AERIAL MAP





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# LOCATION MAP



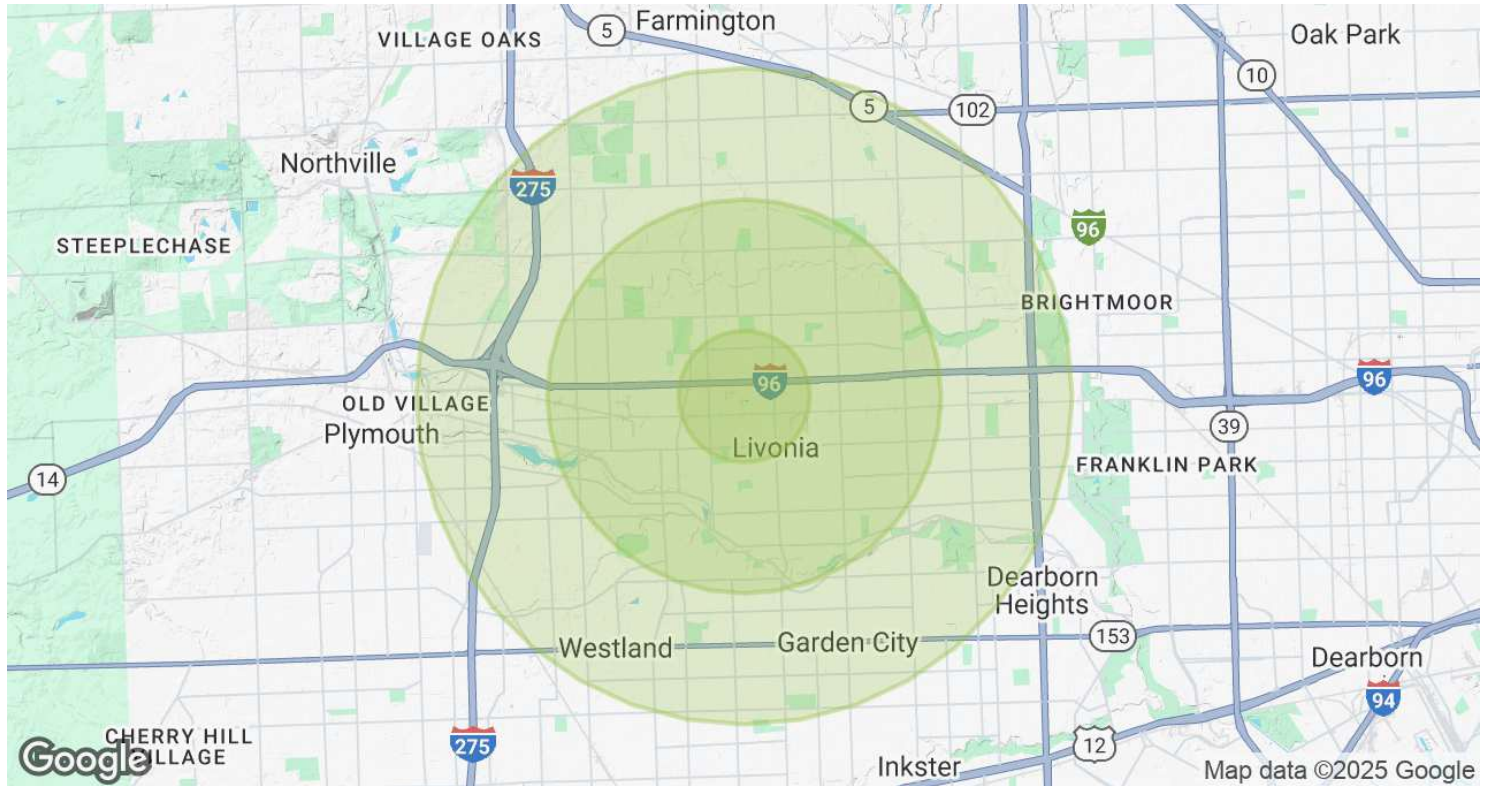
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,994	82,196	256,944
Average Age	41.3	43.3	42.6
Average Age (Male)	40.9	41.8	40.6
Average Age (Female)	40.5	44.6	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,403	34,439	112,617
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$88,586	\$85,498	\$74,330
Average House Value	\$212,675	\$179,753	\$164,628

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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