

MAJOR PRICE REDUCTION!

35901 VERONICA STREET

LIVONIA, MI 48150



91,120 SF WAREHOUSE BUILDING AVAILABLE FOR LEASE OR SALE



NEWMARK

Tom Oldham

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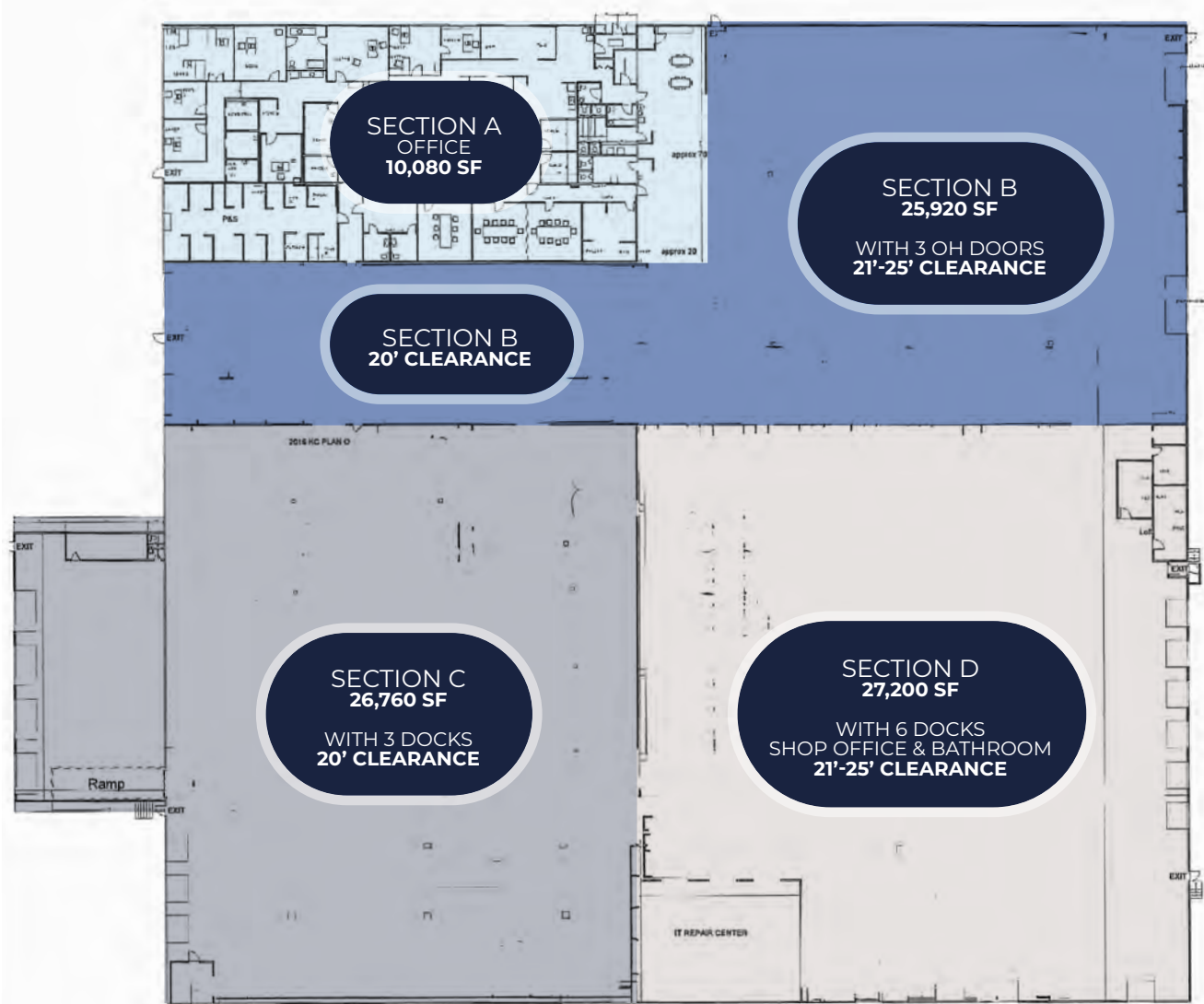
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PROPERTY OVERVIEW

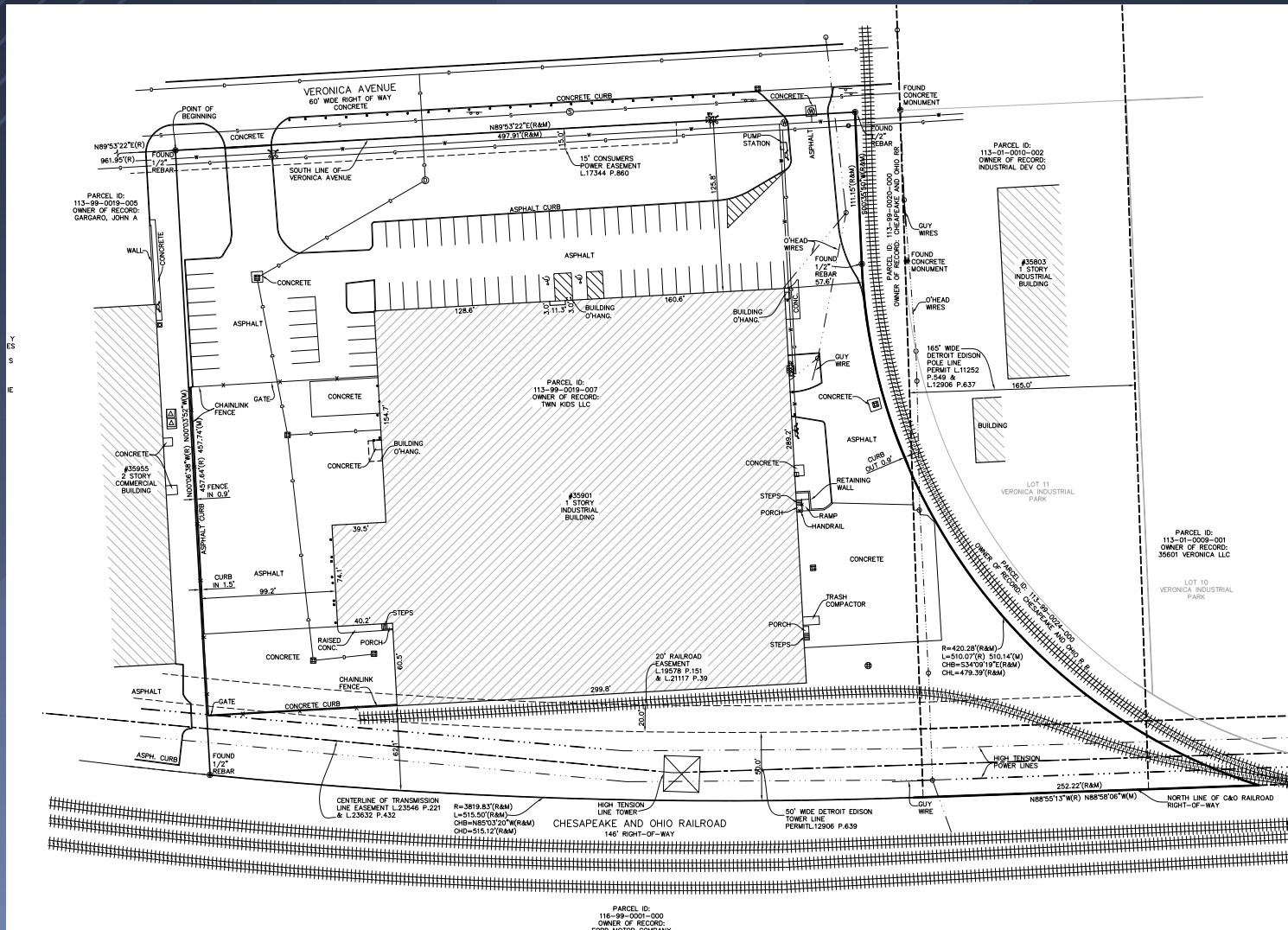
- For Sale or Lease
- 91,120 SF warehouse building
- Up to 10,080 SF updated corporate offices
- Nine (9) total docks / three (3) oversized grade level doors
- Vehicle repair bay with four (4) additional overhead doors
- 20'-25' clear ceiling heights
- Fully sprinklered
- Abundant parking and exterior gated lot
- Very clean warehouse which has been freshly painted
- Possible CSX rail access (inactive spur along south side of building). Rail doors still exist.



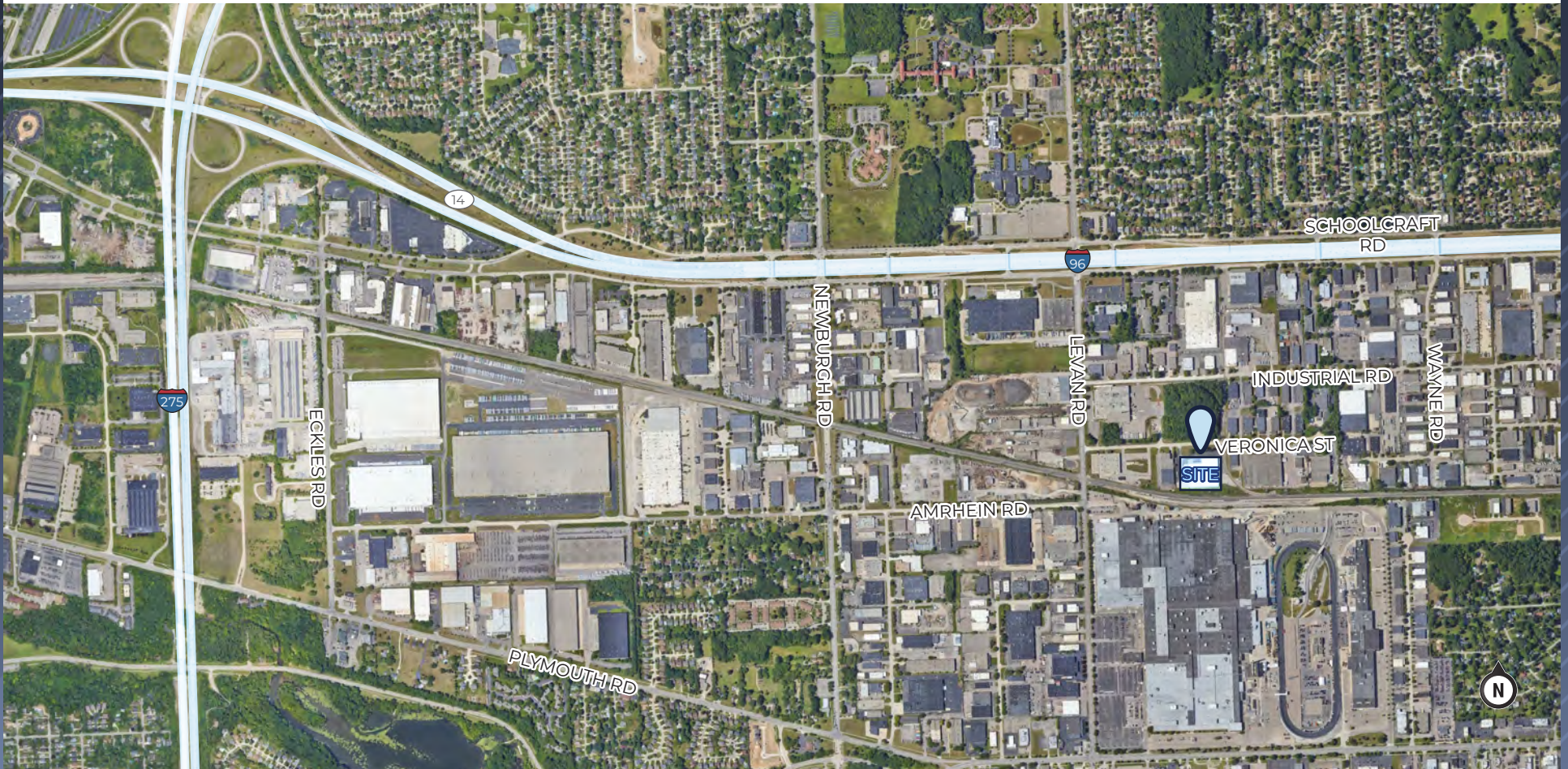
FLOOR PLAN



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LOCATION



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Lease/Sale

35901 Veronica St, Livonia, MI 48150



Pricing Information:

Lease Rate Range:	\$7.45-\$7.45 NNN
Lease Type:	NNN
Sale Price:	\$7,745,000
Price per sf:	\$85.00/sf
Real Estate Taxes psf:	\$0.00
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	91,120 sf	Parcel ID:	46-113-99-0019-007
Min/Max Available:	91,120 sf	Parking Description:	61
Office Area:	10,512	Rail Served:	Yes
Property Type:	General Industrial	Cranes:	No
Tenancy:	Owner-occupied	Heat:	Gas Fired Radiant
Year Built:	01/01/1975	Clear Height Min/Max:	20.0 - 25.0 '
Year Renovated:		Grade/Dock Doors:	6 / 9
Zoning:	M-1	Sprinkler:	Yes
Site/Parcel Area:	6.19 acres	Power:	120/240 volt

Comments:

Available Livonia Warehouse. 91,120 SF on 6.19 acres. 10,512 SF updated corporate office. 9 external docks. 6 grade level doors. 20' – 25' ceiling height. Fully sprinklered. Easy freeway access to I-96. Abundant parking. Very clean facility.

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