



**OFFICE PROPERTY // FOR LEASE**

# **28,640 SF AT LIVONIA'S PREMIER HIGH-TECH PARK ENTIRE BUILDING AVAILABLE!**

35510 SCHOOLCRAFT RD

LIVONIA, MI 48154



- 28,640 SF Available in Livonia's High-Tech Park
- High Visibility - 333' of Frontage on Schoolcraft Rd
- Building Signage Available for Brand Recognition
- RE (Research/Engineering) Zoning - Many Uses Possible
- Formerly Occupied by a Compounding Pharmacy
- 100% AC Throughout, (7) Separate Electrical Service & 100kw Back-up Generator
- Up to 14' Clear and one (1) 12' x 16' Overhead Door
- 99 Dedicated Parking Spaces and an additional 406 Spaces on Site



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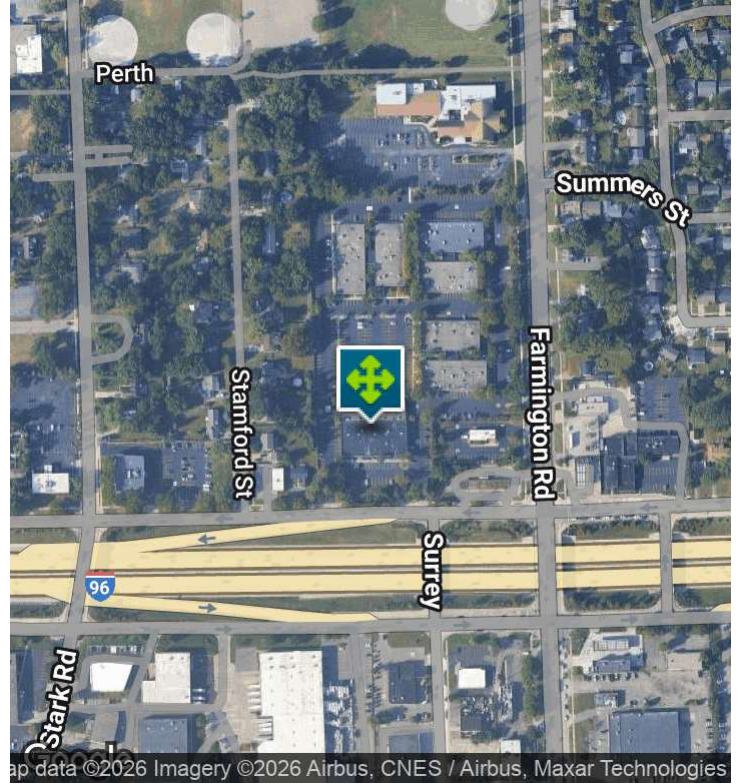
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## EXECUTIVE SUMMARY



### Lease Rate

**\$11.00 SF/YR  
(NNN)**

### OFFERING SUMMARY

Building Size:	28,640 SF
Available SF:	28,640 SF
Lot Size:	2.6 Acres
Year Built:	1978
Renovated:	2010
Zoning:	RE (Research/Engineering)
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	33,867

### PROPERTY OVERVIEW

This impressive 28,640 SF property offers the perfect mix of functionality and visibility. With 333' of frontage on Schoolcraft Rd, the building boasts high visibility and the potential for prominent signage to elevate brand recognition. The versatile RE zoning allows for a wide range of uses, and the former compounding pharmacy space is adaptable to various needs. Complete with 100% AC, separate electrical services, a 100kw backup generator, up to 14' clear height, a 12 x 16' overhead door, and ample parking with 99 dedicated spaces, this property is a standout in Livonia's premier high-tech park.

### LOCATION OVERVIEW

Immediate freeway access via the I-96 Service Drive makes this an unbeatable location for your business, providing a prime location for your next venture. Don't miss out on this opportunity to lease a dynamic space designed to elevate your business.

### PROPERTY HIGHLIGHTS

- High Visibility - 333' of Frontage on Schoolcraft Rd
- Building Signage Available for Brand Recognition
- 100% AC Throughout, (7) Separate Electrical Service & 100kw Back-up Generator
- 99 Dedicated Parking Spaces and an additional 406 Spaces on Site
- Situated on the I-96 Service Drive with Immediate Freeway Access



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## INDUSTRIAL DETAILS

Property Type:	Flex/Office/High-Tech
Building Size:	28,640 SF
Space Available:	28,640 SF
Occupancy:	Immediate
Zoning:	RE (Research/Engineering)
Lot Size:	2.6 Acres
Parking Spaces:	99
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1978 / 2010
Construction Type:	Masonry
Clear Height:	Up to 14'
Overhead Doors:	One (1) 12 x 16'
Truckwells/Docks:	None
Cranes:	None
Power:	208/120 Volt. 3-Phase (7) Separate Electrical Service
Generator:	100kw General Back-up Generator
Air Conditioning:	Yes, 100%
Heat Type:	Gas Forced Air
Lighting:	Fluorescent
Sprinklers:	Yes
Floor Drains:	NA
Taxes:	N/A



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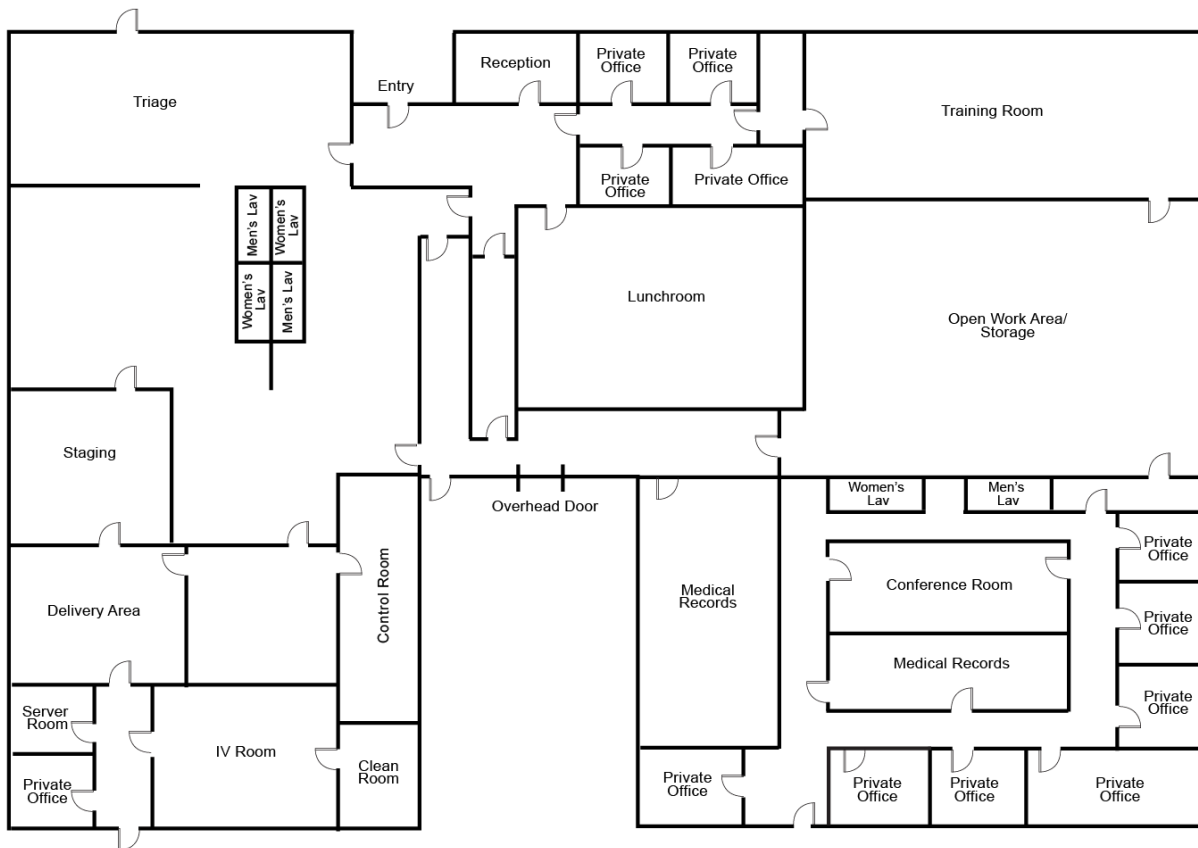
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## FLOOR PLANS

(Not to Scale)



Livonia MetroPlex Building I  
33150 Schoolcraft Rd, Livonia, MI

**28,640 SF**



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## ADDITIONAL PHOTOS



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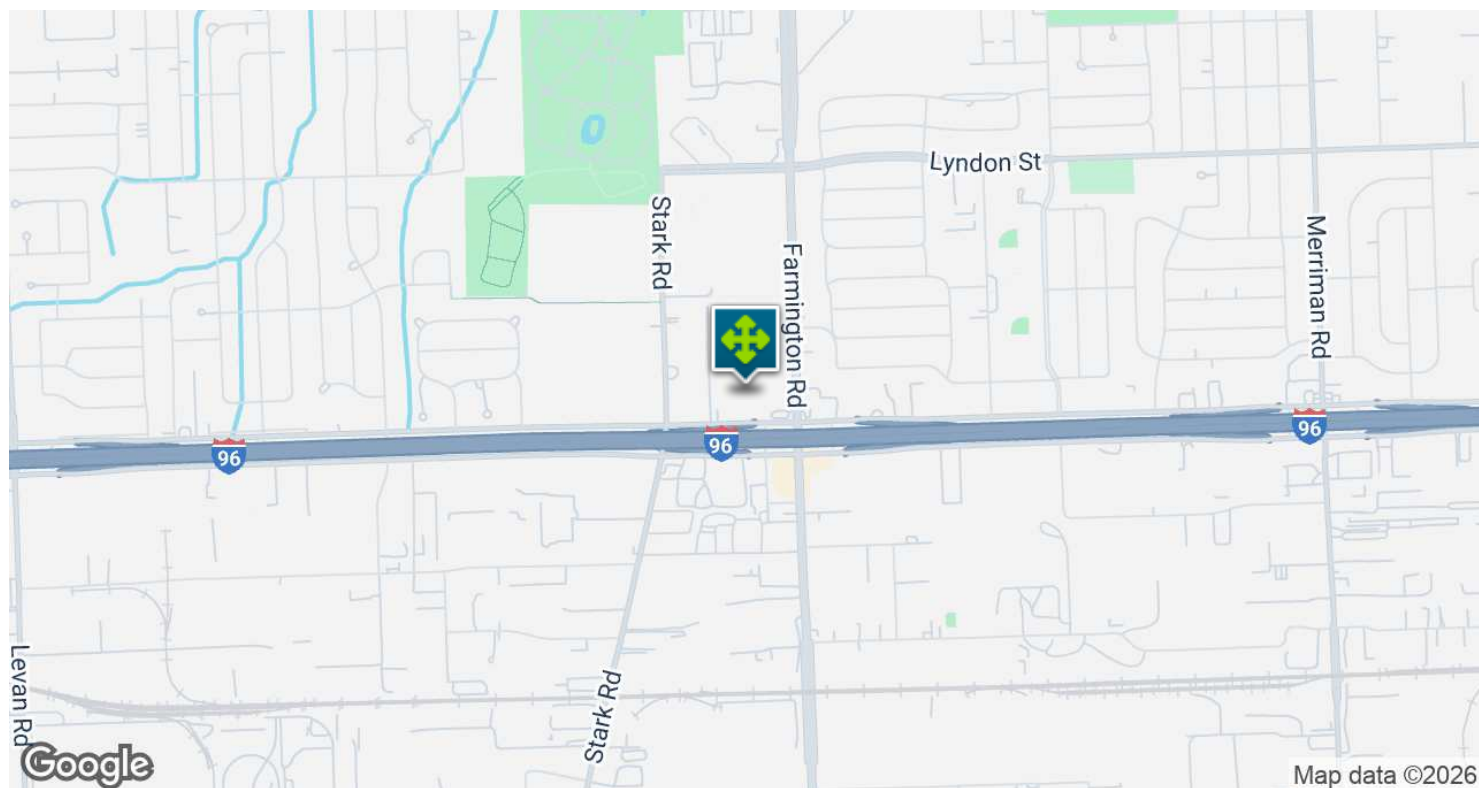
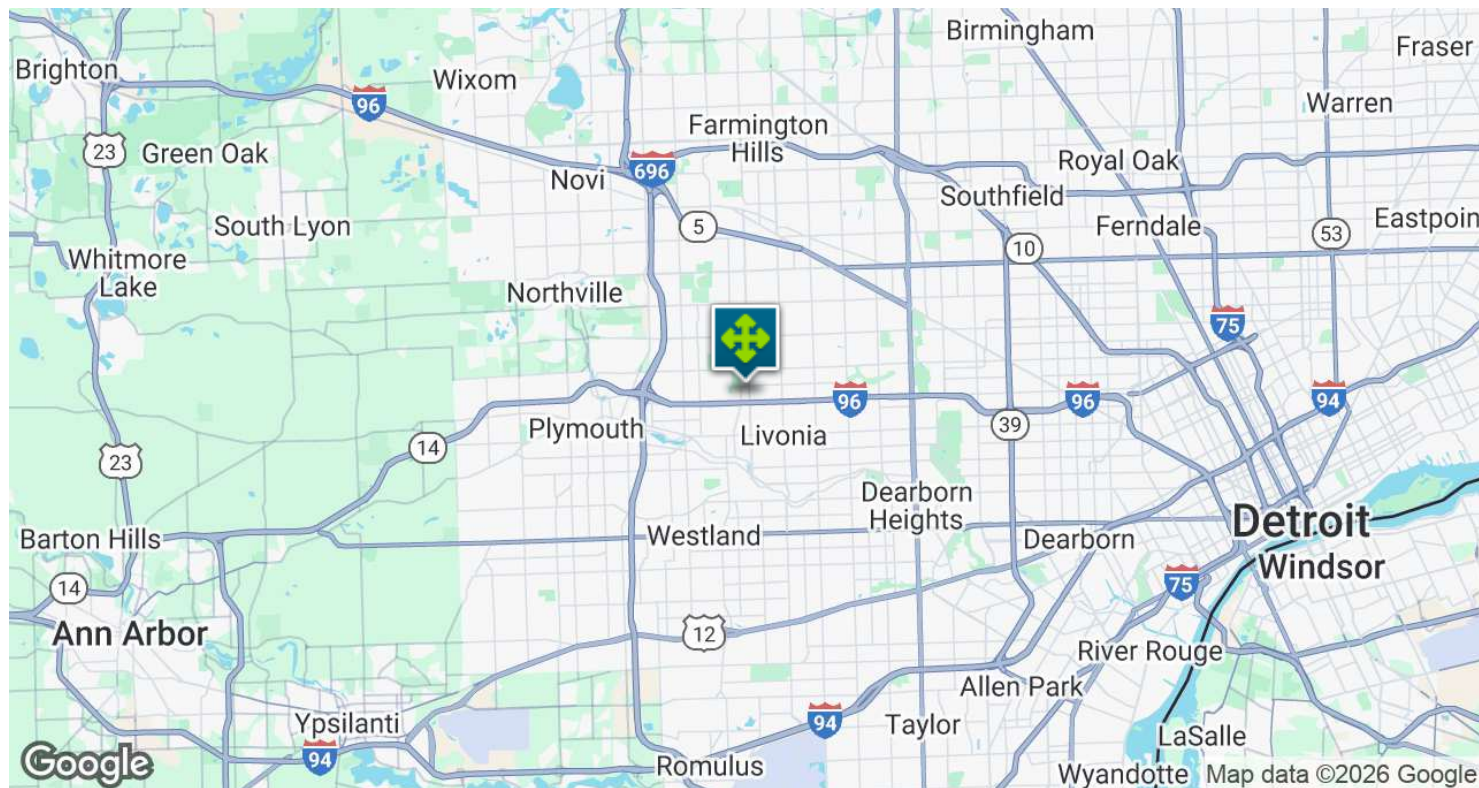
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## LOCATION MAP



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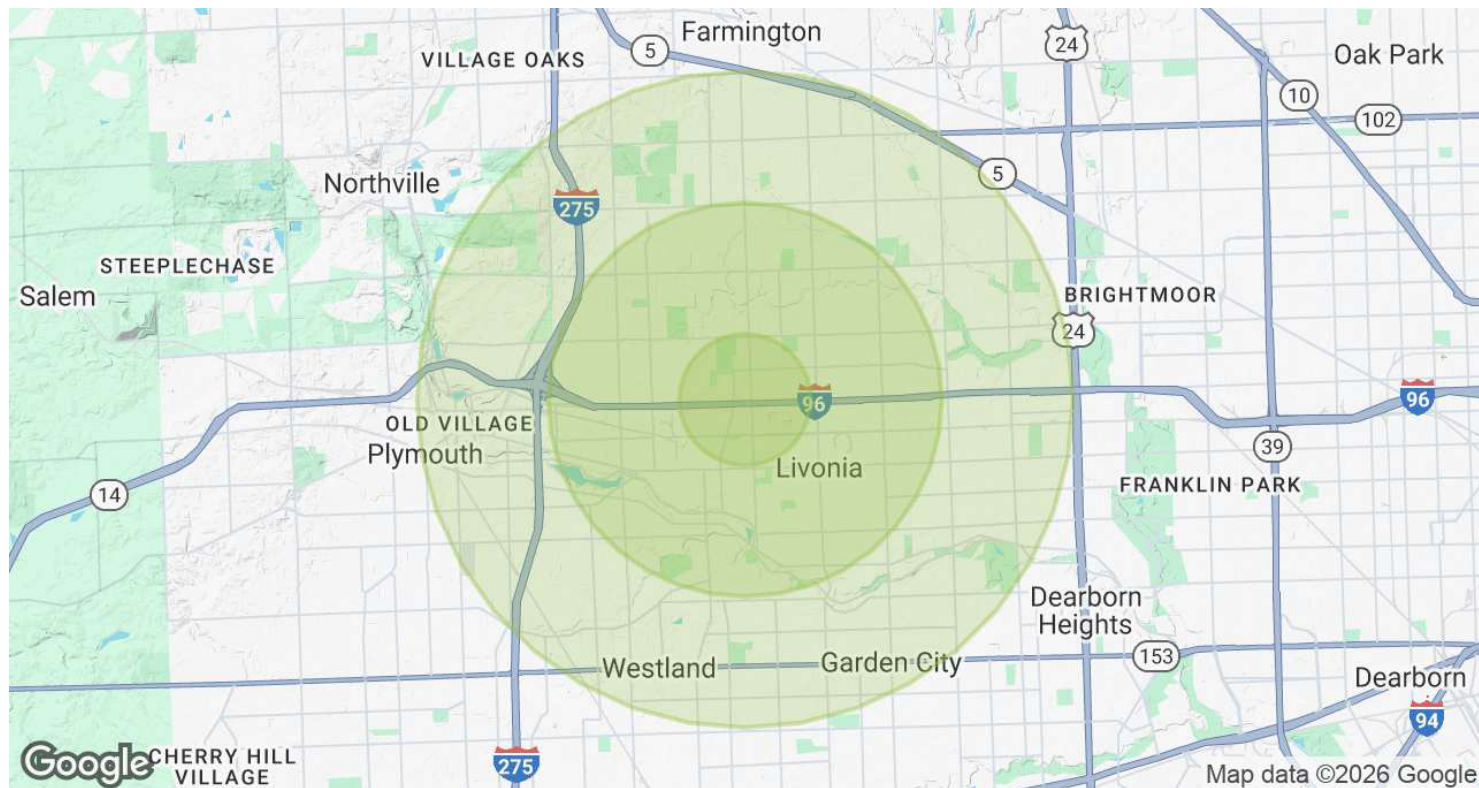
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,037	78,711	246,706
Average Age	42.1	43.3	41.3
Average Age (Male)	38.4	41.2	39.5
Average Age (Female)	45.2	45.2	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,234	30,296	99,150
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$75,759	\$77,473	\$70,457
Average House Value	\$200,542	\$194,189	\$181,436

2020 American Community Survey (ACS)



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CONTACT US



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