

OFFICE PROPERTY // FOR LEASE

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

35510 SCHOOLCRAFT RD

LIVONIA, MI 48154



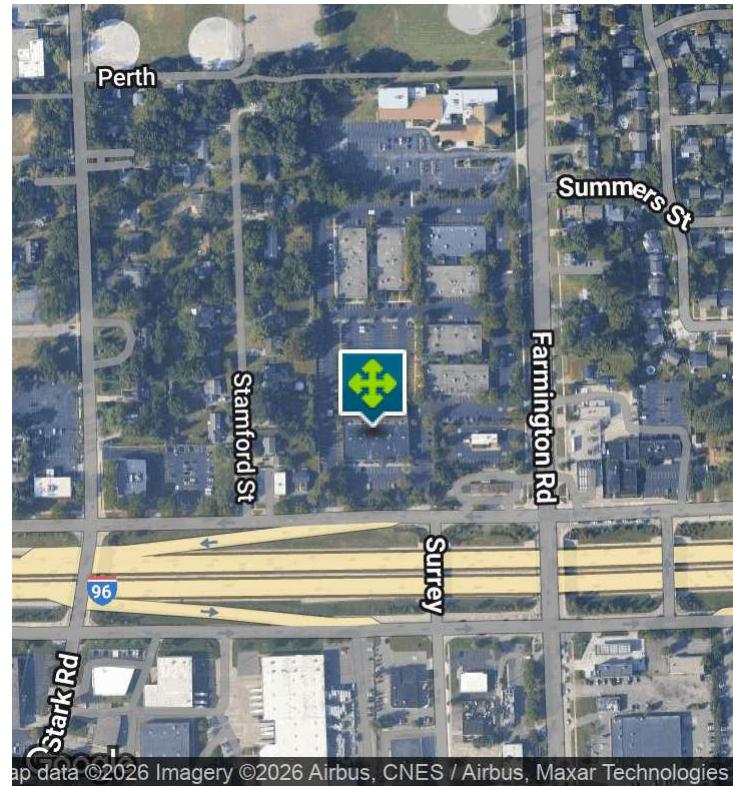
- 28,640 SF Available in Livonia's High-Tech Park
- High Visibility - 333' of Frontage on Schoolcraft Rd
- Building Signage Available for Brand Recognition
- RE (Research/Engineering) Zoning - Many Uses Possible
- Formerly Occupied by a Compounding Pharmacy
- 100% AC Throughout, (7) Separate Electrical 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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

## EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$11.00 SF/YR (NNN)</b>
-------------------	--------------------------------

## OFFERING SUMMARY

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

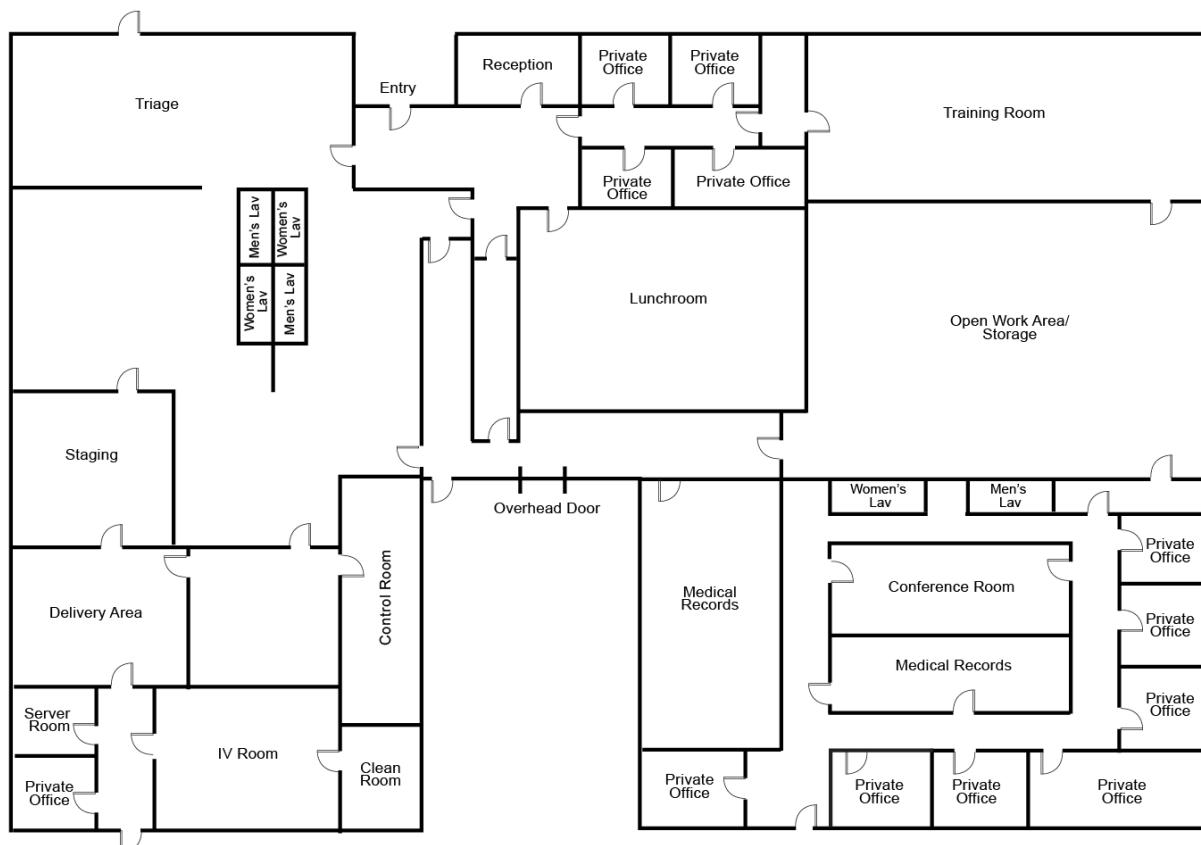
## INDUSTRIAL DETAILS

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

35510 SCHOOLCRAFT RD, LIVONIA, MI 48154 // FOR LEASE

## FLOOR PLANS

(Not to Scale)



Livonia MetroPlex Building I  
33150 Schoolcraft Rd, Livonia, MI

**28,640 SF**



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**Peter Ventura, CCIM** FOUNDING MEMBER

**D:** 248.281.9900 | **C:** 734.751.5600

[peter@paccommercial.com](mailto:peter@paccommercial.com)

**Matthew Schiffman** CEO/MANAGING MEM

**D:** 248.281.9907 | **C:** 248.281.9907

[matt@paccommercial.com](mailto:matt@paccommercial.com)

35510 SCHOOLCRAFT RD, LIVONIA, MI 48154 // FOR LEASE

## ADDITIONAL PHOTOS



**Peter Ventura, CCIM** FOUNDING MEMBER

**D:** 248.281.9900 | **C:** 734.751.5600

[peter@paccommercial.com](mailto:peter@paccommercial.com)

**Matthew Schiffman** CEO/MANAGING MEM

**D:** 248.281.9907 | **C:** 248.281.9907

[matt@paccommercial.com](mailto:matt@paccommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

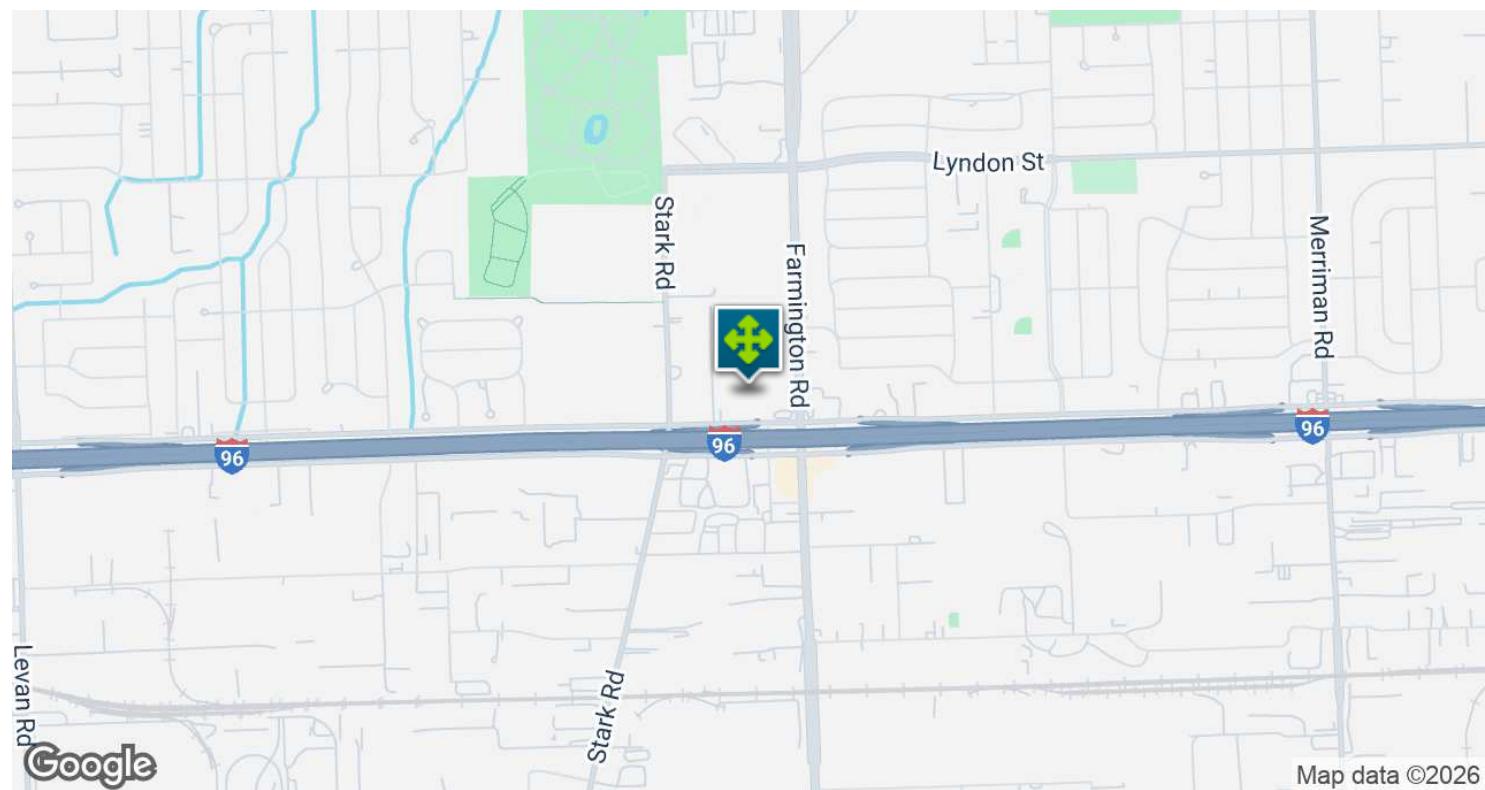
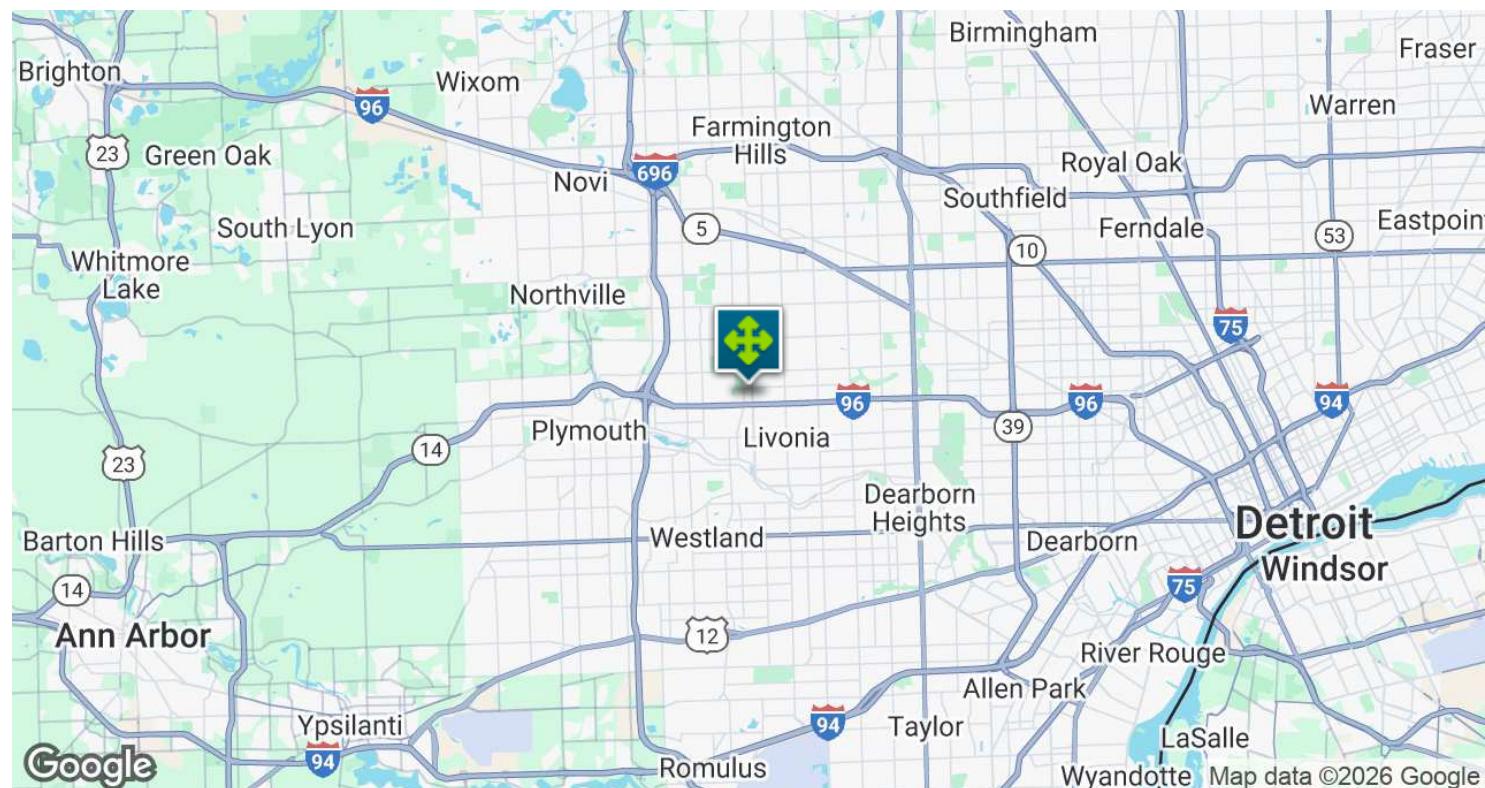
35510 SCHOOLCRAFT RD, LIVONIA, MI 48154 // FOR LEASE

## ADDITIONAL PHOTOS



35510 SCHOOLCRAFT RD, LIVONIA, MI 48154 // FOR LEASE

## LOCATION MAP



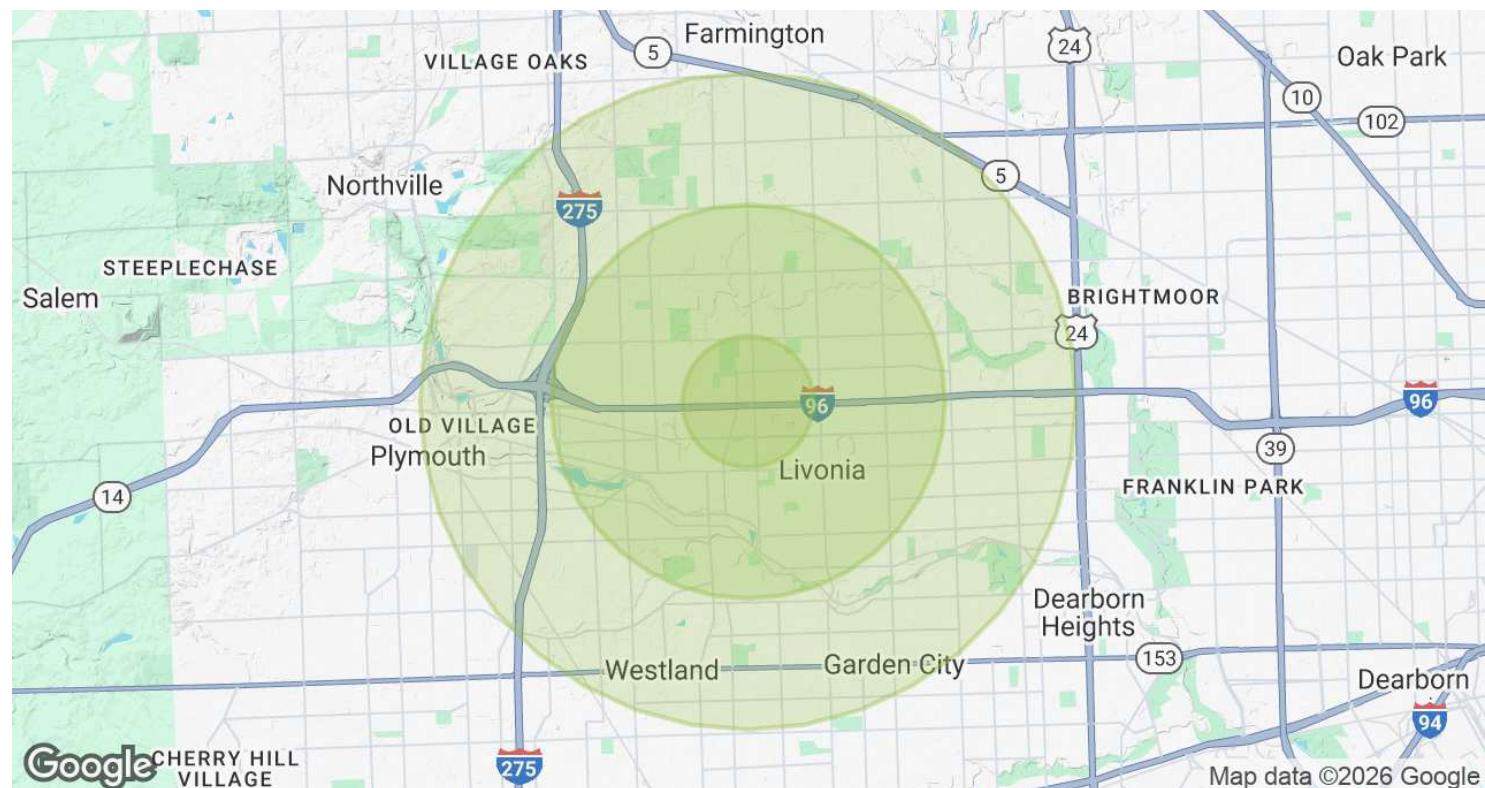
**Peter Ventura, CCIM** FOUNDING MEMBER  
**D:** 248.281.9900 | **C:** 734.751.5600  
[peter@paccommercial.com](mailto:peter@paccommercial.com)

**Matthew Schiffman** CEO/MANAGING MEMBER  
**D:** 248.281.9907 | **C:** 248.281.9907  
[matt@paccommercial.com](mailto:matt@paccommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

35510 SCHOOLCRAFT RD, LIVONIA, MI 48154 // FOR LEASE

## 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)

35510 SCHOOLCRAFT RD, LIVONIA, MI 48154 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



**Peter Ventura, CCIM**

FOUNDING MEMBER

**D:** 248.281.9900

**C:** 734.751.5600

[peter@pacommercial.com](mailto:peter@pacommercial.com)



**Matthew Schiffman**

CEO/MANAGING MEMBER

**D:** 248.281.9907

**C:** 248.281.9907

[matt@pacommercial.com](mailto:matt@pacommercial.com)

**P.A. Commercial**

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[pacommercial.com](http://pacommercial.com)

Follow Us!



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.