

INDUSTRIAL BUILDING FOR SALE



**12400 MERRIMAN ROAD
LIVONIA, MI 48150**


Insite
COMMERCIAL
www.insitecommercial.com

INDUSTRIAL BUILDING FOR SALE

**12400 MERRIMAN ROAD
LIVONIA, MI 48150**

DISCLAIMER / DISCLOSURE	page 3
SUMMARY	page 4
PHOTOGRAPHS	pages 5-8
SURVEY	page 9
BUILDING LAYOUT	page 10
AERIAL	page 11
AREA MAPS	page 12
DEMOGRAPHICS	pages 13-15
TRAFFIC COUNTS	page 16
ZONING ORDINANCE	pages 17-19



1111 W. Oakley Park Road, Suite 220
Commerce, Michigan 48390
(248) 359-9000

www.insitecommercial.com

DISCLAIMER/DISCLOSURE

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



SUMMARY

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Location: 12400 Merriman Rd.
Livonia, MI 48150

Total Building Size: 10,380 SF (1,600 SF)

Lot Size: 1.75 Acres

Parcel ID: 46-103-99-0004-000

Sale Price: \$1,250,000 (\$120/SF)

Clear Height: 17'

Power: 120/208v 3-phase

Doors: (2) O.H. Door – 14'

Zoning: M-2: General Manufacturing

Year Built: 1966

**Demographics in
5 Mile Radius:** Population: 273,395 People
Households: 116,429 Homes
Avg. HH Income: \$95,814
Traffic Counts: 22,864 VPD

Property Highlights:

- Well-maintained industrial building for sale in Livonia
- Located just south of I-96 with Merriman Rd frontage
- Capital Improvements include: Full roof replacement with warranty, warehouse windows, (2) heating units in warehouse and new exhaust fan
- Property has room for expansion of building and/or parking lot
- Zoning allows for outdoor storage

For Information Contact:

KYLE NELSON
248-359-9000



Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.

PHOTOGRAPHS

OFFICE | **INDUSTRIAL** | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



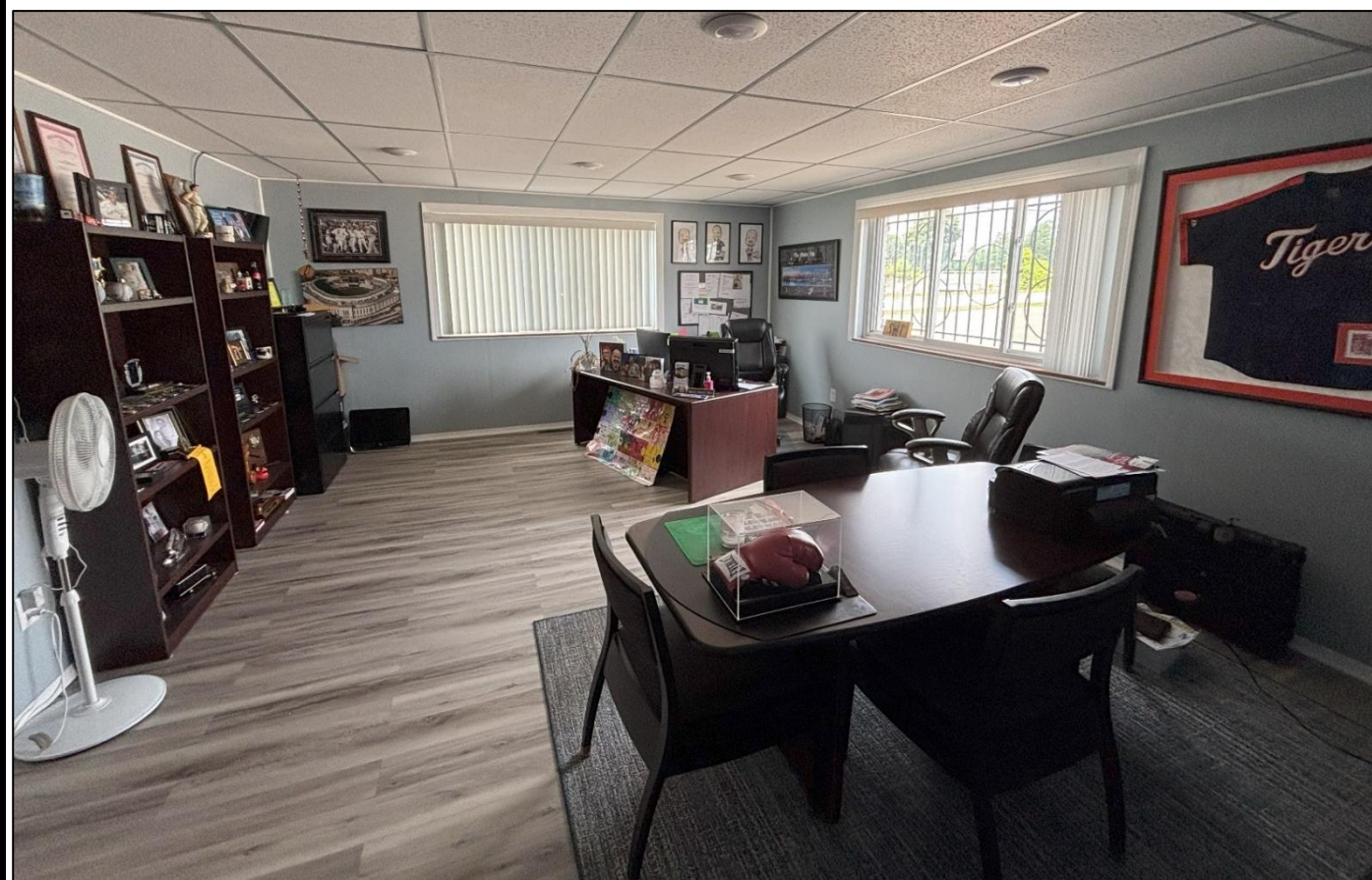
PHOTOGRAPHS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



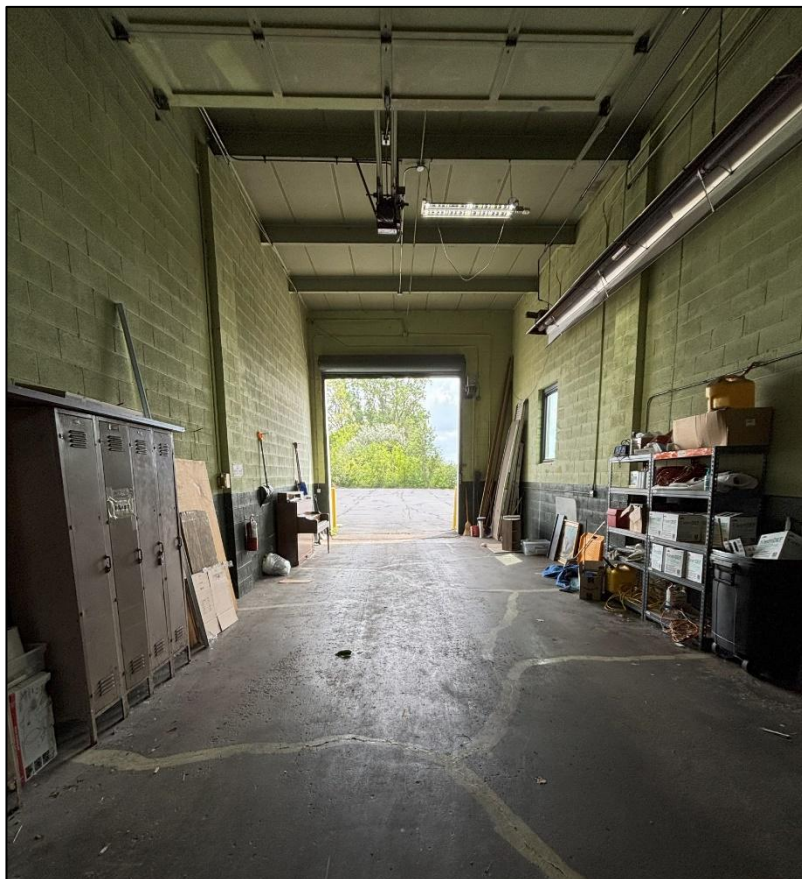
PHOTOGRAPHS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

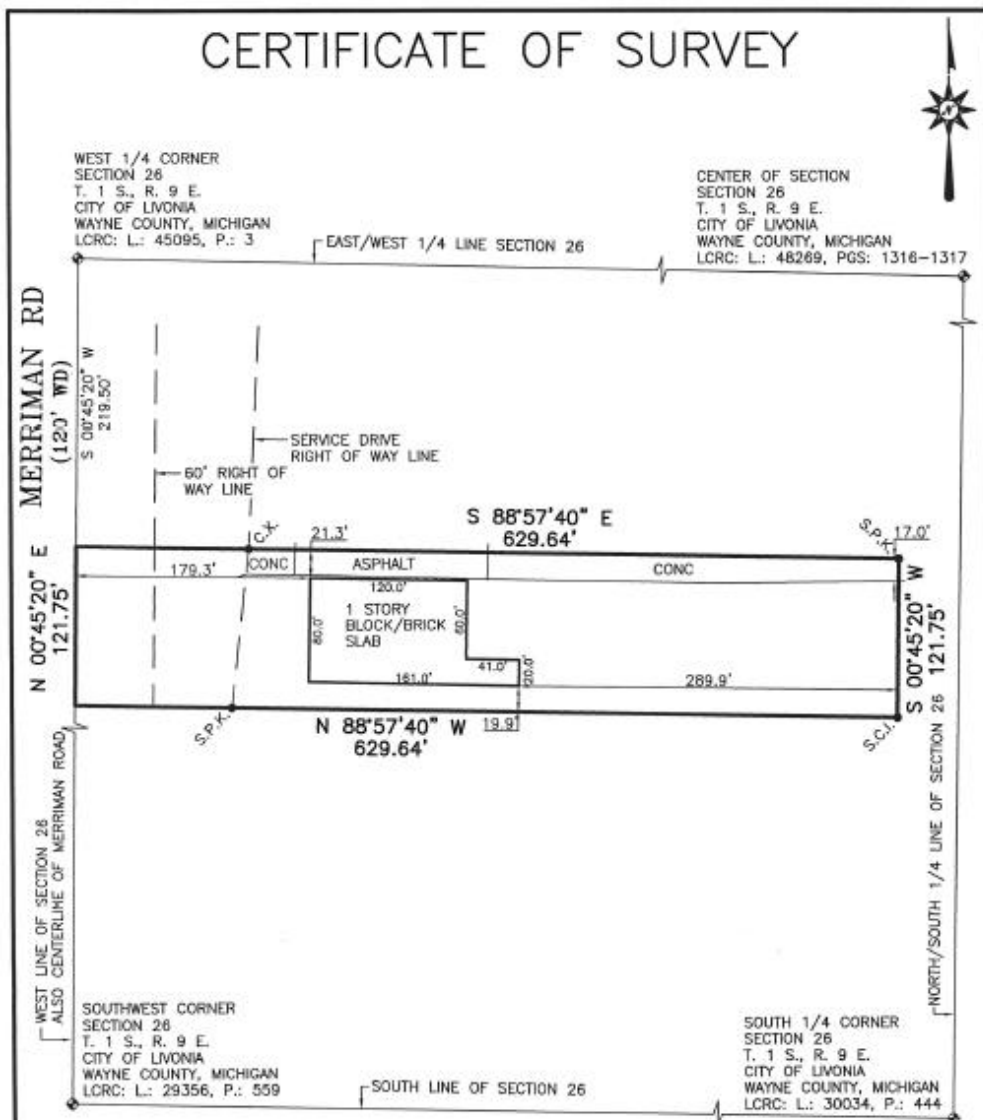


PHOTOGRAPHS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



SURVEY



LEGAL DESCRIPTION

SEE ATTACHED

LEGEND

RECORDED
MEASURED
CHISEL X IN CONC
SET P.K. NAIL
FOUND IRON ROD
FOUND IRON PIPE
SET CAPPED IRON
FOUND CONC. MARK

R.
M.
C.X.
S.P.K.
F.I.R.
F.I.P.
S.C.I.
F.C.M.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 02/13/24 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

Greg L. Ash
GREG LASH, P.L.S. #28400



9450 SOUTH MAIN STREET
SUITE 103
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:
GARY BULSON
12400 MERRIMAN RD
LIVONIA, MI 48150

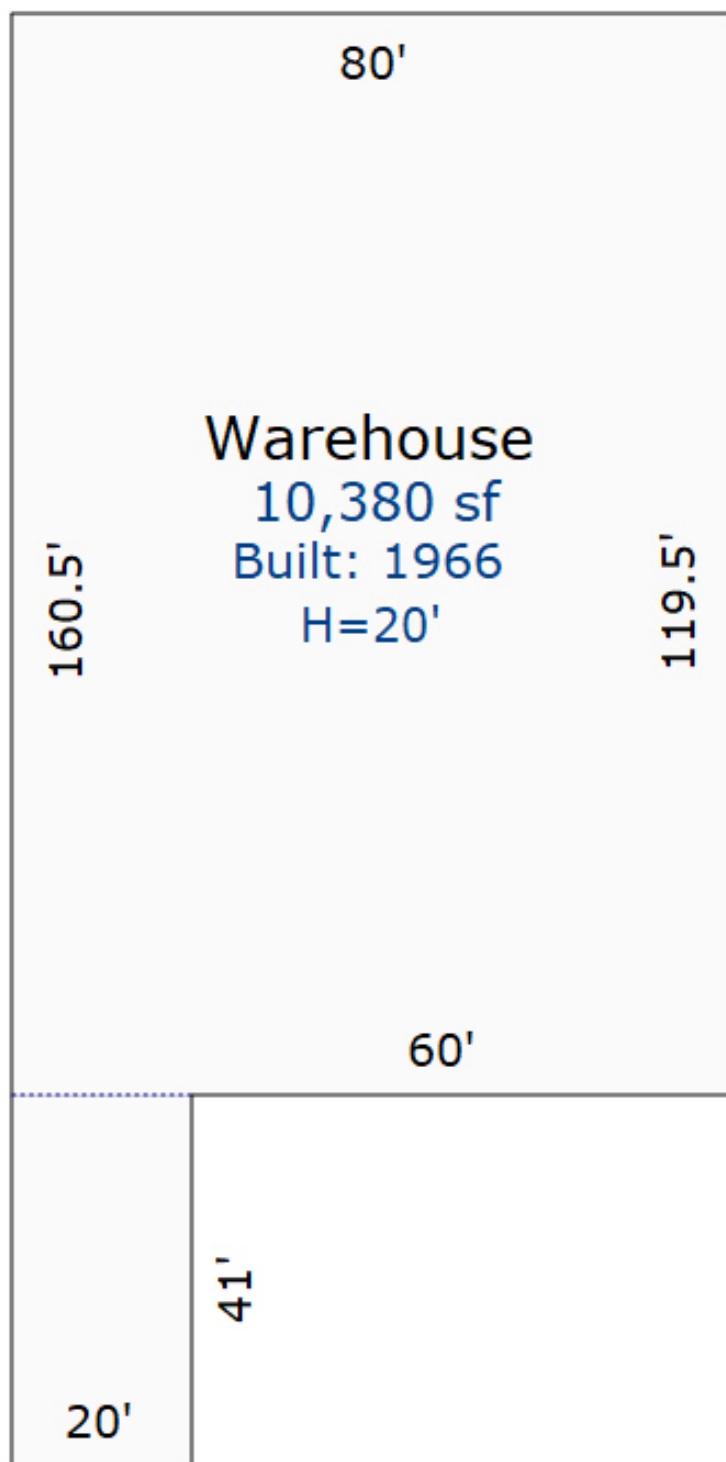
DATE: 02/19/24
JOB NO.: 271-005
FILE NO.: 271-005

SCALE: 0' 100' 200'
1" = 100'

SHEET:
1 OF 2

DRAWN BY:
BGW

BUILDING LAYOUT



AERIAL

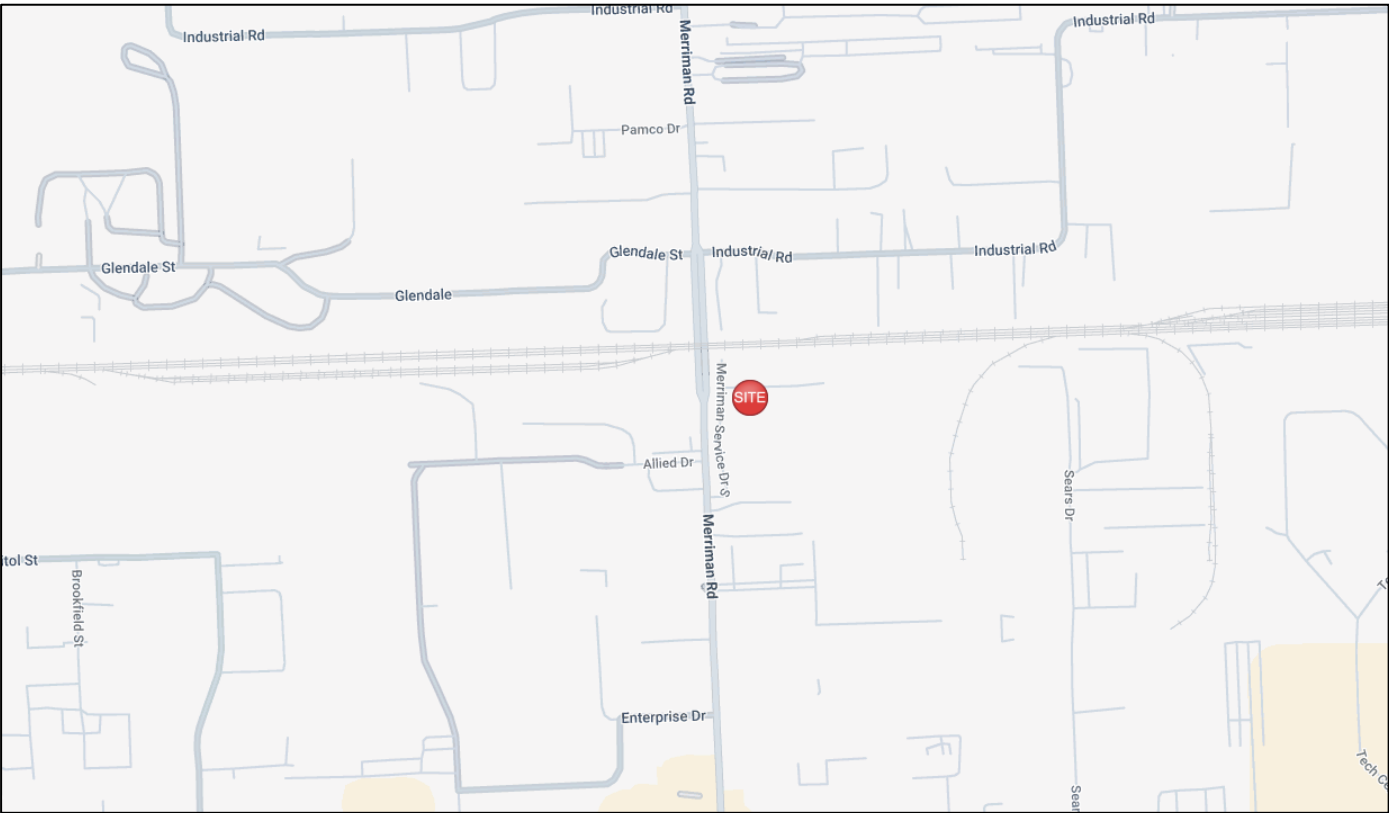
MERRIMAN RD.



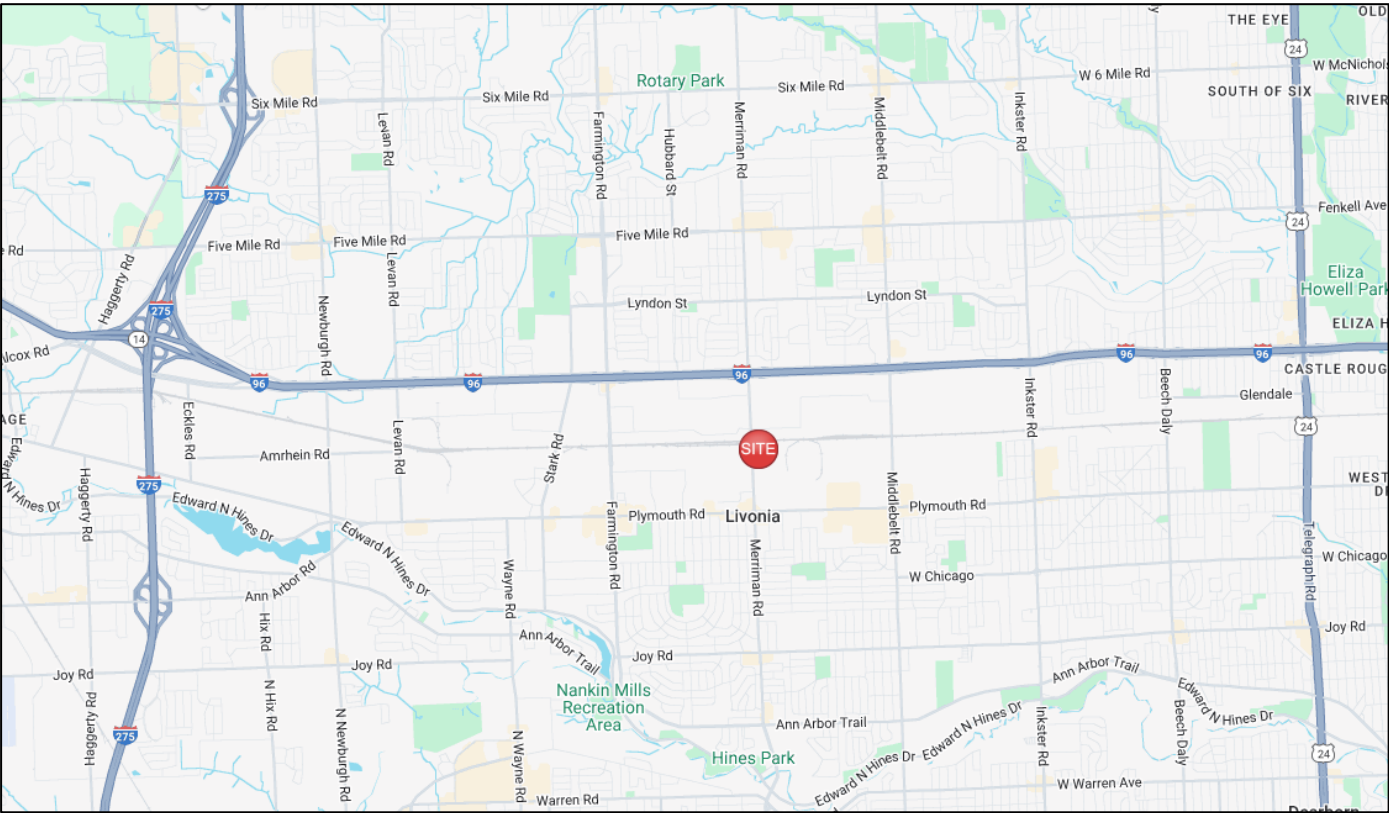
Livonia

AREA MAPS

Local Map



Regional Map



DEMOGRAPHICS



Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.3752/-83.3519

12400 Merriman Rd Livonia, MI 48150	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,435	85,691	273,395
2030 Projected Population	5,236	83,739	267,069
2020 Census Population	5,760	90,274	284,338
2010 Census Population	5,833	90,229	280,250
Projected Annual Growth 2025 to 2030	-0.7%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-0.5%	-0.3%	-0.2%
Households			
2025 Estimated Households	2,231	36,479	116,429
2030 Projected Households	2,166	35,819	114,451
2020 Census Households	2,341	37,835	118,800
2010 Census Households	2,306	36,619	114,851
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	-0.2%	-	-
Age			
2025 Est. Population Under 10 Years	11.9%	10.7%	11.1%
2025 Est. Population 10 to 19 Years	10.3%	10.9%	11.4%
2025 Est. Population 20 to 29 Years	10.9%	11.3%	12.0%
2025 Est. Population 30 to 44 Years	19.5%	19.3%	19.4%
2025 Est. Population 45 to 59 Years	19.3%	19.2%	18.9%
2025 Est. Population 60 to 74 Years	19.7%	19.5%	18.8%
2025 Est. Population 75 Years or Over	8.4%	9.0%	8.4%
2025 Est. Median Age	41.9	42.4	41.1
Marital Status & Gender			
2025 Est. Male Population	49.1%	49.8%	49.1%
2025 Est. Female Population	50.9%	50.2%	50.9%
2025 Est. Never Married	31.8%	31.7%	35.4%
2025 Est. Now Married	51.1%	47.3%	43.0%
2025 Est. Separated or Divorced	11.1%	14.6%	15.1%
2025 Est. Widowed	6.0%	6.4%	6.4%
Income			
2025 Est. HH Income \$200,000 or More	10.3%	7.6%	7.0%
2025 Est. HH Income \$150,000 to \$199,999	15.6%	11.0%	8.9%
2025 Est. HH Income \$100,000 to \$149,999	19.9%	21.6%	18.2%
2025 Est. HH Income \$75,000 to \$99,999	13.4%	14.7%	13.6%
2025 Est. HH Income \$50,000 to \$74,999	15.7%	17.9%	18.1%
2025 Est. HH Income \$35,000 to \$49,999	11.4%	9.5%	11.5%
2025 Est. HH Income \$25,000 to \$34,999	6.4%	5.6%	7.1%
2025 Est. HH Income \$15,000 to \$24,999	2.6%	5.5%	6.4%
2025 Est. HH Income Under \$15,000	4.9%	6.7%	9.1%
2025 Est. Average Household Income	\$116,477	\$105,712	\$95,814
2025 Est. Median Household Income	\$93,052	\$84,642	\$75,127
2025 Est. Per Capita Income	\$47,849	\$45,128	\$40,908
2025 Est. Total Businesses	796	3,903	10,607
2025 Est. Total Employees	11,965	49,787	116,596

DEMOGRAPHICS

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3752/-83.3519

12400 Merriman Rd Livonia, MI 48150	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	86.9%	77.4%	70.0%
2025 Est. Black	5.6%	14.4%	21.2%
2025 Est. Asian or Pacific Islander	2.0%	2.4%	3.2%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	5.3%	5.6%	5.5%
Hispanic			
2025 Est. Hispanic Population	232	4,099	12,092
2025 Est. Hispanic Population	4.3%	4.8%	4.4%
2030 Proj. Hispanic Population	5.2%	5.8%	5.3%
2020 Hispanic Population	4.0%	4.4%	4.4%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	3,976	62,846	197,178
2025 Est. Elementary (Grade Level 0 to 8)	0.8%	1.7%	2.3%
2025 Est. Some High School (Grade Level 9 to 11)	2.6%	4.2%	5.3%
2025 Est. High School Graduate	21.8%	25.9%	27.9%
2025 Est. Some College	24.9%	24.5%	23.9%
2025 Est. Associate Degree Only	7.5%	10.6%	10.6%
2025 Est. Bachelor Degree Only	28.4%	22.8%	19.7%
2025 Est. Graduate Degree	14.1%	10.3%	10.3%
Housing			
2025 Est. Total Housing Units	2,437	39,769	127,558
2025 Est. Owner-Occupied	82.1%	73.6%	64.8%
2025 Est. Renter-Occupied	9.4%	18.2%	26.5%
2025 Est. Vacant Housing	8.5%	8.3%	8.7%
Homes Built by Year			
2025 Homes Built 2010 or later	1.2%	2.0%	2.0%
2025 Homes Built 2000 to 2009	1.8%	2.8%	3.4%
2025 Homes Built 1990 to 1999	2.8%	4.5%	5.8%
2025 Homes Built 1980 to 1989	2.1%	4.1%	6.3%
2025 Homes Built 1970 to 1979	2.0%	8.9%	11.5%
2025 Homes Built 1960 to 1969	24.4%	19.4%	17.6%
2025 Homes Built 1950 to 1959	34.5%	38.1%	31.7%
2025 Homes Built Before 1949	22.9%	11.9%	13.1%
Home Values			
2025 Home Value \$1,000,000 or More	0.1%	1.0%	0.8%
2025 Home Value \$500,000 to \$999,999	1.1%	1.4%	2.5%
2025 Home Value \$400,000 to \$499,999	5.8%	3.8%	5.5%
2025 Home Value \$300,000 to \$399,999	16.2%	14.3%	14.0%
2025 Home Value \$200,000 to \$299,999	61.2%	40.3%	30.7%
2025 Home Value \$150,000 to \$199,999	9.5%	20.9%	21.8%
2025 Home Value \$100,000 to \$149,999	2.4%	9.0%	11.8%
2025 Home Value \$50,000 to \$99,999	1.9%	6.0%	8.7%
2025 Home Value \$25,000 to \$49,999	0.6%	1.4%	1.6%
2025 Home Value Under \$25,000	1.2%	1.9%	2.5%
2025 Median Home Value	\$257,201	\$225,158	\$217,435
2025 Median Rent	\$1,053	\$979	\$985

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHICS

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3752/-83.3519

12400 Merriman Rd Livonia, MI 48150	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	4,436	70,904	224,284
2025 Est. Civilian Employed	65.6%	64.2%	61.1%
2025 Est. Civilian Unemployed	2.4%	2.7%	3.1%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	32.0%	33.0%	35.7%
2025 Labor Force Males	48.6%	49.5%	48.8%
2025 Labor Force Females	51.4%	50.5%	51.2%
Occupation			
2025 Occupation: Population Age 16 Years or Over	2,911	45,530	137,090
2025 Mgmt, Business, & Financial Operations	19.2%	16.4%	15.4%
2025 Professional, Related	29.0%	23.4%	22.6%
2025 Service	13.5%	16.4%	16.6%
2025 Sales, Office	22.0%	19.3%	20.0%
2025 Farming, Fishing, Forestry	-	0.1%	0.1%
2025 Construction, Extraction, Maintenance	4.7%	7.4%	7.3%
2025 Production, Transport, Material Moving	11.6%	17.0%	18.1%
2025 White Collar Workers	70.1%	59.0%	57.9%
2025 Blue Collar Workers	29.9%	41.0%	42.1%
Transportation to Work			
2025 Drive to Work Alone	72.4%	71.7%	72.9%
2025 Drive to Work in Carpool	7.2%	9.1%	9.5%
2025 Travel to Work by Public Transportation	1.1%	1.7%	1.8%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.4%	1.5%	1.6%
2025 Other Means	1.1%	1.4%	1.4%
2025 Work at Home	16.7%	14.4%	12.7%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	21.5%	22.7%	21.6%
2025 Travel to Work in 15 to 29 Minutes	46.1%	42.7%	44.1%
2025 Travel to Work in 30 to 59 Minutes	28.4%	30.4%	30.5%
2025 Travel to Work in 60 Minutes or More	4.0%	4.2%	3.8%
2025 Average Travel Time to Work	22.4	23.1	22.8
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$238.98 M	\$3.62 B	\$10.87 B
2025 Est. Apparel	\$4.42 M	\$67.33 M	\$202.95 M
2025 Est. Contributions, Tax and Retirement	\$69.33 M	\$989.61 M	\$2.84 B
2025 Est. Education	\$5.6 M	\$83.54 M	\$247.06 M
2025 Est. Entertainment	\$13.67 M	\$208.56 M	\$629.42 M
2025 Est. Food, Beverages, Tobacco	\$27.81 M	\$434.71 M	\$1.34 B
2025 Est. Health Care	\$15.22 M	\$246.82 M	\$779.76 M
2025 Est. Household Furnishings and Equipment	\$6.41 M	\$97.14 M	\$291.17 M
2025 Est. Household Operations, Shelter, Utilities	\$49.89 M	\$786.72 M	\$2.45 B
2025 Est. Miscellaneous Expenses	\$4.14 M	\$62.78 M	\$188.22 M
2025 Est. Personal Care	\$2.95 M	\$46.29 M	\$143.34 M
2025 Est. Transportation	\$39.56 M	\$597.52 M	\$1.75 B

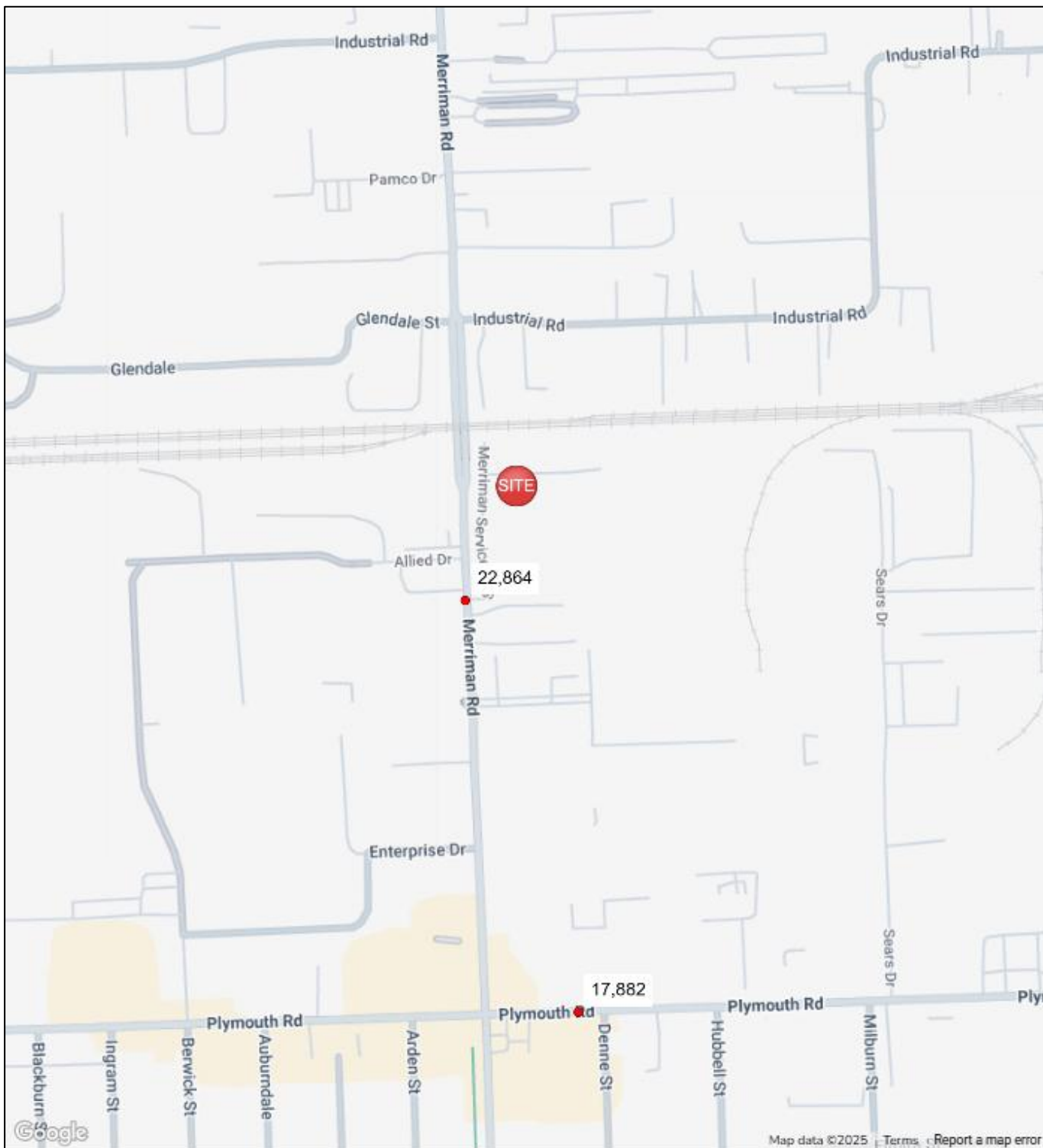
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 3 of 3

15

TRAFFIC COUNTS



12400 Merriman Rd

Livonia, MI 48150

July 2025



ZONING ORDINANCE

Section 3.17 - M-2 General Manufacturing District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all M-2 Districts.

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1))	Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57)
Any lawful use of land or buildings not herein expressly provided for or prohibited	Heliports (Section 6.27)
Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36)
Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards
Bulk storage of refined petroleum products	
Caregiver grow facilities (Section 6.10)	
Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	
Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 (8))	
Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	
Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	
Experimental product development and testing including limited manufacturing (Section 6.22(3))	
Garages, repair shops, rustproofing and similar highway services (Section 6.24)	
General offices	
Heavy manufacturing and general industrial plants	

ZONING ORDINANCE

• Industrial, scientific, or business research development and testing laboratories and offices	
• Industrial parks (Section 7.28)	
• Industrial plants manufacturing, processing or assembling (Section 2.02, Section 2.02(2))	
• Internet-based exotic vehicle sales (Section 6.33)	
• Laundry and dry-cleaning establishments	
• Outdoor storage of Recreational Equipment (Section 6.44)	
• Paint shops (Section 2.01 (8))	
• Parking structure (Section 9.09)	
• Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))	
• Professional offices (Section 2.02, Section 2.02(2))	
• Public utility uses	
• Steel fabricators and special trade contractors (Section 6.58)	
• Temporary buildings for construction purposes for a period not to exceed the duration of construction	
• Tool and die shops and pattern making shops	
• Warehouses (Section 2.01, Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES. In all M-2 Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:

- a) All uses that are prohibited in an M-1 District.

ZONING ORDINANCE

b) Tanneries, slaughterhouses, stock yards, glue factories, soap factories, asphalt mixing, batching or paving plants, oil or asphalt refineries.
c) Furniture stores.
d) Indoor recreational uses.
e) The operation of forgings by steam or board hammers except where located more than one thousand (1,000) feet from any district zoned as residential as measured from any point on the property and only when approved by the City Council after review and submission of findings by the City Planning Commission. No such approval shall be given until the City Council is satisfied that vibration and noise will be reduced to a reasonable minimum through construction and use of the most modern and effective facilities available for such purpose.
f) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights, waste, discharge of by-products, or the accumulation of unsightly waste materials on private or public property.
g) Uses like the above specified uses.

DIMENSION REGULATIONS	
Lot Standards	M-2
Front Yard Setback	(o)
Rear Yard Setback	(o)
Side Yard Setback	(o)
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

(Ord. of 4-18-2022; Ord. of 2-14-2023)