



Industrial For Lease

Property Name: Rosati Industrial Park
Location: 34414 Rosati Avenue
City, State: Livonia, MI
Cross Streets: Stark Road
County: Wayne
Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	1,300
Total Building Sq. Ft.:	7,000	Available Shop Sq. Ft.:	5,700	Office Dim:	N/A
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PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	2026
Clear Height:	22'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 14 x 14	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry	Lighting:	LED	Roof:	EPDM
Structural System:	Masonry	Bay Sizes:	58' Clear Span	Floors:	6" Reinforced
Air-Conditioning:	Carrier RTUs	Restrooms:	3	Floor Drains:	Yes
Heating:	Carrier RTUs	Cranes:	No	Acreage:	0.550
Availability:	Q4 2026	Parking:	12	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 277/480 Volts				

PRICING INFORMATION

Lease Rate:	\$12.75	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	Est. \$2.00/SF	Deposit:	N/A
Lease Term:	5-10 Year(s)	Parcel #:	46-111-03-0014-000	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: NNN - tenant pays taxes, insurance, and CAM

COMMENTS

New construction freestanding industrial building; expected delivery 4th Quarter 2026. Building features: 1,000 amps / 277-480 volts, 22' clear height, 100% air-conditioned, (1) 14'x14' grade-level door, 6" reinforced floor, 12 parking spaces, 1-mile from I-96 freeway. Three Carrier RTUs in the shop totaling 6-ton capacity. LED lighting throughout, clear span shop, all freshly painted, with great natural lighting.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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