



**SIGNATURE
ASSOCIATES**
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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

Total Building Sq. Ft.: 7,000
Available Sq. Ft.: 7,000

Building Type: Built
Available Shop Sq. Ft.: 5,700
Available Office Sq. Ft.: 1,300

Mezzanine: 1,300
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 22'
Grade Level Door(s): 1: 14 x 14
Truckwells or Docks: 0
Exterior Construction: Masonry
Structural System: Masonry
Air-Conditioning: Carrier RTUs
Heating: Carrier RTUs
Availability: Q4 2026
Power (Amps/Volts): 1000 Amps, 277/480 Volts

Freestanding: Yes
Rail: No
Security: No
Interior: N/A
Lighting: LED
Bay Sizes: 58' Clear Span
Restrooms: 3
Cranes: No
Parking: 12

Year Built: 2026
Sprinklers: No
Signage: Yes
Exterior: N/A
Roof: EPDM
Floors: 6" Reinforced
Floor Drains: Yes
Acreage: 0.550
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$12.75
Lease Type: NNN
Lease Term: 5-10 Year(s)

Mthly Rate: N/A
Taxes: Est. \$2.00/SF
Parcel #: 46-111-03-0014-000
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: 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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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.