



## Industrial For Lease

**Property Name:**  
**Location:** 31145 Eight Mile Road  
**City, State:** Livonia, MI  
**Cross Streets:** Merriman Road  
**County:** Wayne  
**Zoning:** M-1, Light Manufacturing

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	6,881	<b>Available Shop Sq. Ft.:</b>	5,800
<b>Available Sq. Ft.:</b>	6,881	<b>Available Office Sq. Ft.:</b>	1,081
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	40 x 145

### PROPERTY INFORMATION

<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1978
<b>Clear Height:</b>	15'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	2: 12 x 12, 14 x 14	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Block/Brick	<b>Lighting:</b>	T-8 Fluorescent
<b>Structural System:</b>	Steel	<b>Bay Sizes:</b>	N/A
<b>Air-Conditioning:</b>	Yes	<b>Restrooms:</b>	3
<b>Heating:</b>	Co-Ray/Radiant	<b>Cranes:</b>	Yes, (2) 5-Ton
<b>Availability:</b>	Immediately	<b>Parking:</b>	25, Estimated
<b>Power (Amps/Volts):</b>	400 Amps, 240 Volts, 3-Phase, Buss duct		
		<b>Roof:</b>	New
		<b>Floors:</b>	Concrete
		<b>Floor Drains:</b>	None
		<b>Acreage:</b>	0.770
		<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Lease Rate:</b>	\$10.25	<b>Mthly Rate:</b>	N/A	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	\$11,201.89 (2024/25)	<b>Deposit:</b>	N/A
<b>Lease Term:</b>	-	<b>Parcel #:</b>	006-99-0088-000	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** N/A

### COMMENTS

Extremely well-maintained small crane building For Lease. Great image building. Features air-lines throughout, polished concrete floors, beautiful office space, and a fenced concrete yard. Power shown is estimated and should be verified. Main road exposure.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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