



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 | | Building Type: | Built | Mezzanine: | N/A |
|------------------------------|-------|---------------------------|-------|-------------|----------|
| Total Building Sq. Ft.: | 7,000 | Available Shop Sq. Ft.: | 5,800 | Office Dim: | N/A |
| Available Sq. Ft.: | 7,000 | Available Office Sq. Ft.: | 1,200 | Shop Dim: | 40 x 145 |

| PROPERTY INFORMATION | | Freestanding: | Yes | Year Built: | 1978 |
|------------------------|---|---------------|-----------------|------------------|----------|
| Clear Height: | 15' | Rail: | No | Sprinklers: | No |
| Grade Level Door(s): | 2: 12 x 12, 14 x 14 | Security: | Yes | Signage: | Yes |
| Truckwells or Docks: | 0 | Interior: | N/A | Exterior: | N/A |
| Exterior Construction: | Block/Brick | Lighting: | T-8 Fluorescent | Roof: | New |
| Structural System: | Steel | Bay Sizes: | N/A | Floors: | Concrete |
| Air-Conditioning: | Yes | Restrooms: | 3 | Floor Drains: | None |
| Heating: | Co-Ray/Radiant | Cranes: | Yes, (2) 5-Ton | Acreage: | 0.770 |
| Availability: | 1/1/2026 | Parking: | 25, Estimated | Land Dimensions: | N/A |
| Power (Amps/Volts): | 400 Amps, 240 Volts, 3-Phase, Buss duct | | | | |

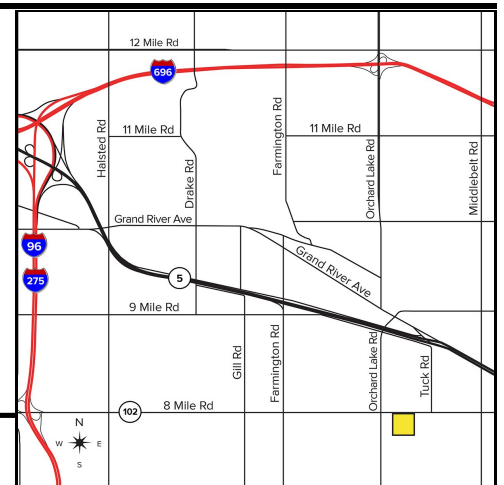
PRICING INFORMATION

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