



Industrial For Lease

Property Name:

Location: 33865 Capitol Street
City, State: Livonia, MI
Cross Streets: N. of Plymouth Road, E. of Stark Road
County: Wayne
Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	12,316	Available Shop Sq. Ft.:	10,216	Office Dim:	N/A
Available Sq. Ft.:	12,316	Available Office Sq. Ft.:	2,100	Shop Dim:	N/A

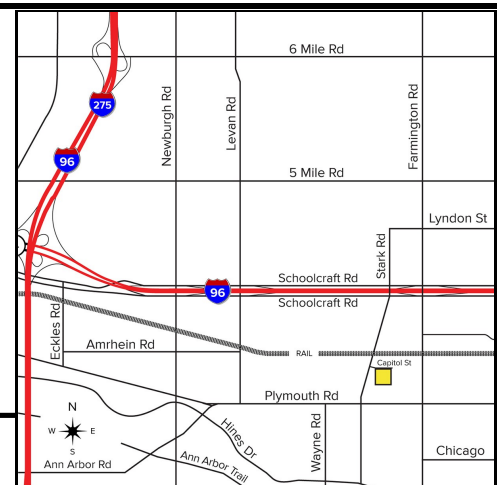
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1998
Clear Height:	18'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 14	Security:	No	Signage:	Yes
Truckwells or Docks:	1	Interior:	No	Exterior:	Yes
Exterior Construction:	Brick/Block	Lighting:	T-5 Fluorescent	Roof:	Built Up
Structural System:	Steel	Bay Sizes:	50 x 50	Floors:	6" Concrete
Air-Conditioning:	Central	Restrooms:	4	Floor Drains:	No
Heating:	Gas Forced Air	Cranes:	No	Acreage:	0.890
Availability:	Immediately	Parking:	Code	Land Dimensions:	204 x 190
Power (Amps/Volts):	400 Amps, 208 Volts				

PRICING INFORMATION		Mthly Rate:	N/A	TD:	N/A
Lease Rate:	\$8.95	Taxes:	\$17,027.17 (2025)	Deposit:	N/A
Lease Type:	NNN	Parcel #:	46-112-99-0014-004	Assessor #:	N/A
Lease Term:	5-10 Year(s)	Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: Real estate taxes, building insurance, & CAM (approx. \$2.50/SF)

COMMENTS

One of the absolute best buildings in the entire I-275/I-696/I-96 Corridor.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Sallen, (248) 948-0105, gsallen@signatureassociates.com