

34417 ROSATI AVENUE
LIVONIA, MICHIGAN



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

INDUSTRIAL FOR SALE OR LEASE
2,850 - 11,624 Square Feet Available

BRAND NEW CONSTRUCTION



PROPERTY FEATURES

- 2,850 - 11,624 square feet available for lease
- 19' clear height
- (2) 12' x 12', (2) 14' x 14' grade level doors
- 48 parking spaces
- Units can be leased together or separate
- 1000 amps, 120/208 volts, 3-phase power
- Lease Rate: \$12.00/sq. ft. NNN
- Sale Price: \$1,900,000



For more information, please contact:

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One Towne Square, Suite 1200

Southfield, MI 48076

www.signatureassociates.com

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AVAILABLE

PERMITTED USES	WAIVER USES
Accessory structures and uses (Section 7.23, Section 7.23(1))	Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57)
Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01 Section 2.01(8))	Garages, repair shops, rustproofing and similar highway services (Section 6.24)
Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	Heliports (Section 6.27)
Bulk storage of refined petroleum products	Indoor recreational uses (Section 2.01, Section 2.01(8)) (Section 6.32)
Caregiver grow facilities (Section 6.10)	Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36)
Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	Outdoor storage of recreational equipment (Section 6.44)
Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 Section 2.01(8))	Parking structure (Section 9.09)
Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	Retail sales (Section 2.01, Section 2.01(8)) (Section 6.52)
Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	Steel fabricators and special trade contractors (Section 6.58)
Experimental product development and testing including limited manufacturing (Section 6.22(3))	Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards

PERMITTED USES
General offices
Industrial parks (Section 7.28)
Industrial, scientific, or business research development and testing laboratories and offices
Internet-based exotic vehicle sales (Section 6.33)
Industrial plants manufacturing, processing or assembling (Section 2.02, Section 2.02(2))
Laundry and dry-cleaning establishments
Paint shops (Section 2.01(8))
Parks and outdoor recreational uses (Section 2.02, Section 2.02(2))
Professional offices (Section 2.02, Section 2.02(2))
Public utility uses
Temporary buildings for construction purposes for a period not to exceed the duration of construction
Tool and die shops and pattern making shops
Warehouses (Section 2.01, Section 2.01(8))
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.

DIMENSION REGULATIONS	
Lot Standards	M-1
Front Yard Setback	(n)
Rear Yard Setback	(n)
Side Yard Setback	(n)
Max. Building Setback	50 feet, except as provided in Section 7.17 to Section 7.20
Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.	

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PROHIBITED USES. In all M-1 Districts no building shall be erected or used, in whole or part, for any one or more of the following uses:

- a) All uses permitted in N1, N2, R-U-F, NM1, NM2, C-1, C-2 and C-3 Districts unless expressly permitted in this Article.
- b) All waiver uses listed in any of the N1, N2, RUF, NM1, NM2, C1, C2, and C3 Districts unless expressly permitted in this Article.
- c) Junk yards and businesses handling junk, waste, trash, or rubbish.
- d) Used auto parts or auto wrecking establishments.
- e) Incubation, raising, or storing of poultry.
- f) Slaughtering of animals.
- g) Use or operation of steam hammers, forging equipment.
- h) Heavy manufacturing drop forging plants, foundries, and boiler works.
- i) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights or vibration, or the accumulation of unsightly waste materials on private or public property.



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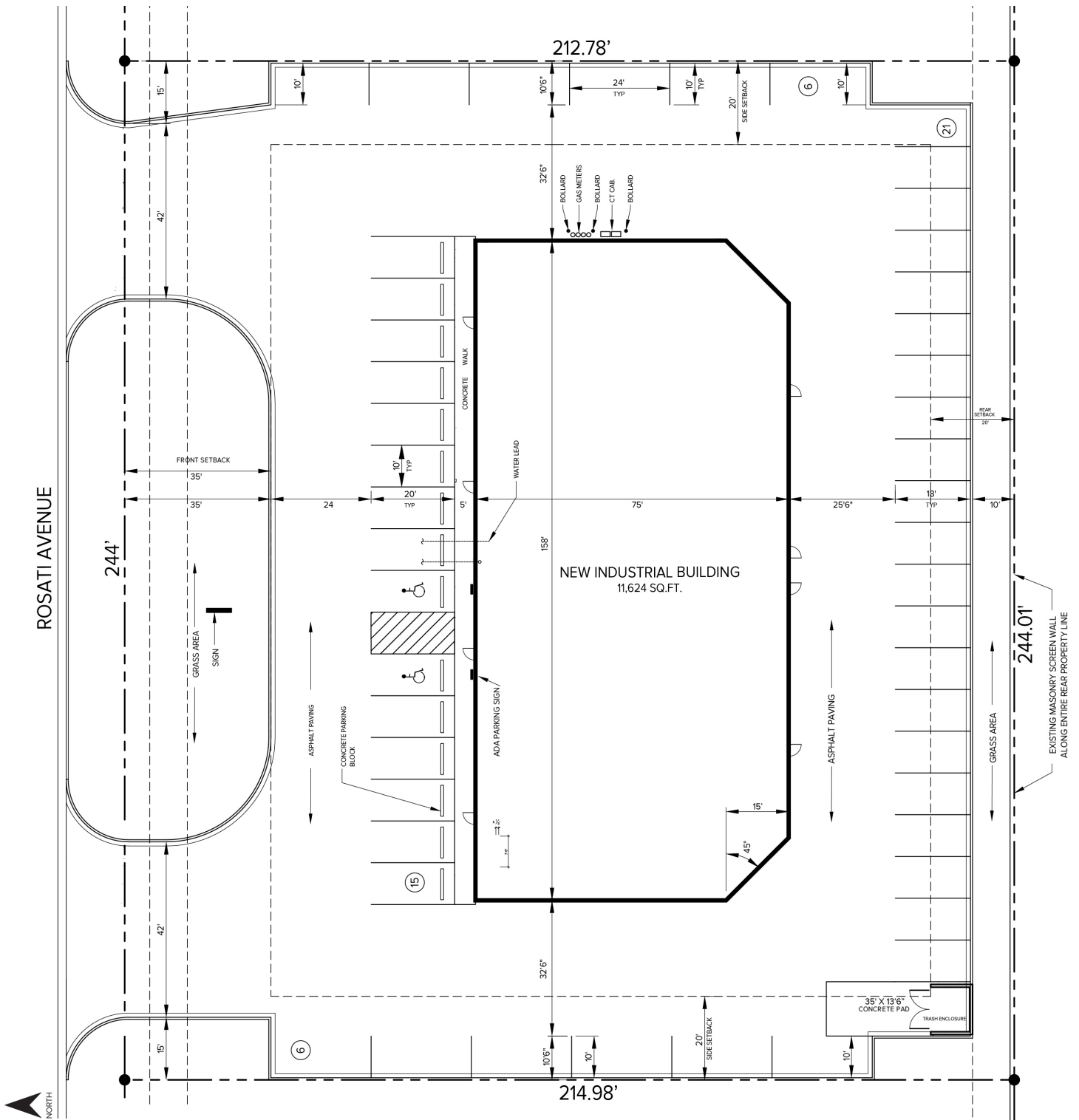
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Site Plan



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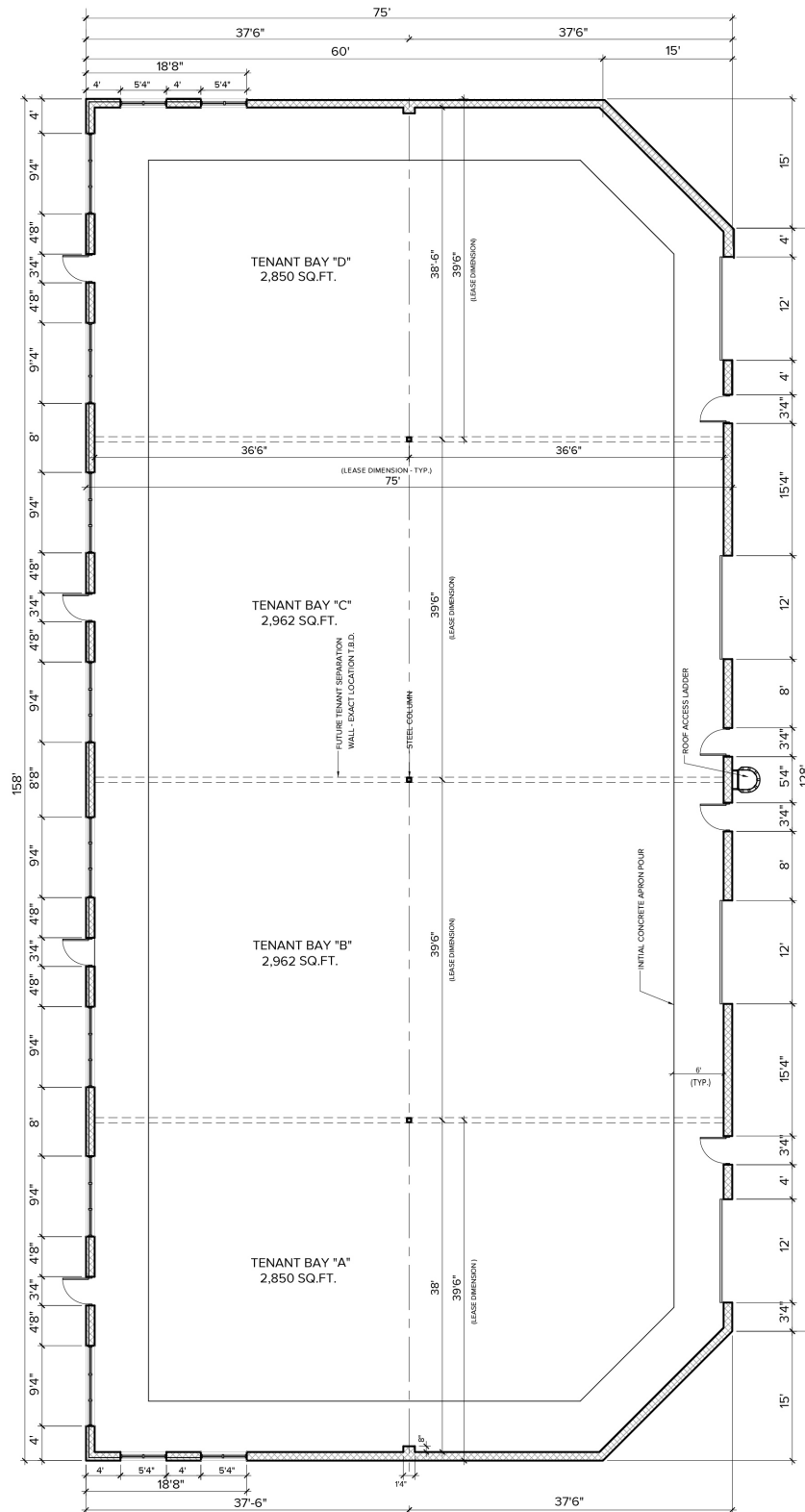
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Floor Plan



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