

SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name: Livonia Technology Center
Location: 36975 Schoolcraft Road
City, State: Livonia, MI
Cross Streets: E. of Newburgh Road
County: Wayne
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	20,000	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	20,000	**Available Shop Sq. Ft.:**	18,000	**Office Dim:**	60 x 108
		Available Office Sq. Ft.:	2,000	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	20'	**Freestanding:**	Yes	**Year Built:**	1989
Grade Level Door(s):	1: 12 x 14	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	2	**Security:**	No	**Signage:**	Yes
Exterior Construction:	Masonry	**Interior:**	No	**Exterior:**	Yes
Structural System:	Steel	**Lighting:**	T-5	**Roof:**	Flat/Membrane
Air-Conditioning:	Office	**Bay Sizes:**	N/A	**Floors:**	Concrete
Heating:	GFA	**Restrooms:**	3	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	3.540
Power (Amps/Volts):	600 Amps, 240 Volts, 3-Phase	**Parking:**	36	**Land Dimensions:**	N/A

PRICING INFORMATION

Lease Rate:	$8.25	**Mthly Rate:**	N/A	**TD:**	N/A
Lease Type:	NNN	**Taxes:**	$49,245.33 (2025/2026)	**Deposit:**	TBD
Lease Term:	5 Year(s)	**Parcel #:**	46-114-99-0009-001	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: N/A

COMMENTS

Great 20,000 sq. ft. warehouse/distribution building with two truck docks and minimal office for lease with immediate access to I-96.



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.