Crabill & Company

PRIME INDUSTRIAL SPACE FOR LEASE

20,000 SF UP TO 165,000 SF



31770 ENTERPRISE DR. LIVONIA, MI 48150



- **11 ACRES**
- **26 TRUCK DOCKS**
- **24' - 32' CEILING HEIGHT**
- **UPDATED OFFICE AREAS**
- **EPOXY SEALED FLOORS**

20,000 SF EXPANABLE UP TO 165,000 SF

PROPERTY HIGHLIGHTS

EXPANADLE SPACE
20,000 SF Expandable
Up to 165,000 SF

PRIME LOCATION
Situated on 11 acres in Livonia, with excellent access to major highways

LOGISTICS READY
26 truck docks for efficient loading and unloading

FLEXIBLE CLEAR HEIGHT
24' to 32' ceiling height to accommodate various operations

TRAILER PARKING
Ample trailer parking for your fleet

MODERN OFFICE AREAS
Updated office areas to support your business needs

QUALITY FEATURES
Epoxy sealed floors for durability and easy maintenance

COMFORT & EFFICIENCY
Radiant heat throughout the industrial space

TALL CEILING
Ceiling height from 18' to 31' for maximum versatility

LEASE RATE: $7.75/PSF

For more information, please contact:

BRIAN CRAWFORD
(248) 561-9586
crawford@crabillco.com

CRABILL & COMPANY
(734) 261-8200
33640 Schoolcraft Rd.
Livonia, MI 48150

information is subject to verification and no liability or omissions is assumed. Price and terms are subject to change and listing withdrawn without notice.

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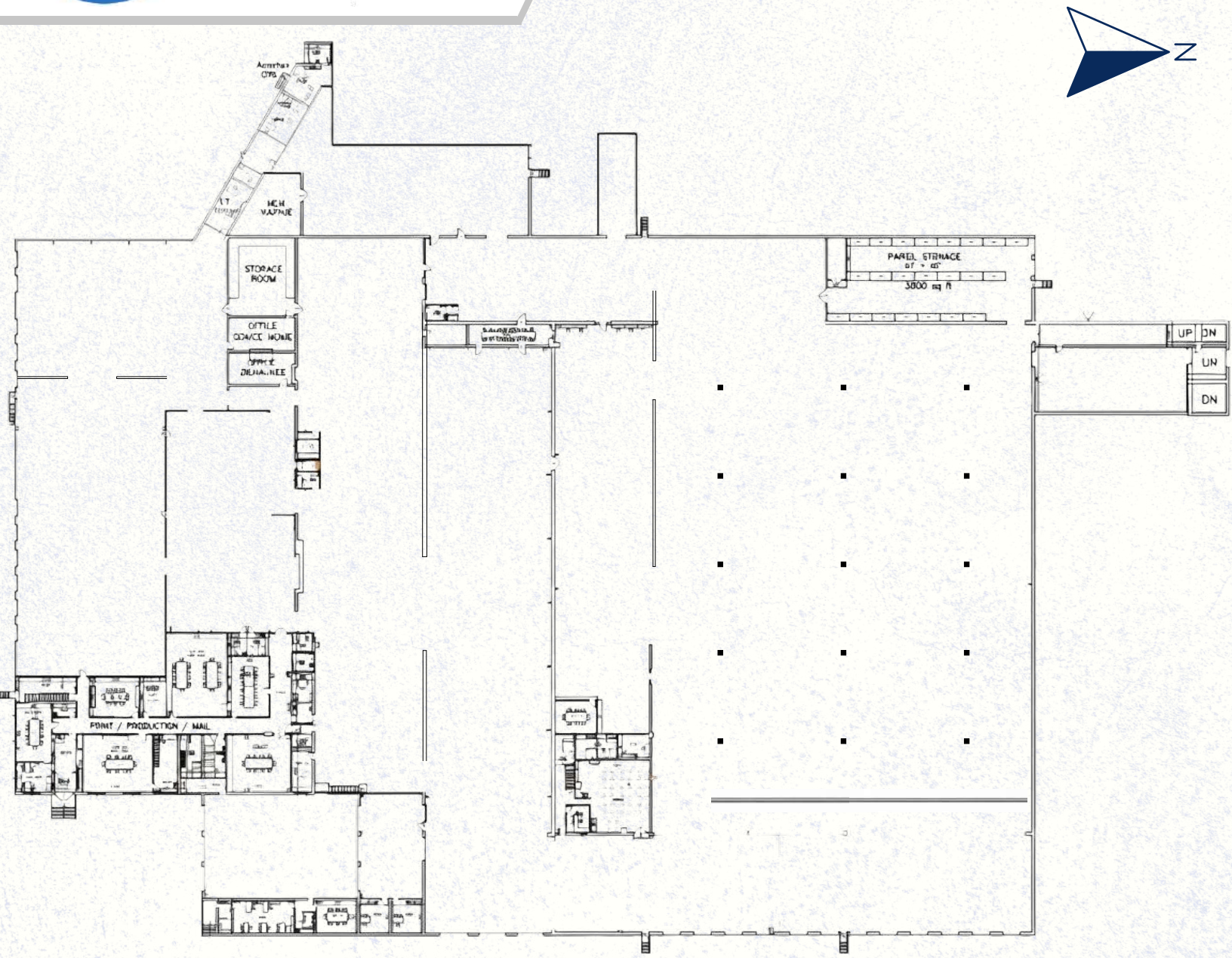

Disclaimer: This blueprint has been modified for presentation purposes and may not reflect the original plans exactly. All dimensions and details should be independently verified.

11
ACRES TOTAL

AMPLE PARKING
ON-SITE TRAILER PARKING

MINUTES TO
I-96

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20,000 SF UP TO 165,000 SF INDUSTRIAL

AERIAL SITE PLAN



PROPERTY SPECIFICATIONS

26 Loading Docks
Efficient shipping and receiving operations

24'–32' Clear Heights
Accommodates warehouse and distribution users

11 Acre Site
Room for maneuverability and future growth

Trailer Parking Available
Ideal for logistics and transportation users

Updated Office Space
Move-in ready administrative areas

Primary 200 Amp / 3-Phase Power
Supports manufacturing and industrial operations

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