



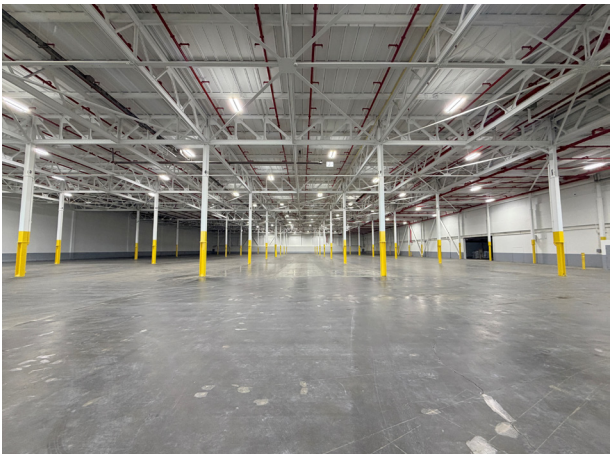
28320 PLYMOUTH ROAD

Livonia, MI 48150

132,732 SF

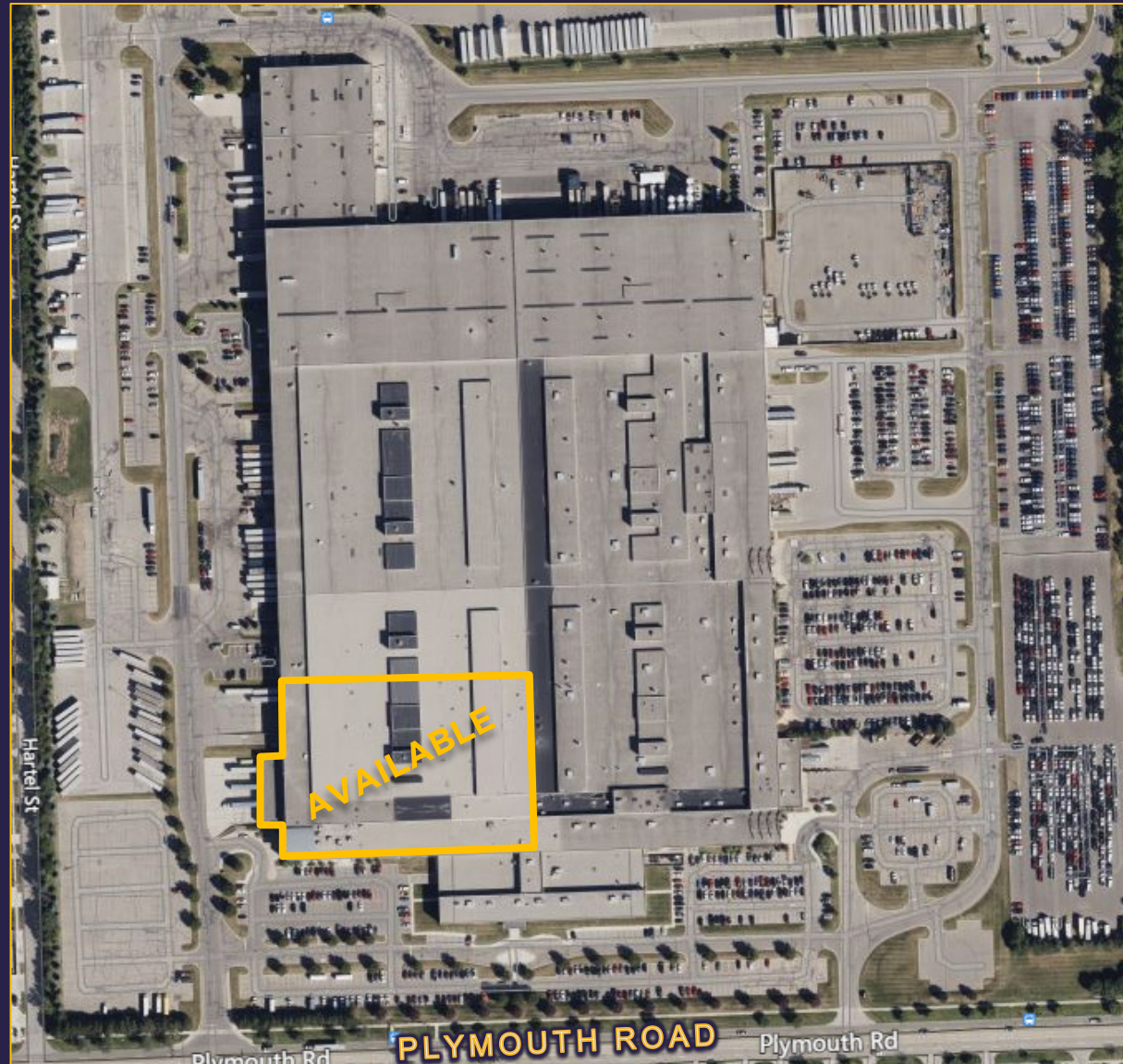


RENOVATION UNDERWAY



PROPERTY DETAILS

Address	28320 Plymouth Rd Livonia, MI 48150
Space Available	132,732 SF
Office Space	17,812 SF (1 st flr 8,967 SF / 2 nd flr 8,845 SF)
Availability	Immediate
Year Built/Renovated	1955 / 2014
Total Site	75.88 Acres
Divisible	No
Construction	Steel frame / insulated block
Bay Size	40'x48'
Grade Level Doors	1 (14'x14')
Docks/Wells	14 (8 are 9'x10') (6 are 10'x10'6")
Roof	Ballasted single ply EPDM
Floor	EPDM 8" dock area / 7" warehouse area
Ceiling Height	30'
Parking	2,543 spaces (complex total)
HVAC	Radiant tube & forced air
Power	480/277v 3p
Lighting	LED
Sprinklers	ESFR K34
Zoning	M2: General Manufacturing
Asking Rate	\$7.75/SF NNN
2025 Est. OPEX	\$1.68/SF (includes domestic water)



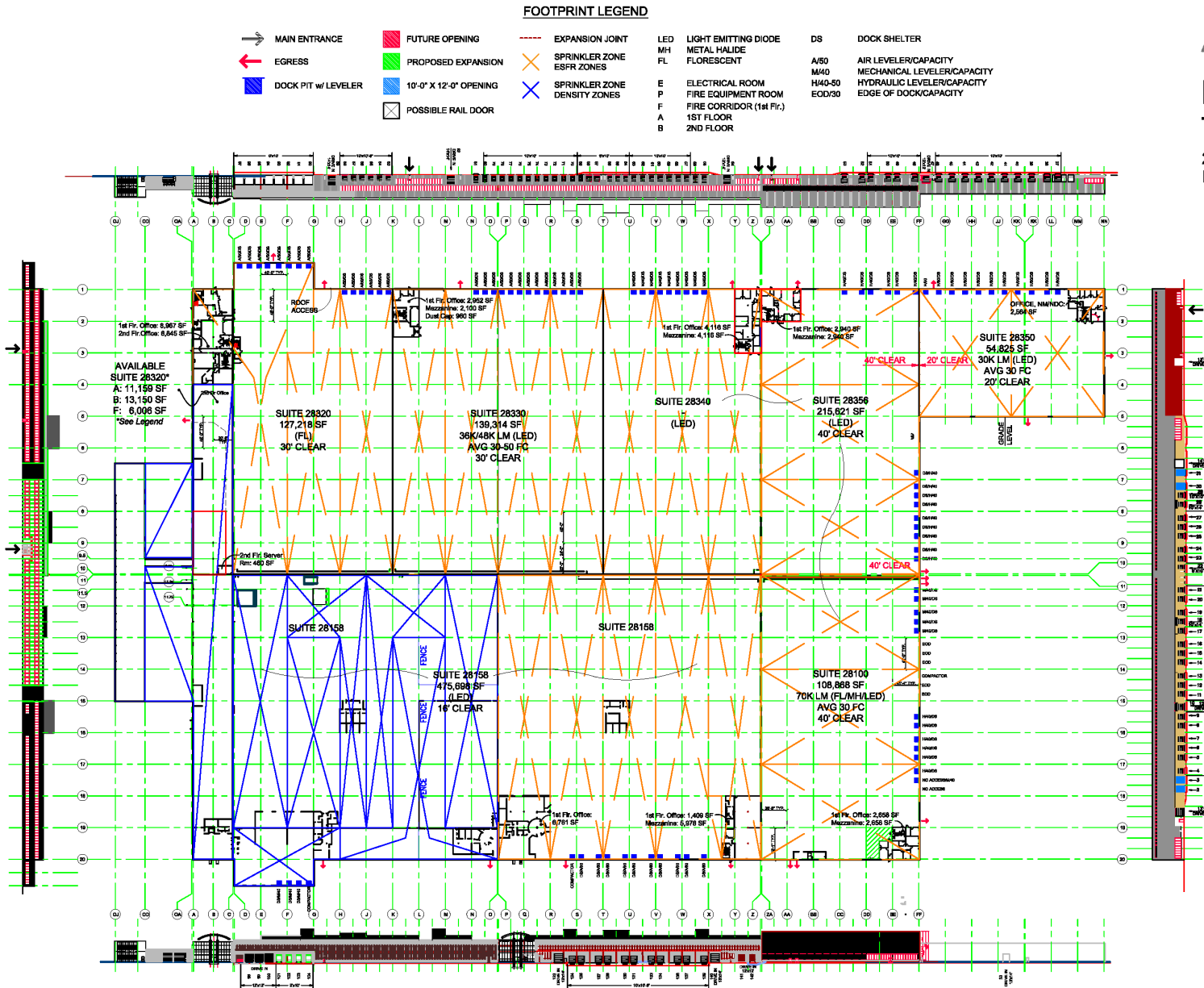
BUILDING PLAN

127,218 TO 150,635 SF

AshleyCapital

Plymouth Road Technical Center

28100 - 28400 Plymouth Road
Livonia, MI 48150



BUILDING SHELL

CLEAR HEIGHT:
16'-0", 20'-0", 30'-0" & 40'-0"

FLOORS:
DOCK AREA: 8" CONCRETE
REINFORCED W/ STEEL &
FIBER MESH ON 12" STONE

WAREHOUSE LIGHTING:
METAL HALIDE ONE (1) 1000 WATT
FIXTURE PER BAY
PROVIDING UP TO 25 +/- FC,
LED LIGHT FIXTURES OR
FLUORESCENT (T5HO)

WALLS
INSULATED SHEET METAL SIDING
W/ GLASS & BRICK

ROOF
GALVASTEED SINGLE PLY EPDM
OVER METAL DECK W/ INTERNAL
RAIN LEADERS

STEEL FRAME
12" STRUCTURAL COLUMNS
w/ JOIST & BEAM OR
JOIST GIRDER/FRAME

BUILDING SYSTEMS

ELECTRICAL SERVICE:
ONE (1) 1000 KVA
ONE (1) 500 KVA
FOUR (4) 200 KVA
FIVE (5) 750 KVA
480/277 VOLT 3-PHASE

TELECOMMUNICATIONS:
PHONES / FIBER / CABLE

WAREHOUSE LIGHTING:
METAL HALIDE ONE (1) 1000 WATT
FIXTURE PER BAY
PROVIDING UP TO 25 +/- FC,
LED LIGHT FIXTURES OR
FLUORESCENT (T5HO)

NATURAL GAS SERVICE:
10 PSI

HEATING (HVAC):
GAS FIRED RADIANT TUBE HEATERS
FORCED AIR GAS FIRED FURNACE
PROVIDING 50 DEGREES AT 0
DEGREES OUTSIDE TEMPERATURE

DOMESTIC WATER:
4" FROM 12" LOOPED
CITY WATER MAIN

FIRE PROTECTION:
ESFR & DENSITY ZONE
(0.35-0.4) FROM A 2000 GPM
ELECTRICAL PUMP

SANITARY:
8" INTO 15" CITY MAIN

	DRIVE IN 12x12'	DRIVE IN 13x14'	DRIVE IN 13x15'	DRIVE IN 14x14'	TOTAL DRIVE IN
NORTH	-	2	1	-	3
EAST	5	3	-	-	8
SOUTH	-	-	-	-	-
WEST	1	1	-	2	4
TOTAL	6	6	1	2	15

	DOCK 8x9'	DOCK 9x10'	DOCK 10x10'	DOCK 10x10'-6"	DOCK 10x12'	TOTAL DOCKS	TOTAL DOCKS
NORTH	1	-	25	-	4	30	33
EAST	-	4	-	11	-	15	23
SOUTH	-	-	-	-	-	-	-
WEST	-	14	32	6	5	57	61
TOTAL	1	18	57	16	10	102	117



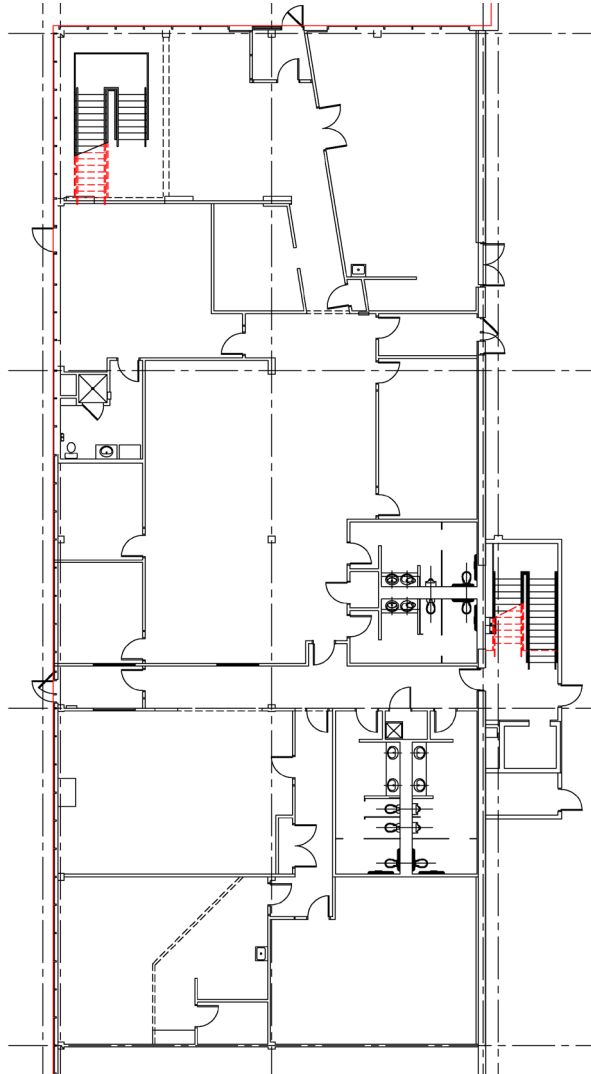
0 50 100 150

LVS / 1,079,755 / 26,637 / 55,99,14 / M-2

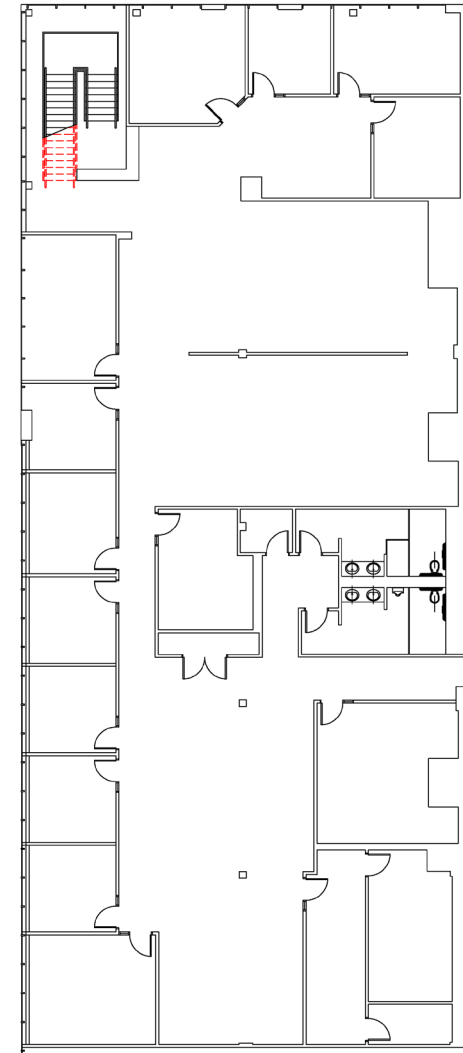
REVISION DATE: 09/14/25

OFFICE FLOOR PLAN

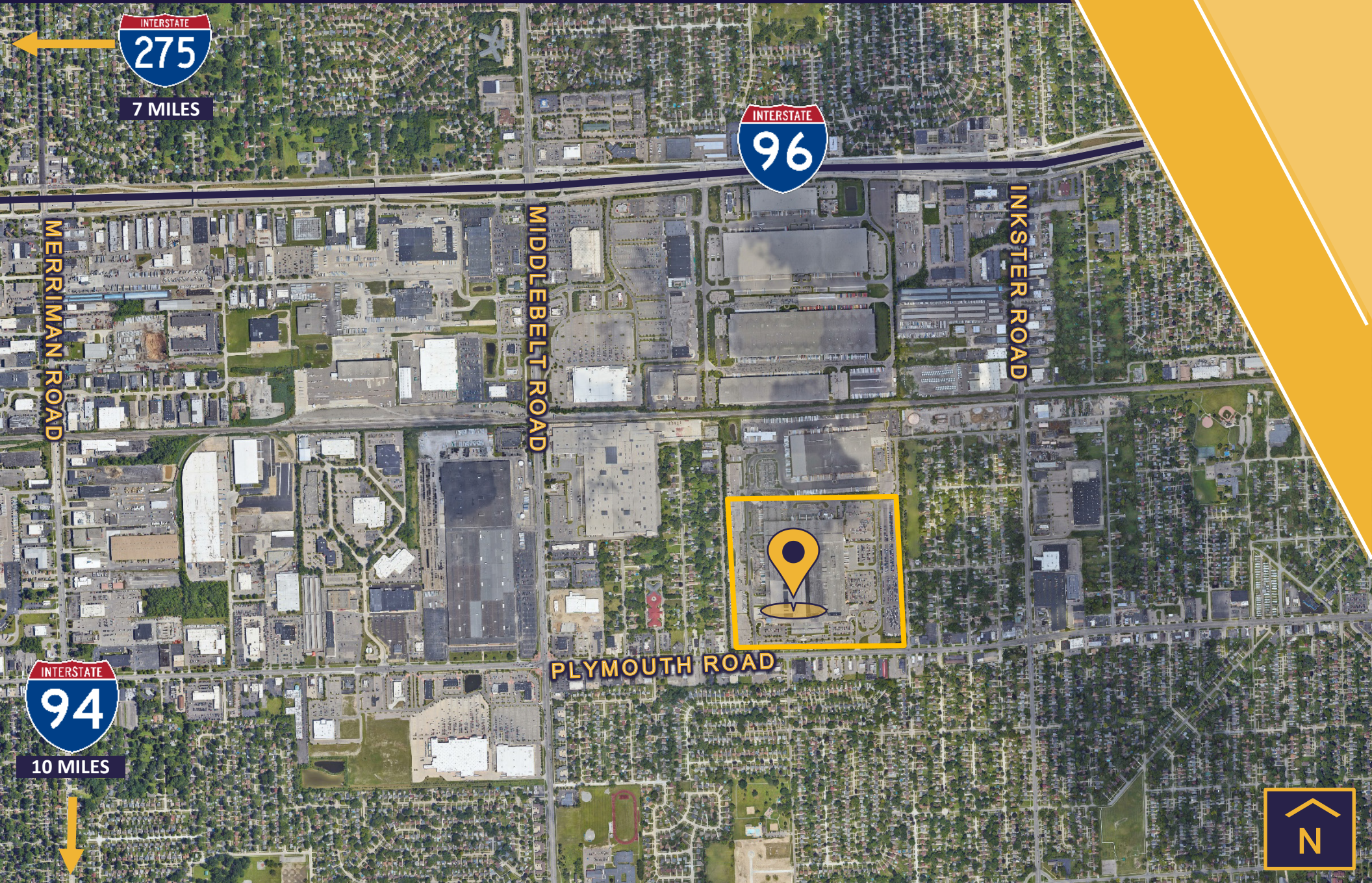
1ST FLOOR OFFICE



2ND FLOOR OFFICE



LOCATION





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