

Distribution Warehouse or Manufacturing Facility For LEASE or For SALE 95,029 Square Feet

**FREEWAY
VISIBILITY**

Recently Renovated

**Fiber
Optics
Available**



35901 Schoolcraft, Livonia, Michigan

Located east of I-275 on I-96, between Levan and Farmington

- ◆ I-96 Freeway Visibility
- ◆ Easy Access to I-96 the Jeffries & I-275
- ◆ Newly Renovated Office/Stock Room
- ◆ Warehouse: Approx. 74,200 sq. ft.
- ◆ **14 Exterior Truckwells**
- ◆ 800 Amps at 480 volts, 3-phase
- ◆ Buss Duct
- ◆ Two Small Cranes
- ◆ Fire Suppression System
- ◆ Warehouse Ceiling Clearance: 24'
- ◆ Metal-Halide Lighting in Warehouse
- ◆ Flexible Layout
- ◆ Single Building on Approx. 4.19 acres
- ◆ Parking for 121 Cars



Property Managed and Leased by:

ARI-EL

Ari-El Enterprises, Inc.

29548 Southfield Road, Suite 200

Southfield, MI 48076-2028

(248) 557-3800 Fax (248) 557-6442

www.ari-el.com

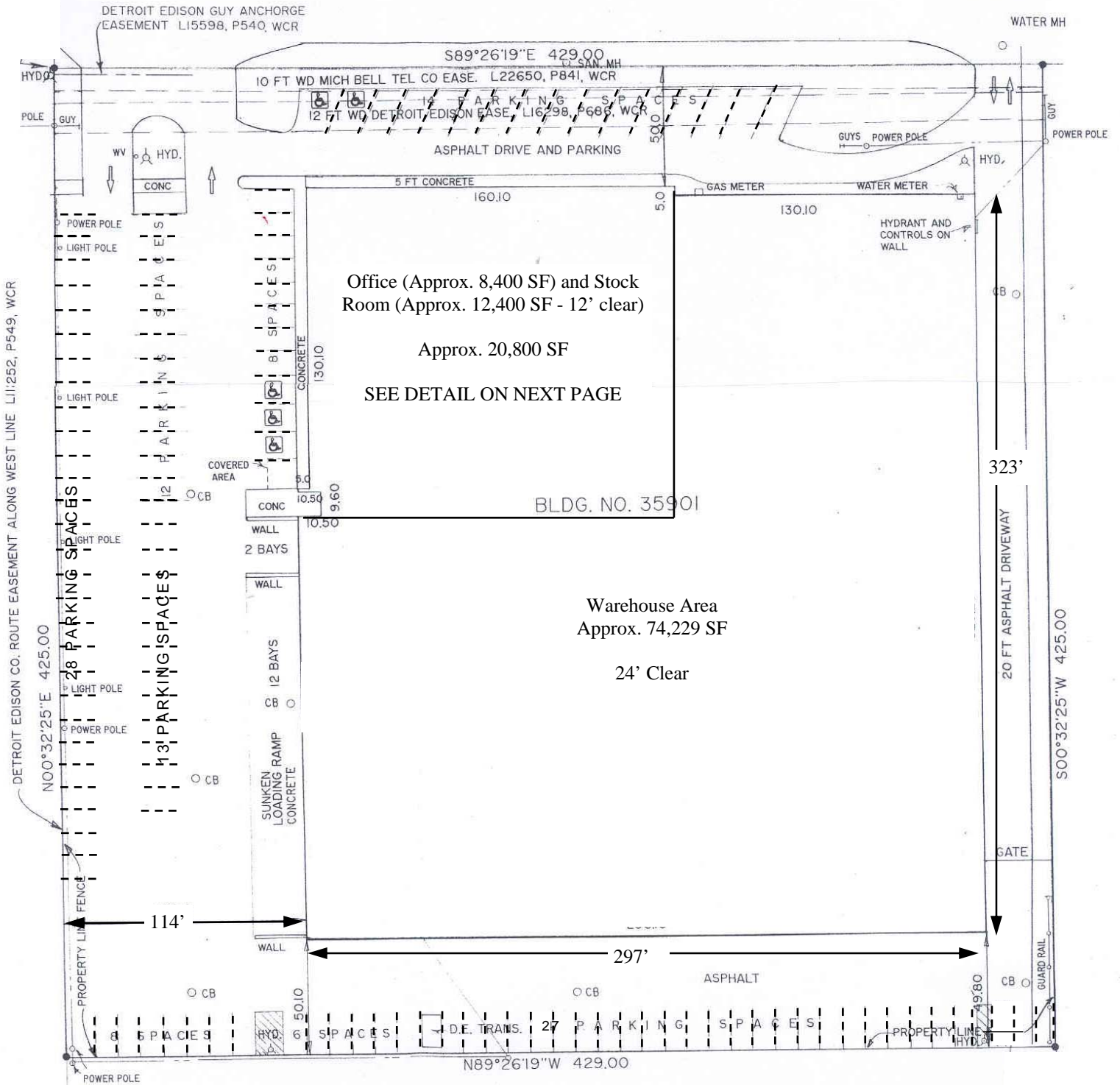
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**For further information or
to schedule a tour,
please contact:
Arie Leibovitz**

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.

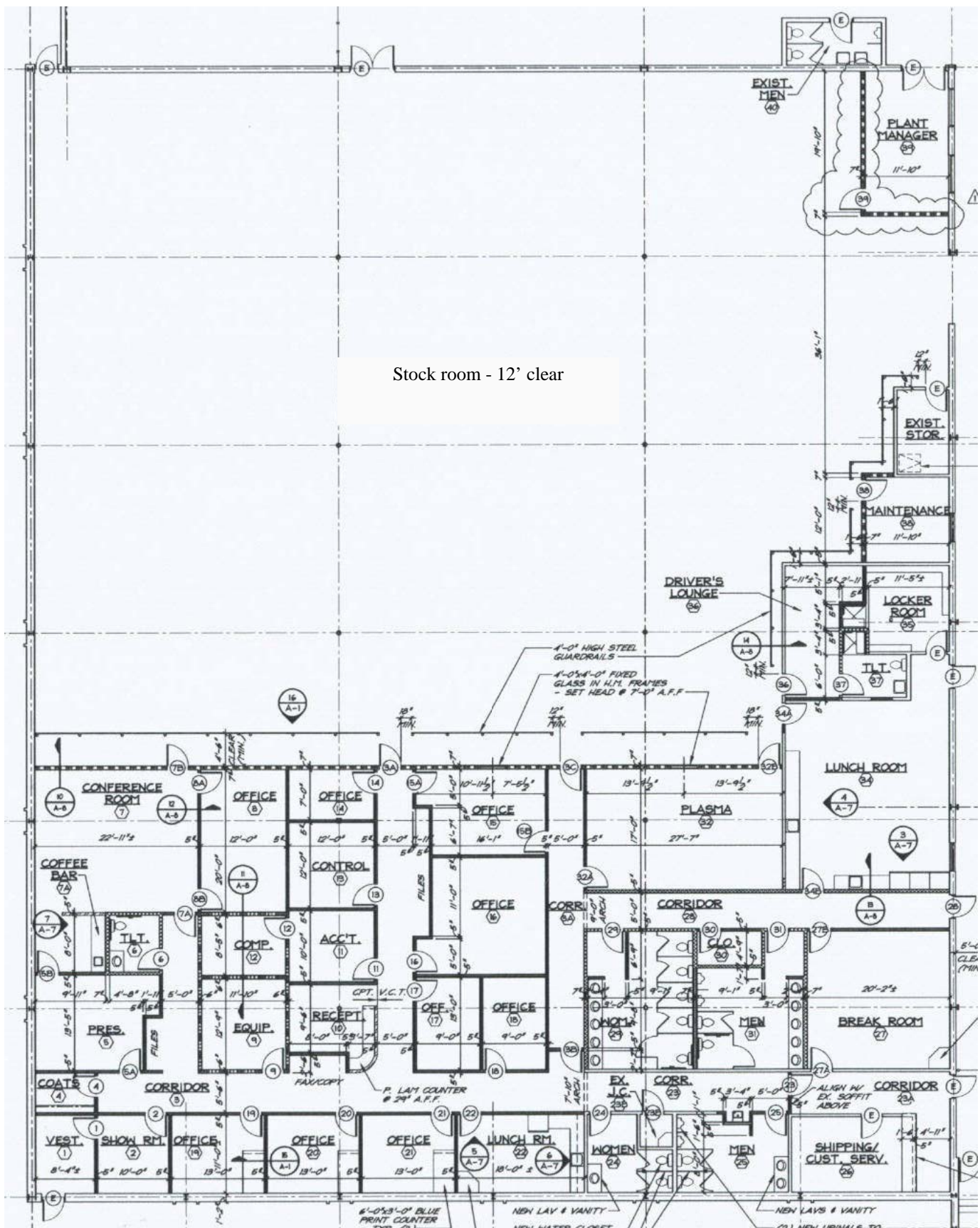
SCHOOLCRAFT ROAD (I-96 SERVICE DRIVE)
(29' WD. CONCRETE SURFACE & CURBS)



PARKING
 5 Handicap Spaces
 116 Non-handicap Spaces
 14 Truck Spaces

135 TOTAL PARKING SPACES

35910 Schoolcraft, Livonia, Michigan
95,029 square foot distribution warehouse building



Stock room - 12' clear

35901 Schoolcraft, Livonia, Michigan

Office / Stock Room Floor Plan—Approx. 20,800 SF

Not to Scale
Positions of walls are approximate and subject to verification