

FLEX/OFFICE PROPERTY // FOR LEASE

2,000 - 16,480 SF OF FLEX/OFFICE SPACE AT LIVONIA'S PREMIER HIGH-TECH PARK

13955 - 14155 FARMINGTON ROAD

LIVONIA, MI 48154



- 2,000 - 16,480 SF available
- Great for e-commerce, construction, logistics, and medical users
- Individual suite entrances
- Professionally landscaped
- Ample parking
- Immediate freeway access



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Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

**\$13.95 SF/YR
(MG)**

OFFERING SUMMARY

Total Building Size:	123,688 SF
Number of Buildings:	4
Available SF:	2,000 - 16,480 SF
Lot Size:	2.45 Acres
Year Built:	1979
Zoning:	RE (Research/Engineering)
Market:	Detroit
Submarket:	Southern I-275 Corridor

PROPERTY OVERVIEW

There is currently 2,000 - 16,480 SF available within Livonia Metro-Plex, Livonia's premier high-tech park. This attractive four-building business park is located in an RE (Research/Engineering) zoning district that allows a broad range of office, flex, and high-tech uses. Livonia Metro-Plex offers many attractive features including additional parking capacity, 100% air-conditioned buildings, integrated storage areas, and ample power - making this a great opportunity for e-commerce, medical, construction, manufacturing, and logistical distribution.

The Metroplex is nestled in a serene setting surrounded by mature trees, walking paths, and immaculately maintained landscaping. The convenient location is adjacent to the I-96 expressway which gives immediate freeway access to the entire metro Detroit market area.

PROPERTY HIGHLIGHTS

- 2,000 - 16,480 SF available
- Great for e-commerce, construction, logistics, and medical users
- Individual suite entrances & professionally landscaped
- Ample parking
- Immediate freeway access



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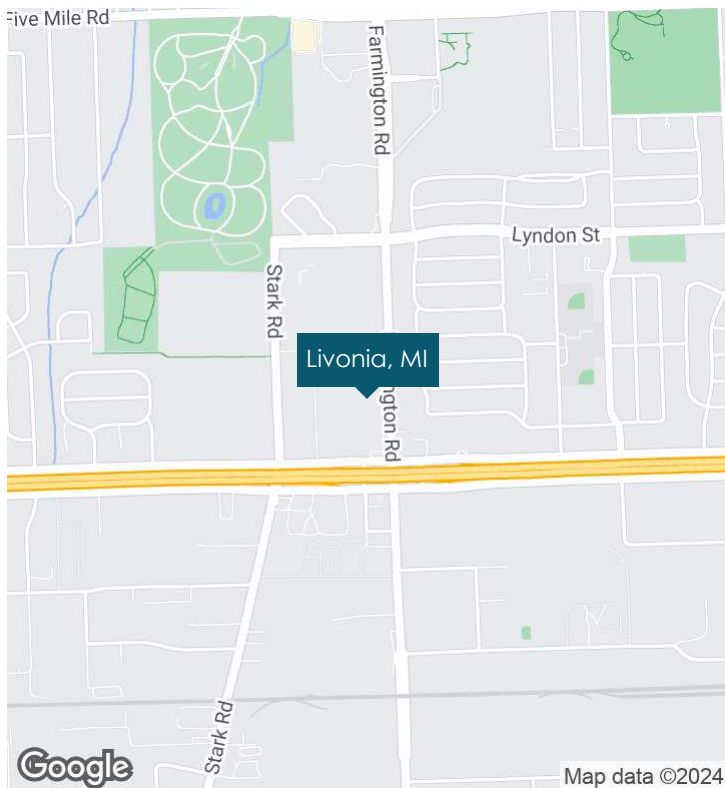
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CITY INFORMATION



LOCATION DESCRIPTION

Excellent location off of Farmington Road with immediate access to the I-96 freeway.

Livonia, Michigan is a western suburb of Detroit with a population of approximately 100,000. Livonia has the distinction of having been recognized as both one of the top 10 communities in the United States to raise a family and as one of the 10 safest U.S. cities in which to reside.

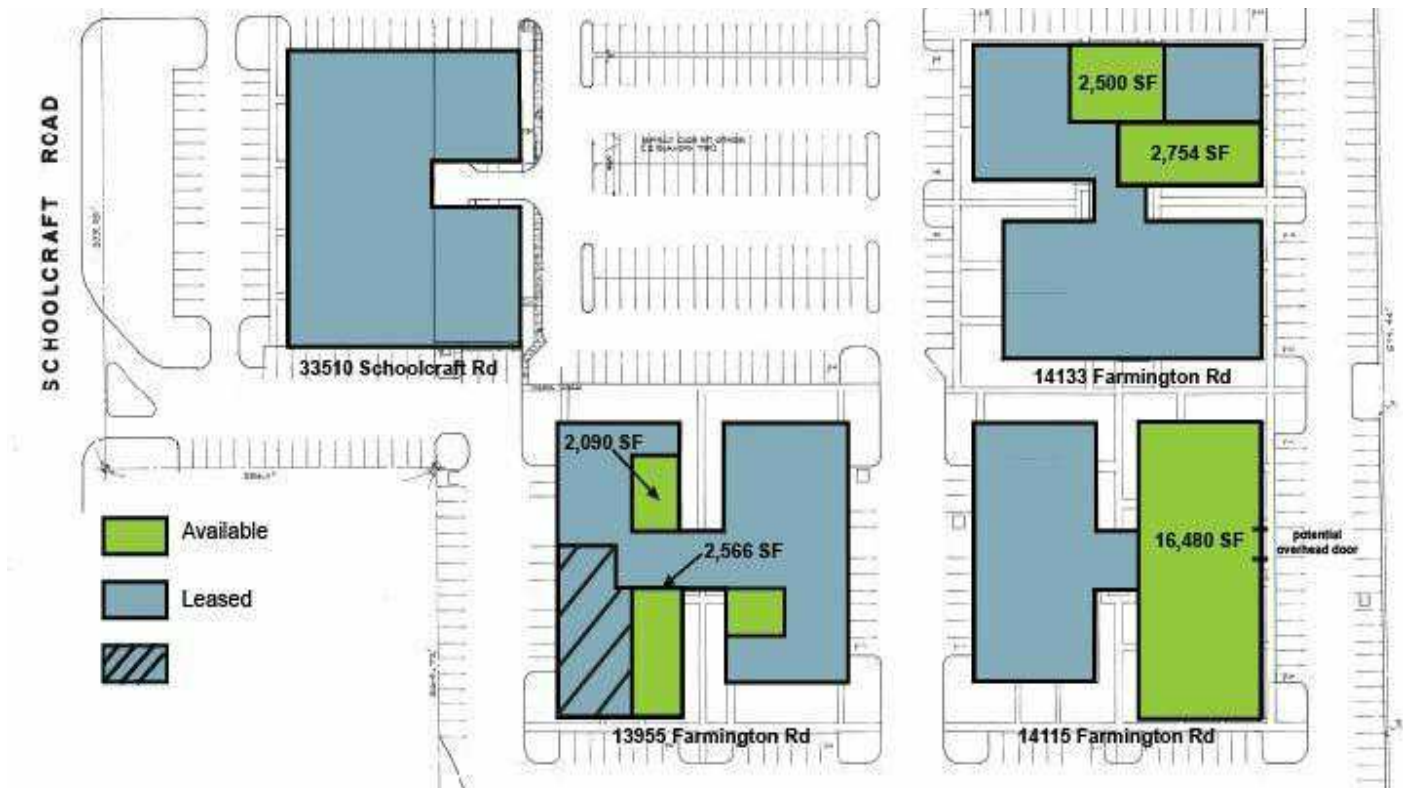
Livonia is a well-planned community with fully developed residential, commercial, office, and industrial areas. It has excellent primary and secondary school systems and boasts numerous institutions of higher learning including Madonna University, Eastern Michigan University, Schoolcraft Community College, Davenport University, and Northwood University.

LOCATION DETAILS

Market	Detroit
Sub Market	Southern I-275 Corridor
County	Wayne
Cross Streets	Farmington Rd & Summers St
Street Parking	No
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-96
Traffic Count	153,000 on I-96

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,000 - 16,480 SF	Lease Rate:	\$13.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
13955 Farmington Rd	Available	2,566 SF	Modified Gross	\$13.95 SF/yr
13967 Farmington Rd	Available	2,090 SF	Modified Gross	\$13.95 SF/yr
14141 Farmington Rd	Available	1,938 SF	Modified Gross	\$13.95 SF/yr
14143 Farmington Rd	Available	2,500 SF	Modified Gross	\$13.95 SF/yr
14115 Farmington Rd	Available	16,480 SF	Modified Gross	\$13.95 SF/yr
14155 Farmington Rd	Available	2,754 SF	Modified Gross	\$13.95 SF/yr

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ADDITIONAL PHOTOS



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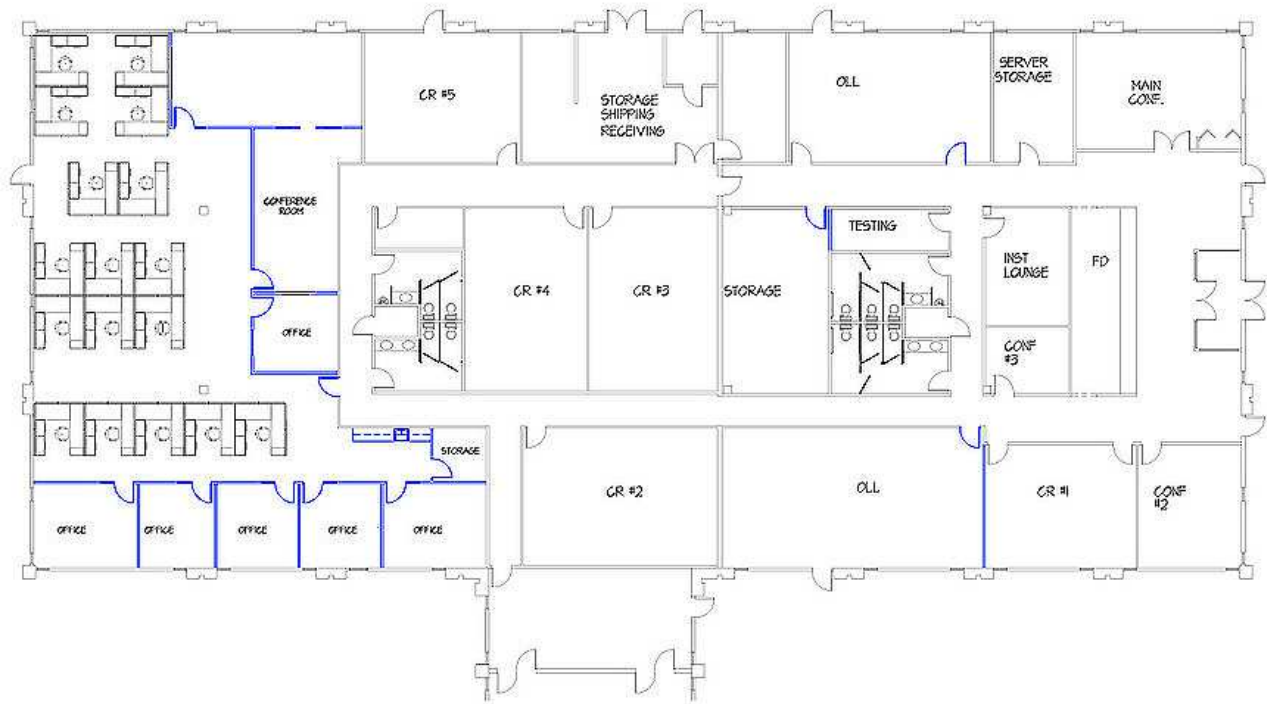
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FLOOR PLANS



14115 Farmington Rd | 16,840 SF



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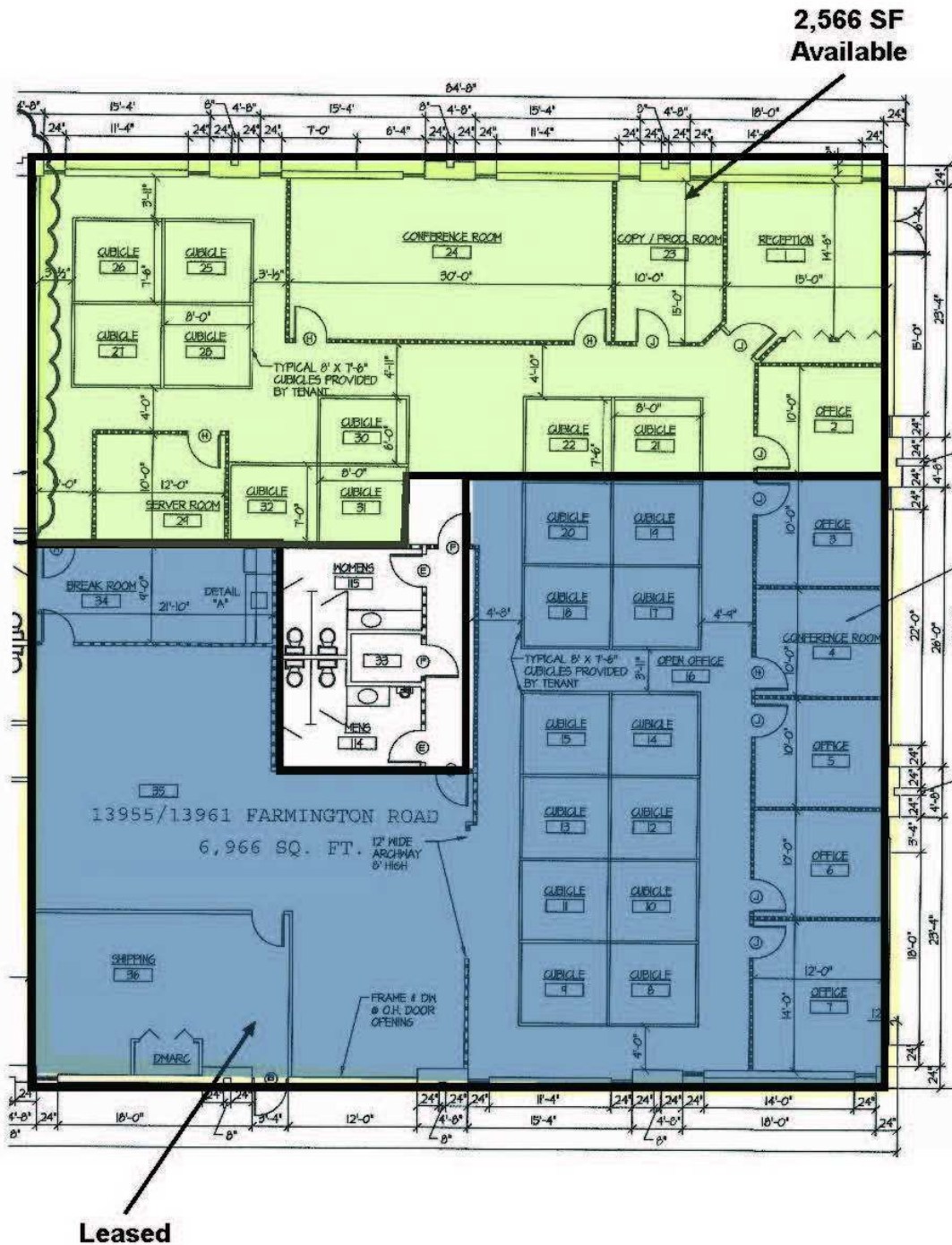
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FLOOR PLANS



13965 Farmington Rd | 2,955 SF



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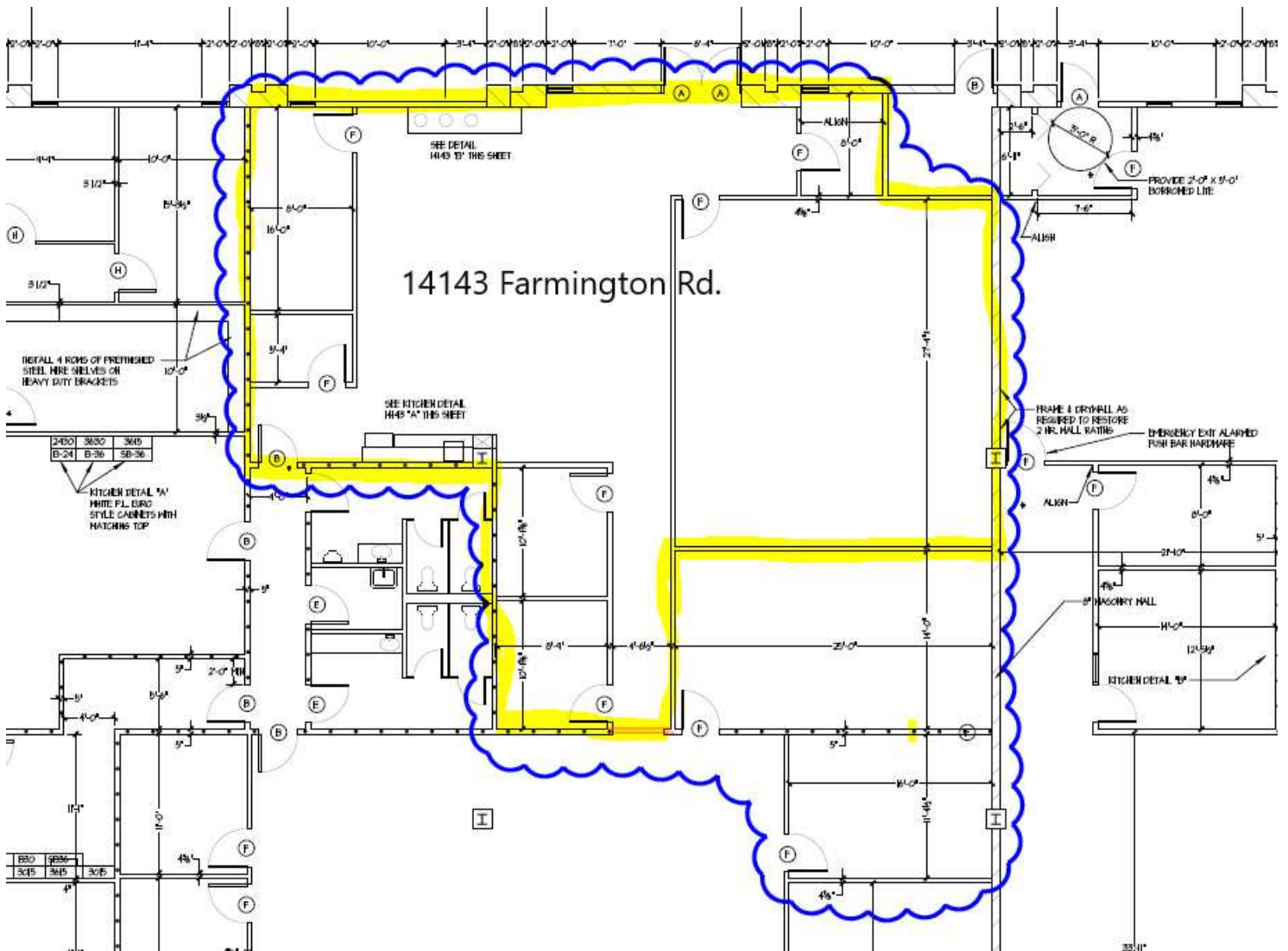
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FLOOR PLANS



14143 Farmington Rd | 2,500 SF



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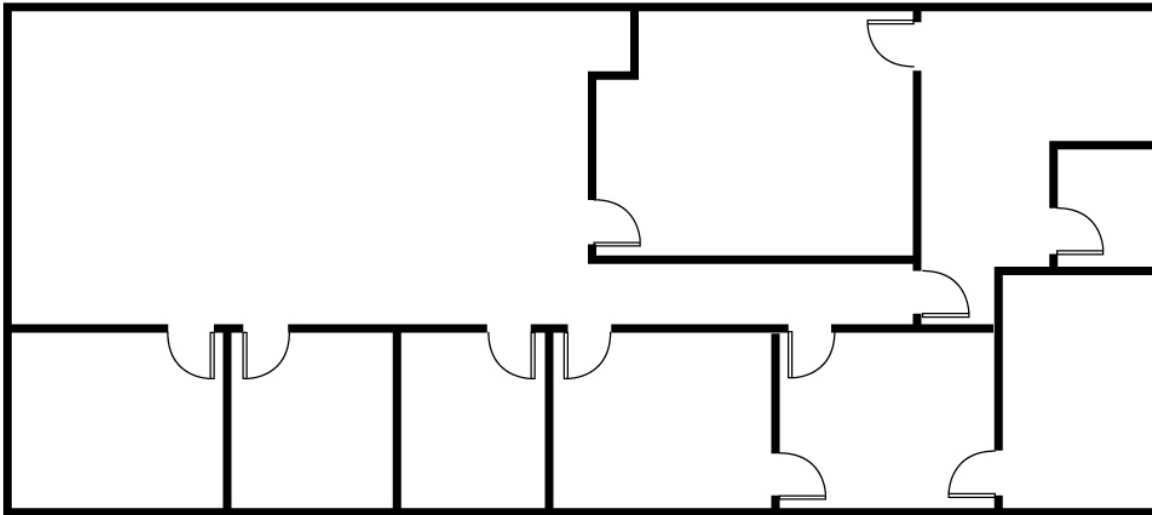
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FLOOR PLANS



14155 Farmington Rd
2,754 SF



13967 Farmington Rd
2,090 SF



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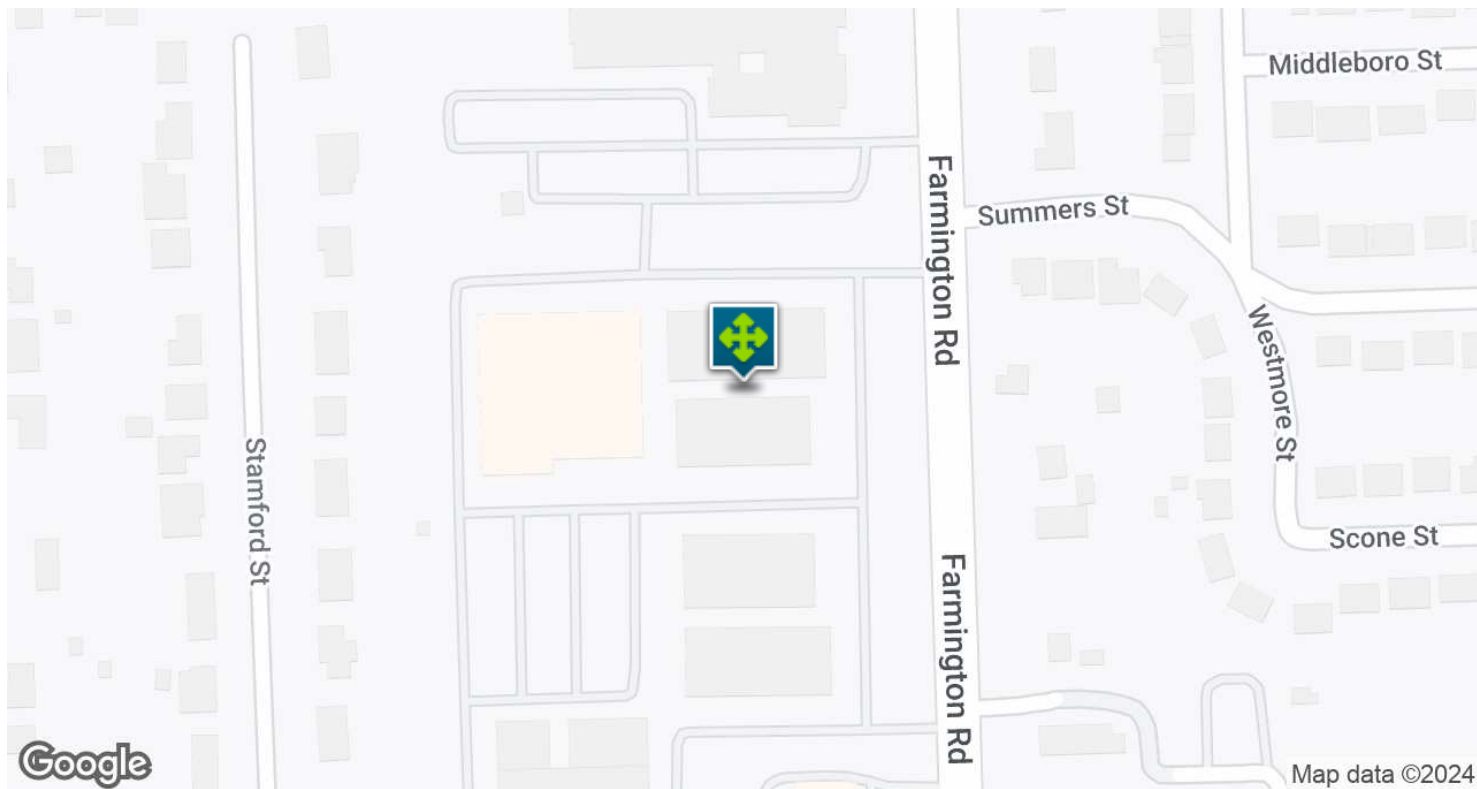
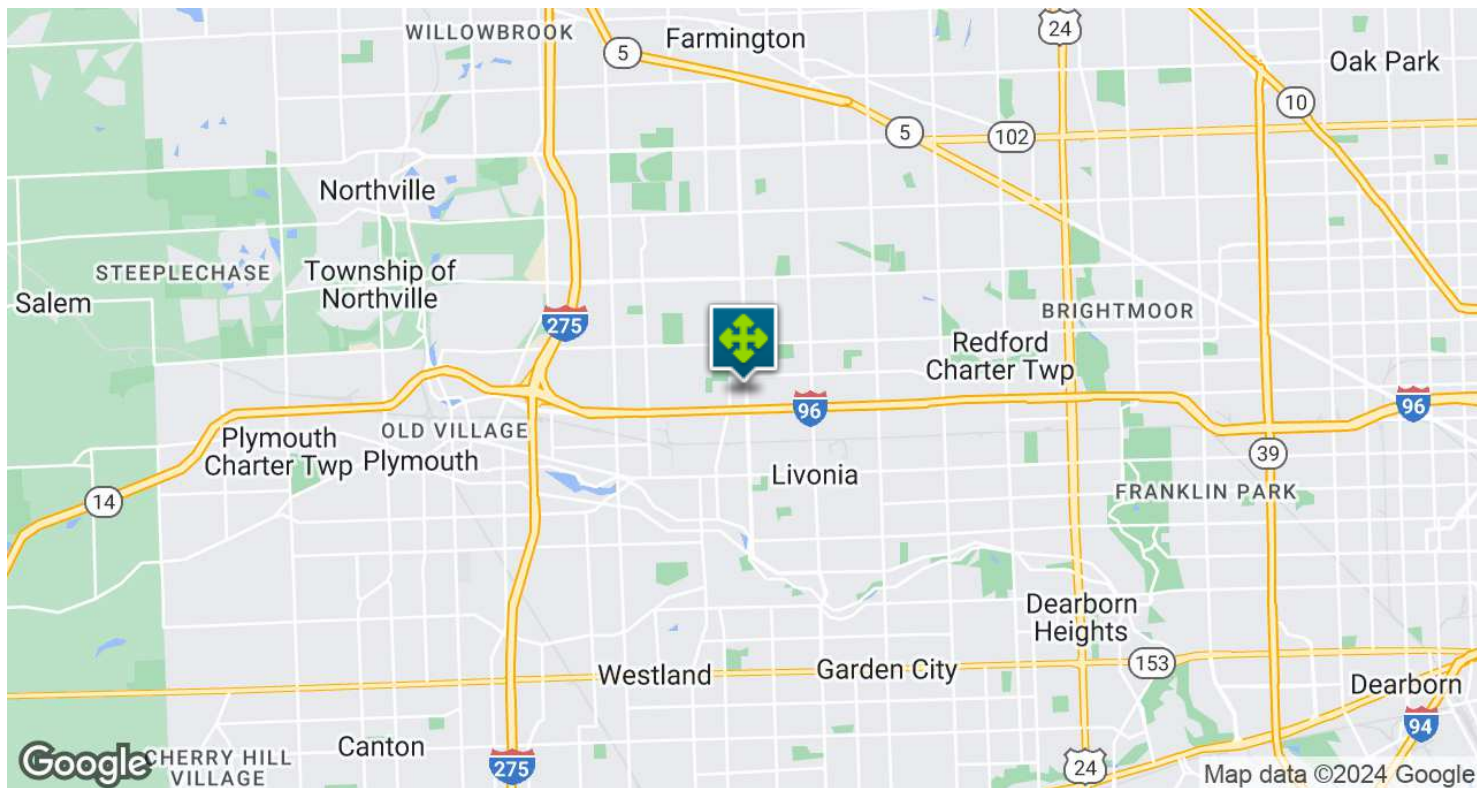
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LOCATION MAP



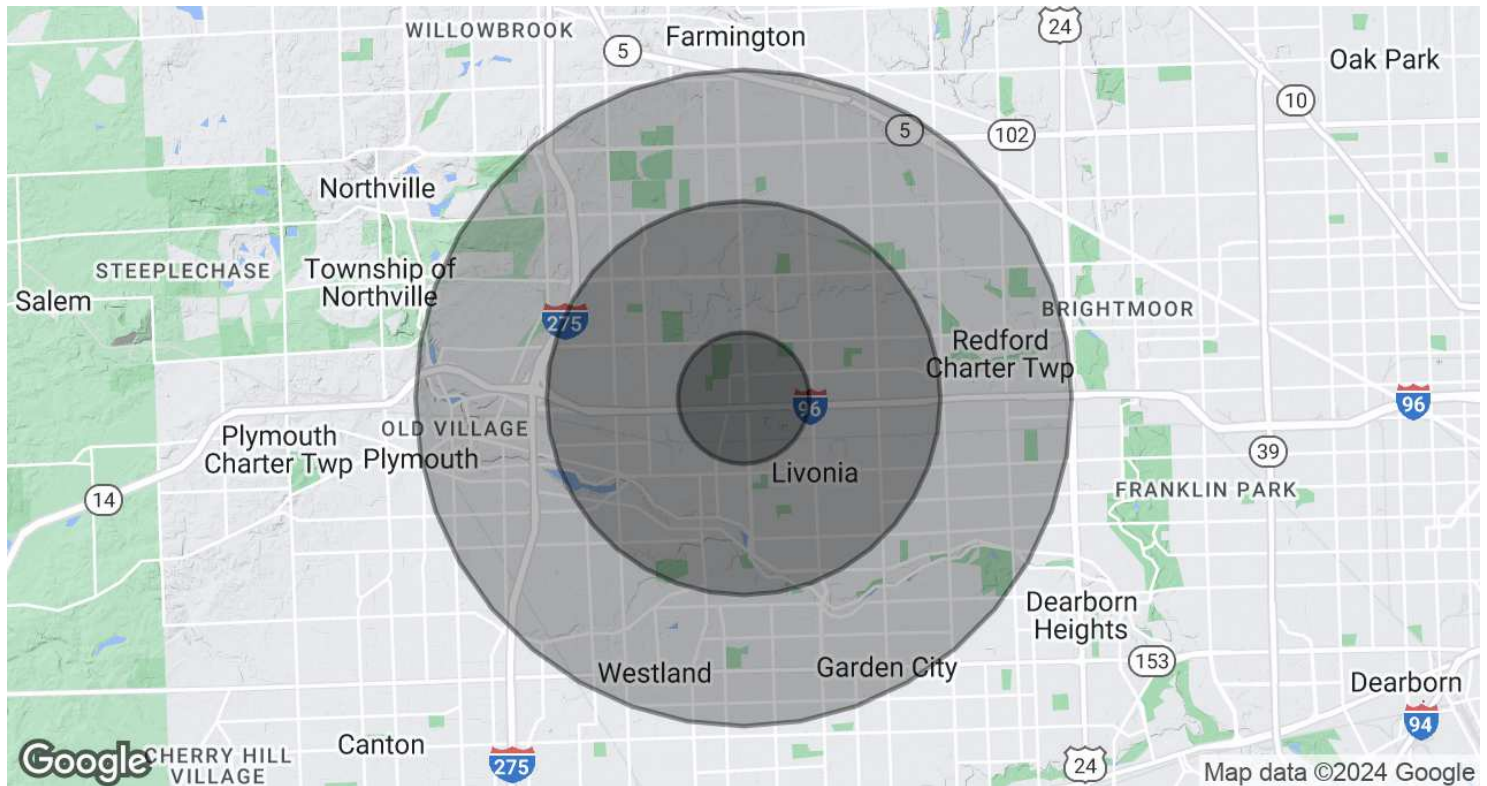
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,738	77,839	243,313
Average Age	42.5	43.5	41.4
Average Age (Male)	38.9	41.4	39.6
Average Age (Female)	45.4	45.3	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,471	29,800	97,875
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$77,680	\$78,997	\$71,050
Average House Value	\$203,342	\$198,602	\$183,517

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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