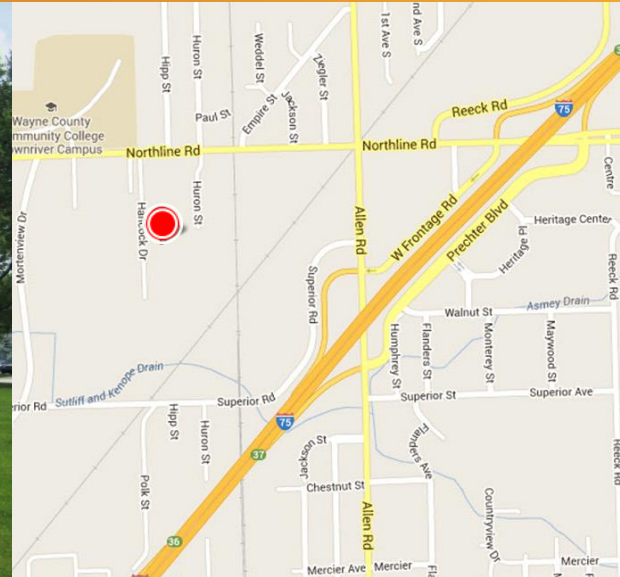


FOR SALE >

# Industrial Property

13201 HANCOCK DRIVE, TAYLOR, MICHIGAN



## Building Amenities

- > 30,540 Total Square Feet
- > 6,540 Square Feet of Office Space
- > 2 Cranes – (1) 5-Ton and (1) 7.5-Ton
- > Primary Power
- > Fenced Yard Space Available
- > 2.68 Acres
- > Newer Roof
- > 2 Truckwells
- > Seconds from I-75

## Contact Us

JIM ROBERTS  
248 540 1000 | EXT. 1814  
SOUTHFIELD, MI  
[j.roberts@colliers.com](mailto:j.roberts@colliers.com)

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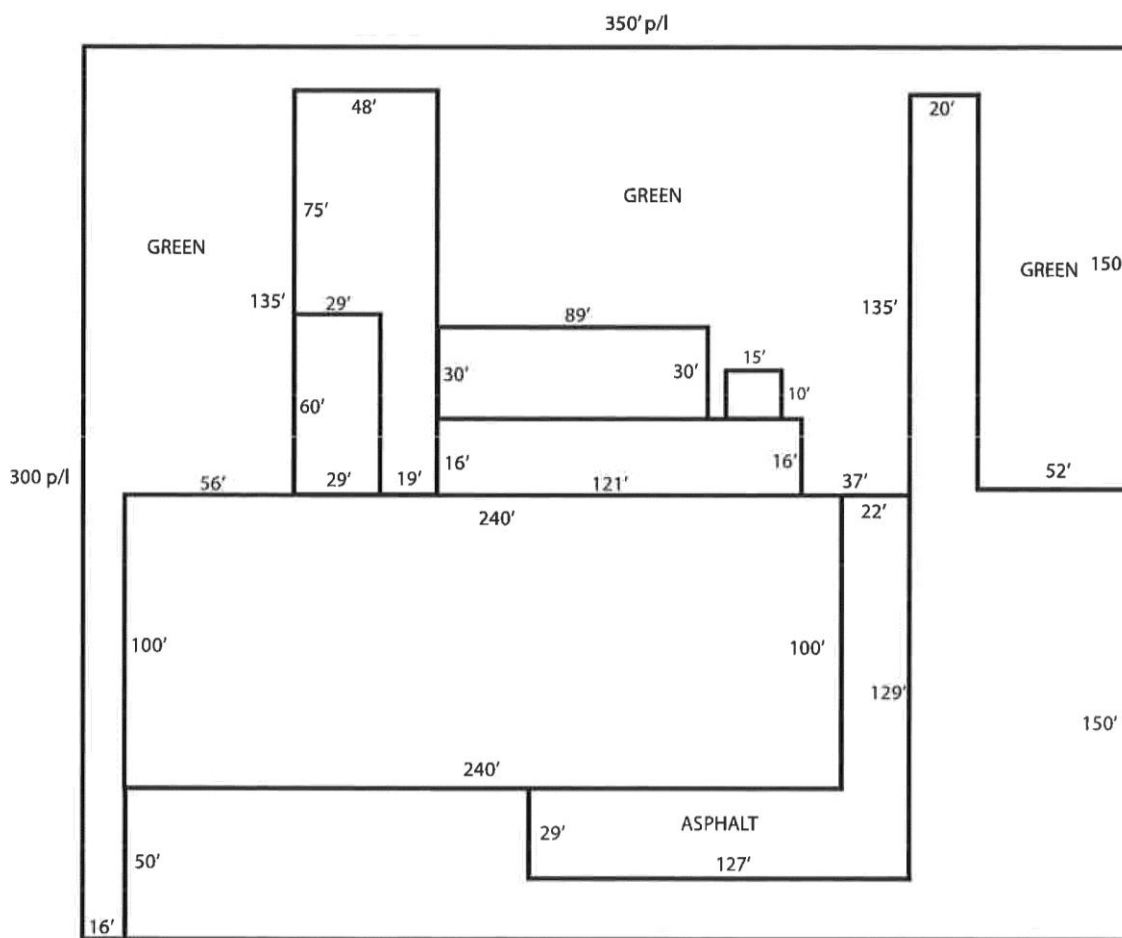
FOR SALE >

# Industrial Property

13201 HANCOCK DRIVE, TAYLOR, MICHIGAN



## Site Plan



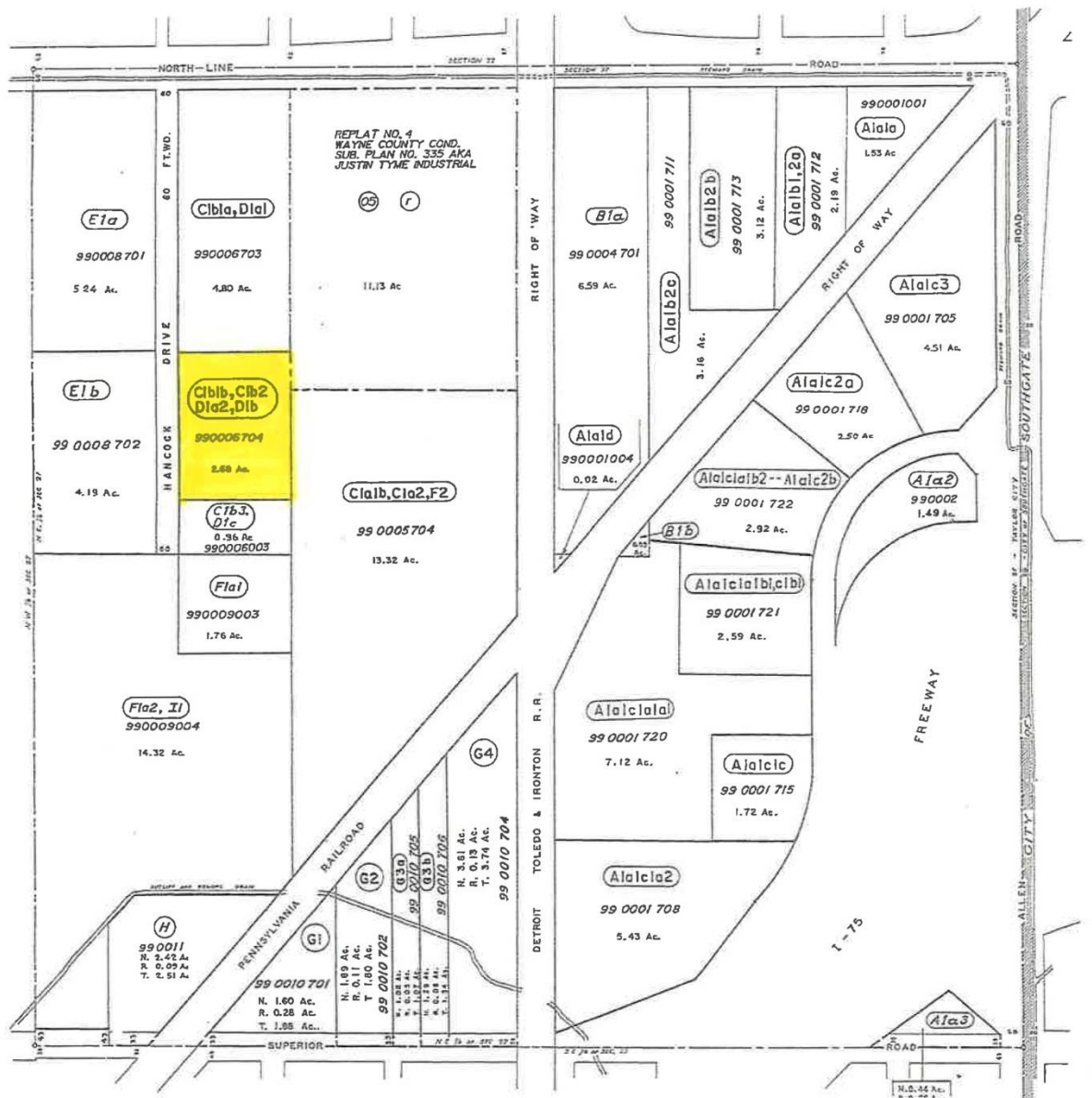
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# Industrial Property



## Plat Map



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# Industrial Availability

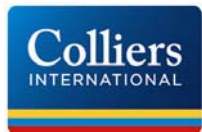
## For Sale

13201 Hancock Drive  
Taylor, MI 48180



Sale Price: \$725,000  
Sale Price/SF \$23  
Lease Rate : -  
Gross Sq Ft: 30,540  
Vacant Sq Ft: 30,540  
Min Available Sq Ft: 33,000  
Max Contiguous Sq Ft: 30,540  
% Occupied:  
Date Built/Renovated: 1973 / 2007  
T I Allowance:  
Pass Thrus:  
Property Taxes/Year: \$25,803  
Property Taxes/SF: \$0.84  
Parking: ample

**For more information, contact:**



**Jim Roberts**

J.Roberts@colliers.com

**(248) 540-1000**

2 Corporate Drive, Suite 300  
Southfield, MI 48076  
Phone: 248 540 1000

400 E. Washington St.  
Ann Arbor, MI 48104  
Phone: 734 994 3100

County: Wayne  
Crossroads: Northline & Allen Rd

30,540 SF building with 6,540 SF office, 2 cranes: 5 and 7.5 ton, 480 v / 3000 amp primary power and fenced yard on 2.68 acres.

Ceiling Ht: 18'  
Doors: 4  
Docks: 2  
Bay Sizes:  
Cranes: 5 & 7.5 tons / 15'  
Underhook:  
Power: 480v/3000a/3-phase  
Fixtures: metal halide  
Heating: roof top units  
Buss Duct:  
Railroad:

Shop SF: 24,000	Office SF: 6,540
Shop Rate:	Office Rate:
Shop Dimensions: 240'x100'	
Acres: 2.68	Site Status: Existing
Sub-Type: WHSE/MFG	Zoning: I-1 light industrial
Construction: block / steel	Roof: rubber membrane
Multi-tenant: single tenant	Floors: 1
Free-standing: yes	Class: B
Basement:	Sprinklers: