

21405 TROLLEY INDUSTRIAL DR.
TAYLOR, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
180,986 Square Feet Available



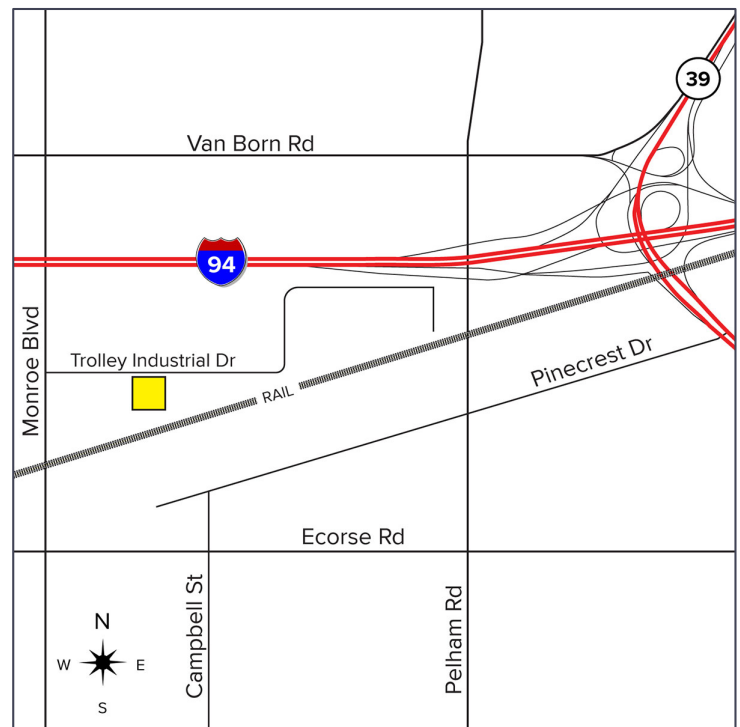
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ASSOCIATES**
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EXCELLENT INDUSTRIAL BUILDING



PROPERTY FEATURES

- 180,986 square feet available
- 25,000 square feet of office
- 25' - 27'5" clear height
- (1) 12x14 grade level door, (23) truckwells
- Zoned Industrial
- 202 expandable parking spaces
- 2,500 amps, 480 volts power
- Versatile state-of-the-art freezer/cooling building
- Truck dock density and trailer parking can accommodate standard warehouse needs
- 20,000 sq.ft. freezer, 30,000 sq.ft. cooler, and 12,000 gallon above ground diesel fuel tank
- Lease Rate: \$5.25/sq.ft. NNN
- Sale Price: \$10,900,000 (\$60.23/sq.ft.)



For more information, please contact:

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SIGNATURE ASSOCIATES

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180,986
Square Feet
AVAILABLE

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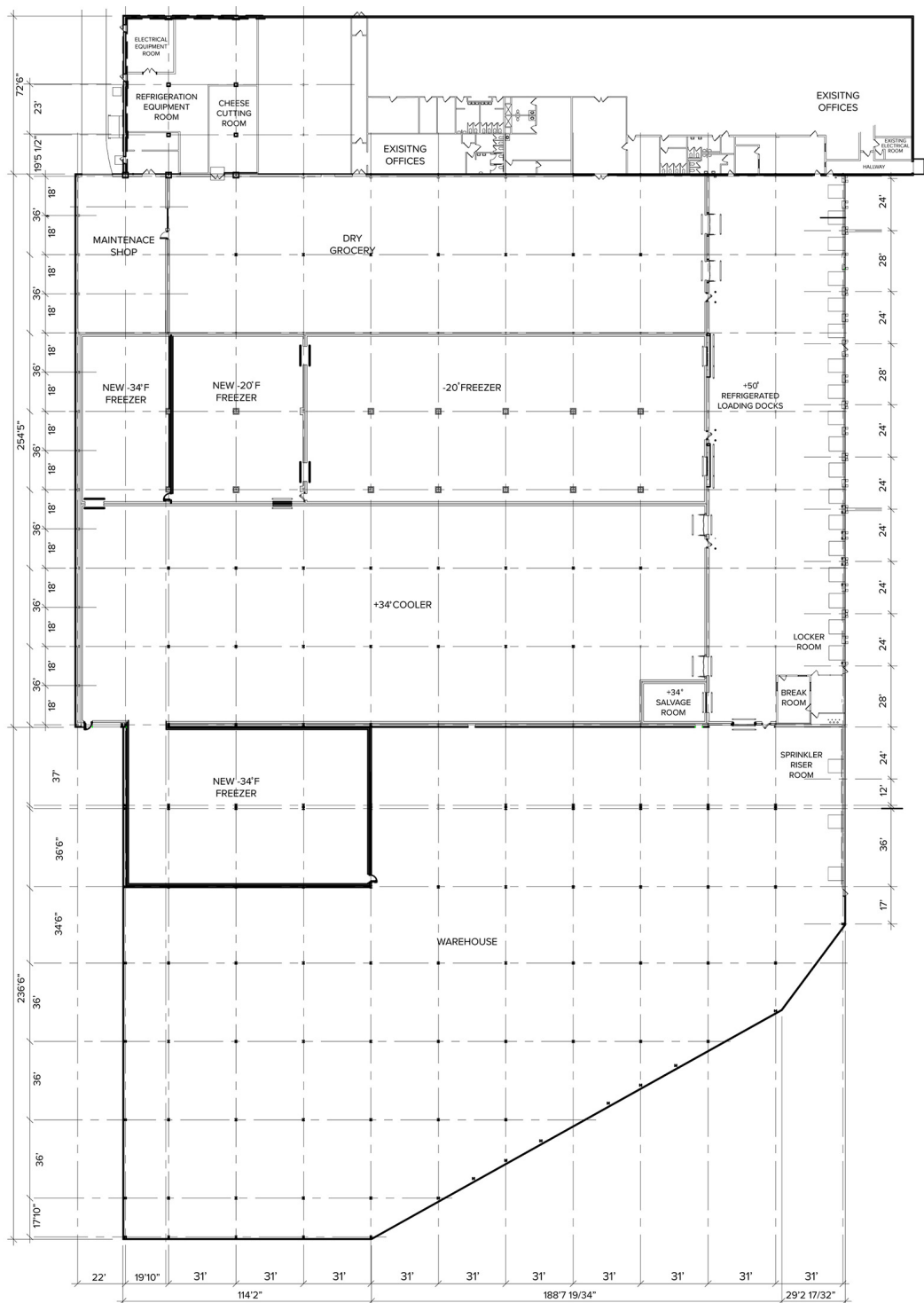
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21405 Trolley Industrial Drive – Taylor, Michigan

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Floor Plan



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Aerial



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