

Burger

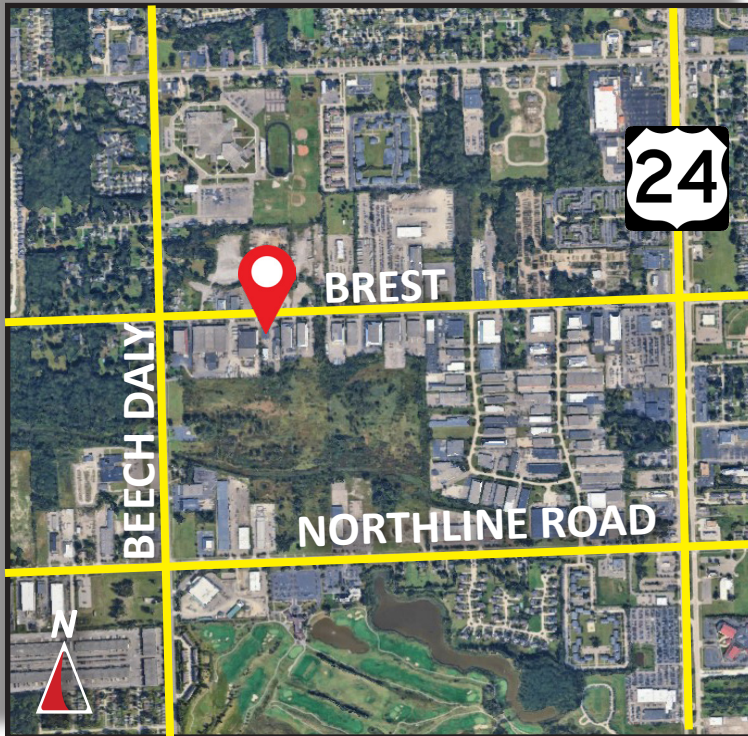
& COMPANY

FOR SALE/LEASE

25445 Brest Road

Taylor, Michigan

17,600 Square Feet



- 17,600 square feet available for sale or lease
- Great manufacturing building/ 3 phase, 480v, 1,000 amp power
- Multiple service panels
- (2) 25-ton cranes and (2) 5-ton cranes
- 15'-21' clear height
- (4) grade level doors 10'x10' to 12'x14'
- 1.22 acre lot
- Approx 1,600 square feet of office space featuring private offices and a conference room
- Lease Price: Contact broker
- Sale Price: \$1,320,000 / \$75.00 per square foot

Burger & Company

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38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

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BUILDING SPECIFICATIONS

Location	Between Beech Daly & Telegraph	Square Feet Available	17,600 SF
County	Wayne	Office Square Feet	1,600 SF
Zoning	I-1 Light Industrial	Warehouse Square Feet	16,000 SF
Lot Size	1.22 Acres	Year Built	1987
Construction	Block	Roof	Flat
Clear Height	15' - 21'	Grade Level Doors	10'x10' - 12'x14'
Cranes	Yes	Dock Doors	None
Lighting	Fluorescent/Halide	Power	1000 Amps/480 Volts
Heating	Radiant/Unit	Sprinklers	No
Warehouse A/C	No	Railroad	No
Buss Duct	Yes	Signage	Yes
Parking	Ample	Restrooms	Yes
Freestanding	Yes		

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Sale Price \$1,320,000.00

Lease Price Negotiable

Lease Type Gross

Availability Immediate

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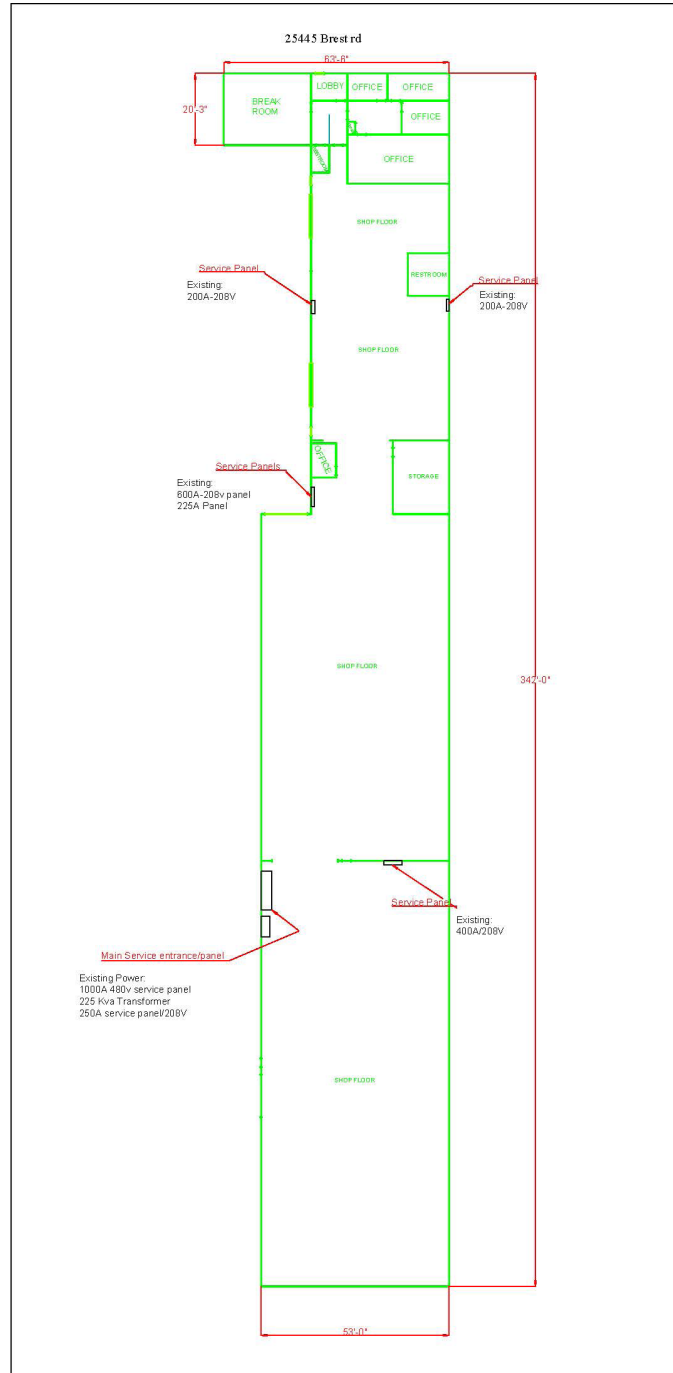
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FLOOR PLAN



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**BOUNDARY SURVEY FOR
PARCELS NEW BOUNDARY LINES**

BREST ROAD 66 FT. WD.
ASPHALT PAVEMENT

LEGEND OF SYMBOLS & ABBREVIATIONS

(+)	SECTION CORNER
O FR	FOUND IRON ROD
O SCI	SET CAPPED IRON ROD
O SMC	SET "M" CUT
(R)	RECORDED MEASUREMENT
(M)	FIELD MEASUREMENT
R.O.W.	RIGHT-OF-WAY
- - -	EXISTING
---	BOUNDARY LINE
—○—○—	CYCLOPE FENCE
*	STEEL POST
☆	LIGHT POLE
□	UTILITY POLE

BOUNDARY LINE TABLE

LINE	LENGTH (FEET)	BEARING
L1	33.09'	S00°14'40"W
L3	33.09'	S00°14'40"W
L4	20.25'	N89°45'20"W

CLIENT: _____
DATE: 01-31-2011

FILE NO. 013-101
JOB NO. 013-101

SHEET 1 OF 3

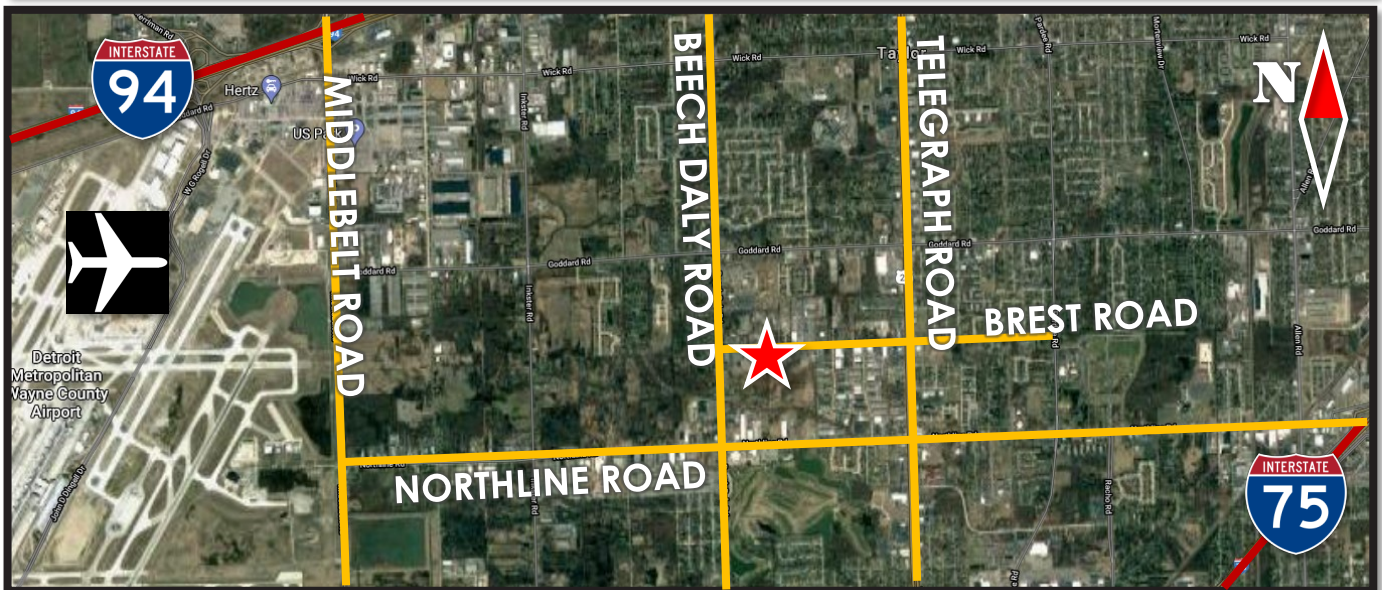
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