

6400 Monroe Blvd

Taylor, MI

INDUSTRIAL BUILDING FOR SALE

Virtual Tour

- 244,726 Square Feet For Sale
- Primary Power Well Distributed
- 11 Truckwells & 22 Truck Docks
- High Capacity for Gas & Water
- Possible Rail Spur Through Neighboring Parcel
- Located Within Opportunity Zone

Square Footage Breakdown:

1st Floor Office - 41,718 SF

2nd Floor Working Area - 41,718 SF

Cafeteria, Restrooms & Mechanical - 15,860 SF

Warehouse, Vehicle Repair & Loading Area - 145,430 SF



FOR MORE INFORMATION:

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First Floor Office



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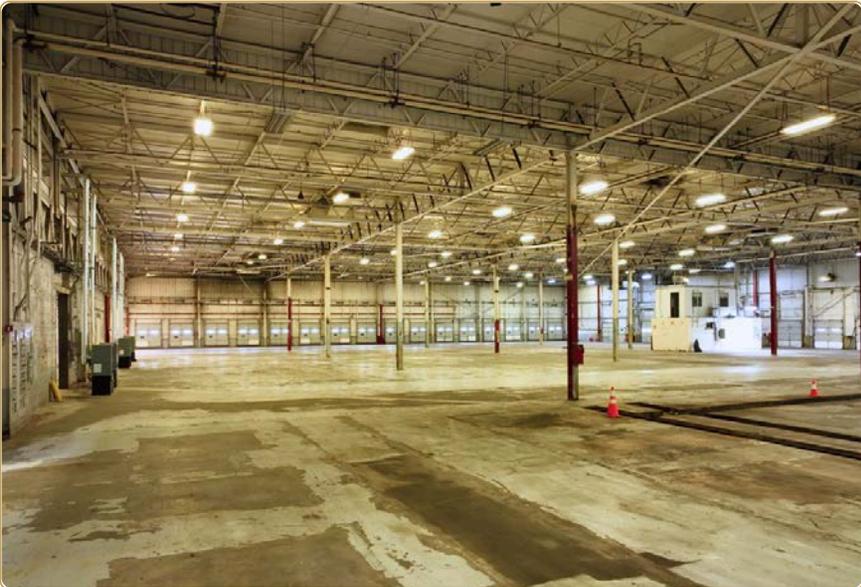
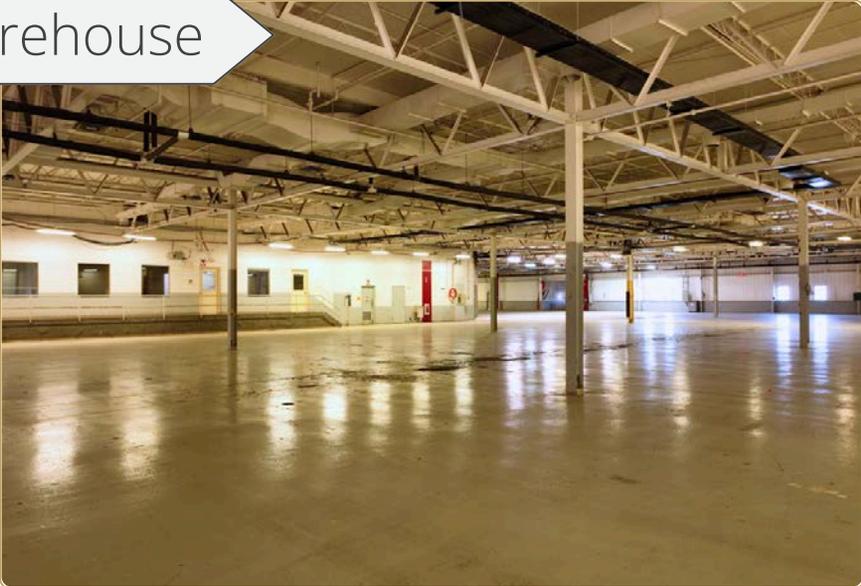
Second Floor Work Space



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Warehouse



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Industrial Property Details:

Details:

Total SF:	244,726 SF
Available SF:	244,726 SF
Min/Max SF:	244,726 SF
Office SF:	57,578 SF
Factory SF:	187,148 SF
Zoning:	I-1
Acres:	24.08
Frontage:	719'
Depth:	1,521'
Expandable:	Yes
Freestanding:	Yes
Intersection:	Monroe/I-94
X-Way Distance:	1 Mile to I-94
Parking:	576 Spaces
Year Built:	1970
Year Renovated:	1996
Outside Storage:	Possible
Rail Siding:	Possible
Occupancy:	Immediate

Interior:

Ceiling Height:	14', 26'
Bay Size:	40', 46'
Restrooms:	14
Cranes:	No
Power:	Primary
Power Details:	480V 240V
Buss Duct:	No
Lighting:	Fluorescent
Truckwells:	11 ext.
Truck Docks:	22 ext.
Grade Door:	(10) 11'x13', (1) 11'x11', (1) 8'x8'
Heating:	Boiler/Gas Forced Air
A/C:	Office Only
Sprinklered:	75%
Airlines:	No
Compressor:	No
Floor Drains:	Yes

Economic

Sale Price:	\$14,900,000
Price/SF:	\$60.88
Taxes:	\$0.61/SF

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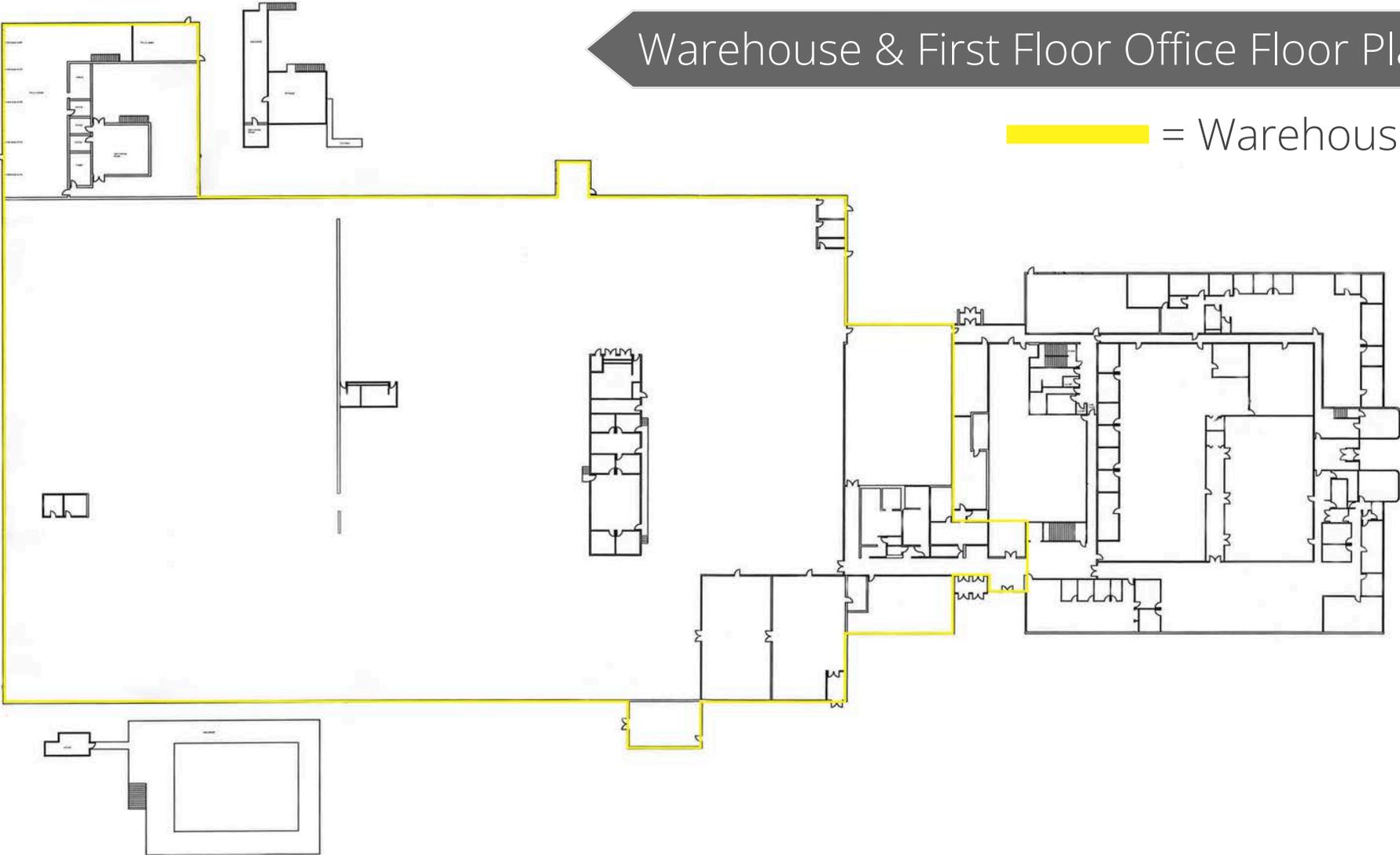
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Warehouse & First Floor Office Floor Plan

 = Warehouse



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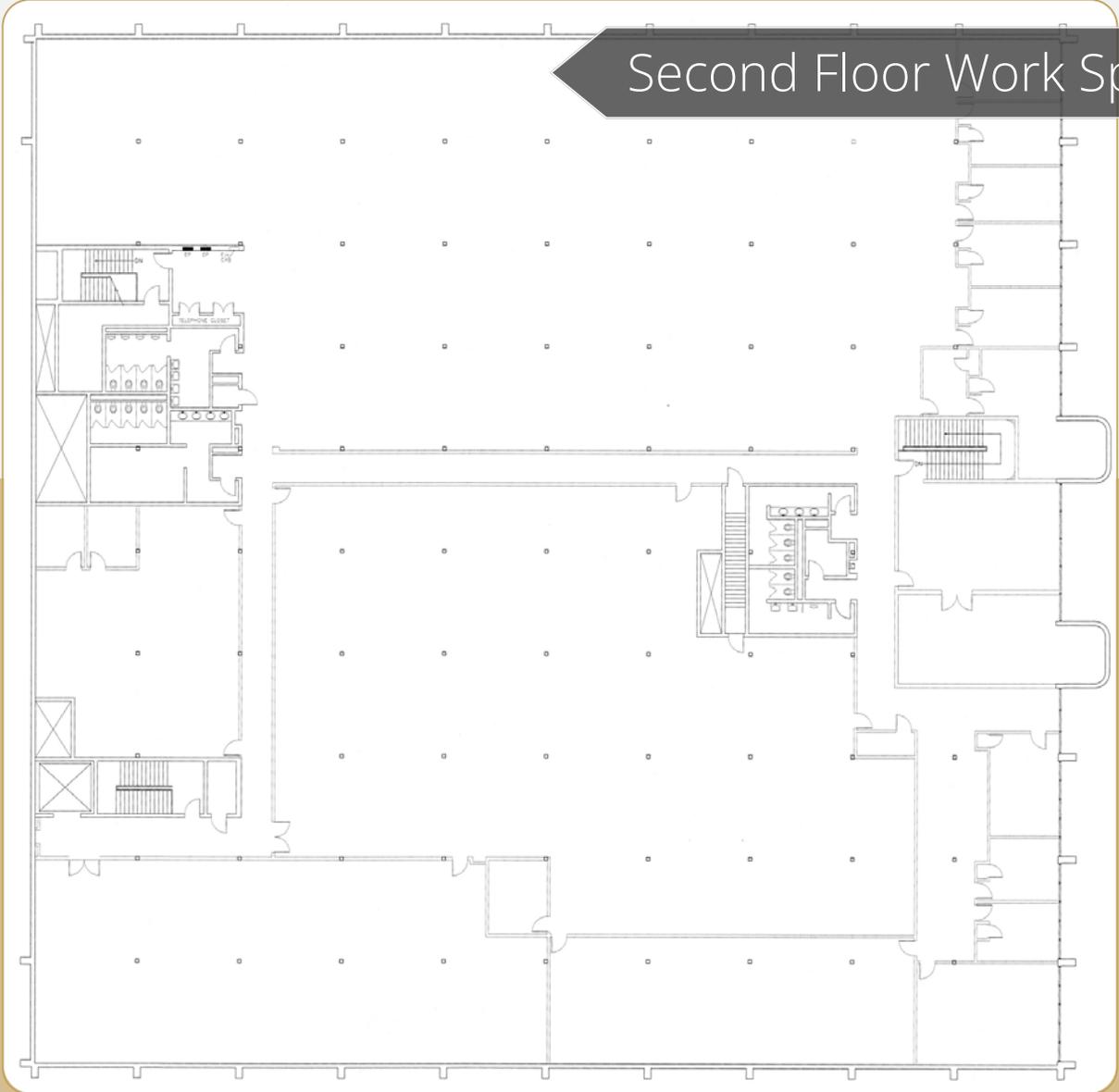


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Second Floor Work Space Floor Plan



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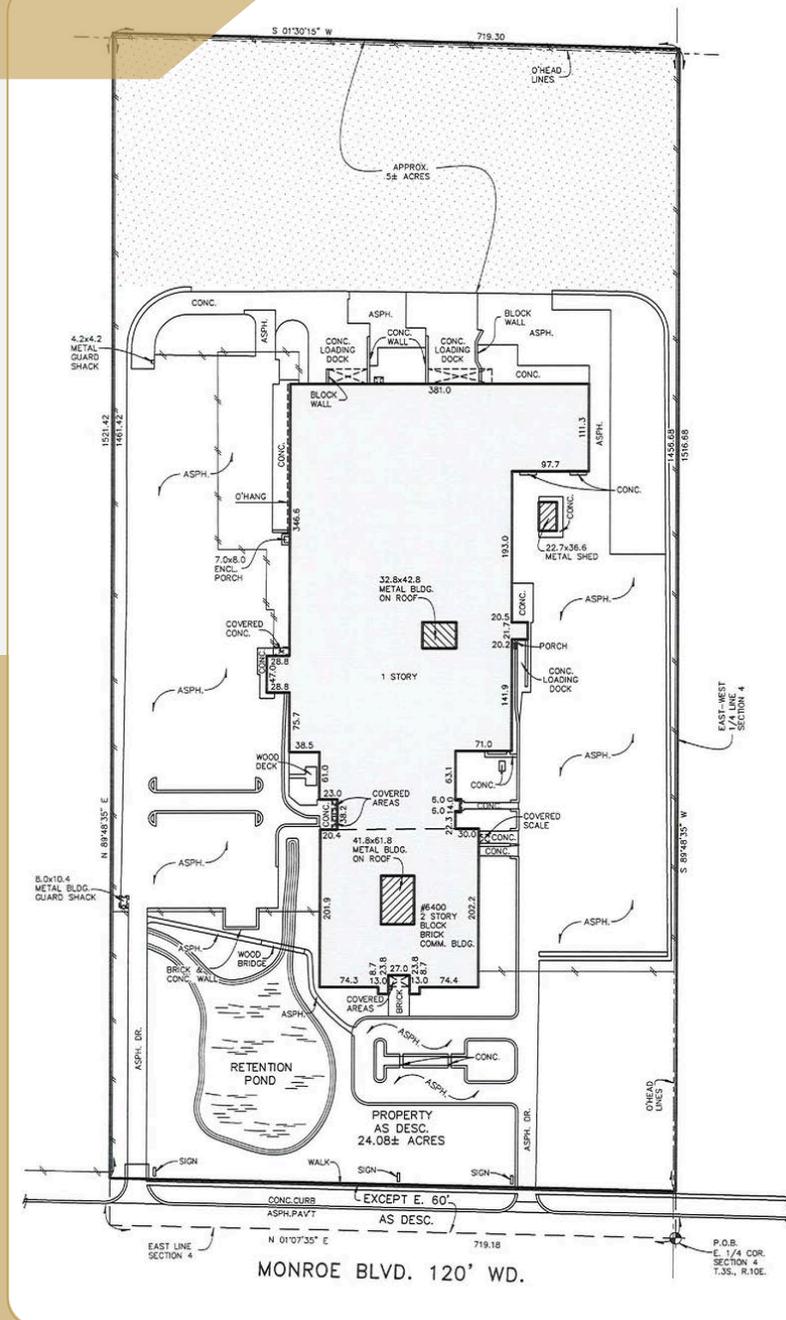
Site Survey:



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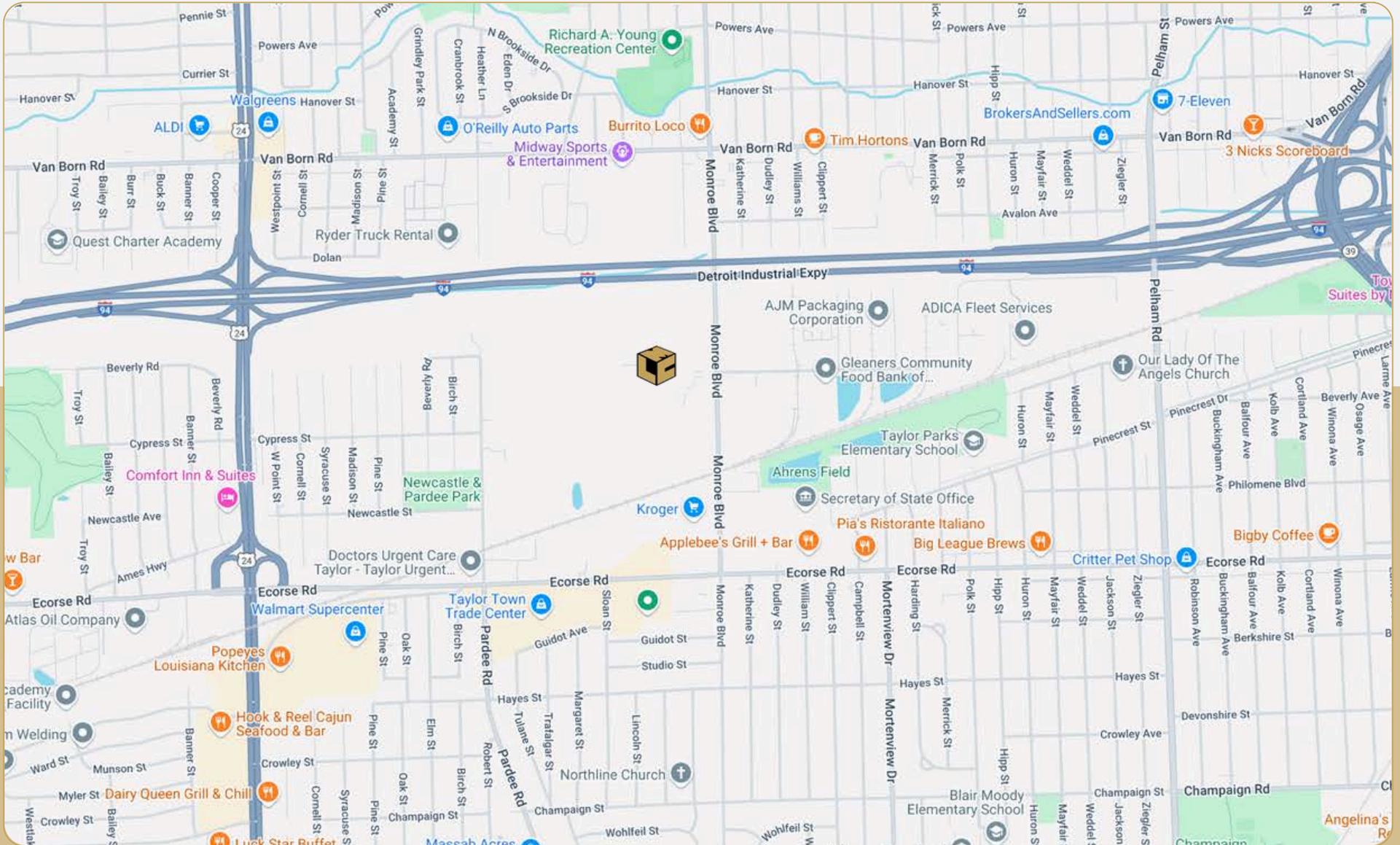
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