

**FOR LEASE**  
**21001 Van Born Road**  
**Taylor, Michigan**

**Excellent medical,  
professional office or  
special use building**



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**DOMINION**  
**REAL ESTATE ADVISORS**

# PROPERTY INFORMATION

- 415,606 SF office building
- 5,000 SF – 100,000 SF available
- 726 surface parking spaces
- Year built: 1966 | Years renovated: 1989 and 2003
- Qualified Michigan Opportunity Zone. Many financial incentives for Investors, entrepreneurs and developers
- 4 standard elevators and 1 freight elevator
- Onsite amenities include an auditorium, wellness and fitness center, a full-service café, covered parking and EV charging stations
- Ideal HQ office, medical office / clinic of special use building
- Excellent freeway visibility with central location
- 155K Vehicles Per Day on I-94
- Contact Brokers for lease rates and price of possible sale



Exceptional 415,606 SF  
Office Building



726 surface  
parking spaces



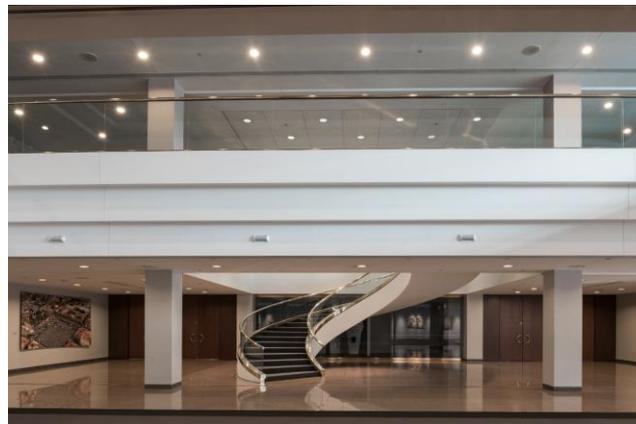
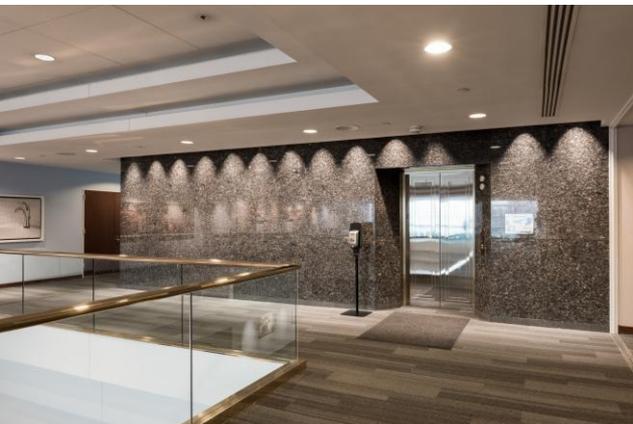
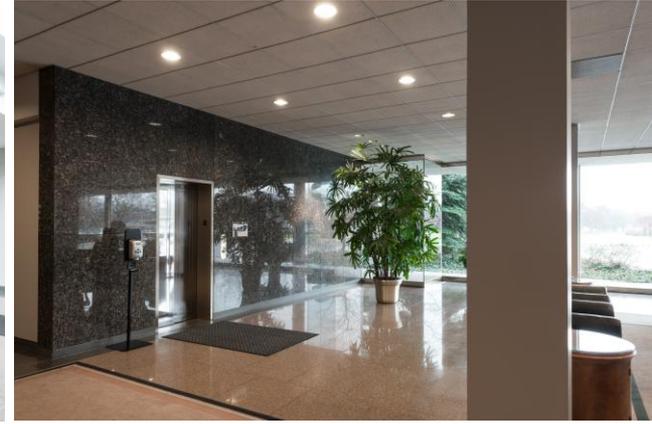
10 Minutes from  
DTW International Airport



Excellent visibility  
from I-94



# PROPERTY PHOTOS – INTERIOR



# PROPERTY PHOTOS – INTERIOR





# FLOOR PLAN – THIRD FLOOR



# FLOOR PLAN – FOURTH FLOOR



# ABOUT WAYNE COUNTY

Wayne County is the most populated county in the State of Michigan, which is situated on the U.S.-Canada border with the two busiest northern border crossings in North America. Wayne County is a premier gateway to the global marketplace, with over 30,000 businesses total, 1,300 of those being foreign firms from 39 different countries. With its strategic location, Wayne County attracts advanced manufacturing, automotive research and development, and global logistics companies.

**1,300 foreign firms**  
from **39 countries**  
within a 1-hour drive

76% of U.S. automotive R&D  
investment: **\$10 billion**  
annually

**Top 10 State**  
for Major New & Expanded Corporate  
Facilities

1,800 auto suppliers, including  
**61 of the top 100** suppliers in  
North America

**11 Fortune 500 companies**  
throughout  
the County

**\$300+ million in trade**  
crossing each day at the  
Detroit/Windsor border

The Detroit / Wayne County  
Port Authority oversees **millions** of tons of **international and domestic**  
**cargo** per year at 29 terminal facilities

Sources:

<https://www.waynecounty.com/departments/econdev/home.aspx>

<https://statisticalatlas.com/county/Michigan/Wayne-County/Population>

## Wayne County Demographics



Population

**1,753,893**



Workforce

**811,623**



Primary  
Industries

Healthcare  
Manufacturing  
Automotive R&D

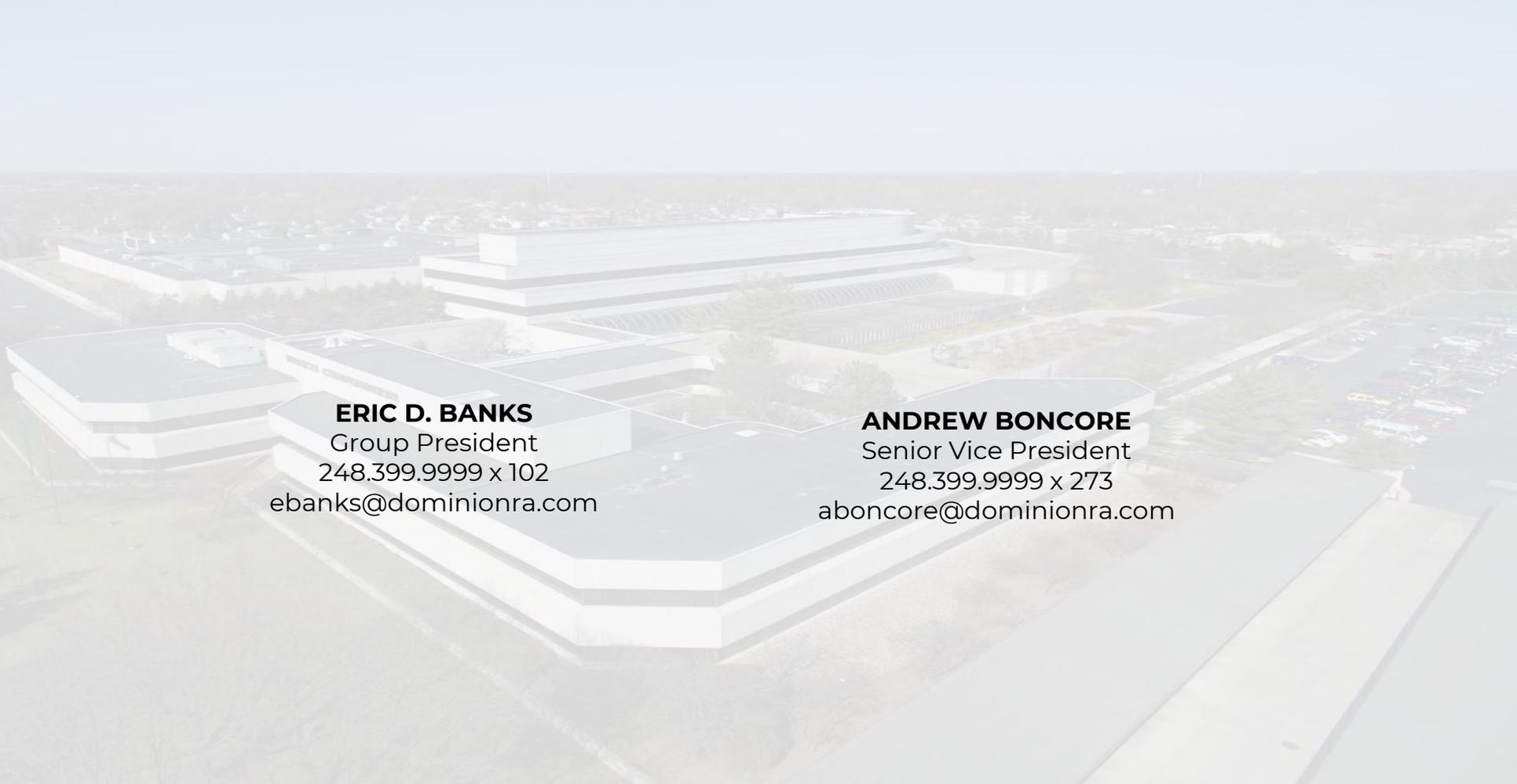
# ABOUT THE CITY OF DETROIT

The City of Detroit is built on the busiest northern border crossing in the U.S., which moves about \$44 billion in transported goods each year and the Detroit Metropolitan Airport connects your business to the world with more than 140 non-stop flight destinations to four continents.

While the “Motor City” is still the automotive capital of the U.S., it's not only this industry that is helping the city boom. Detroit is seeing incredible job growth since the COVID-19 pandemic crisis and is expected to recover to pre-pandemic levels by Q3 2022 and looking further ahead, things will only continue to progress with the abundance of long-planned projects coming to life, which include the Gordie Howe International Bridge, Ford's conversion of Michigan Central Station, Bedrock's Hudson's site, General Motors' Factory Zero, and a new Amazon distribution center at the Michigan State Fairgrounds. There are redevelopment projects on every corner and young entrepreneurs constantly opening new businesses. Local artists who are getting a chance to show the world their skills while writers are flocking to the city to experience its revival.

Detroit is also home to education and healthcare anchor institutions, Wayne State University, University of Michigan, University of Detroit Mercy, College for Creative Studies, Central Michigan University, Cleary University, and Grand Valley all have campuses in Detroit. Wayne State University, recognized as one of the top 50 research universities in the country, contributes to the State of Michigan's economic vibrancy through its partnership with the University of Michigan and Michigan State University as part of the University Research Corridor.





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