

21740 TROLLEY INDUSTRIAL DRIVE



Taylor, Michigan 48180

Up to 13,150 SF for Lease

 **UP TO 27'**
CLEAR HEIGHT

 **RAIL**
ACCESS

 **2 DOCKS**
DOORS

 **I-94**
FRONTAGE

NEWMARK

DAN LABES
248-357-6578
dan.labes@nrmk.com

TOM OLDHAM
248-357-6595
tom.oldham@nrmk.com

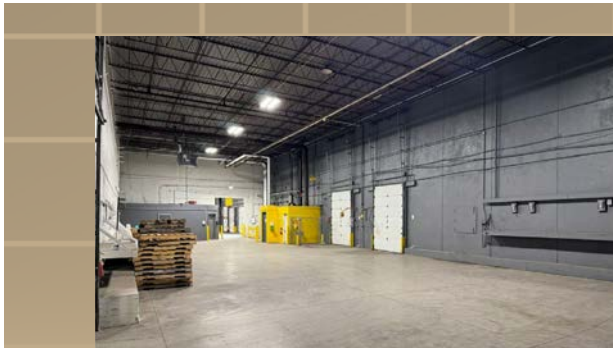
MORGAN KATZ
248-892-0283
morgan.katz@nrmk.com

REICH  **BROTHERS**

PROPERTY OVERVIEW

21740 Trolley Industrial Drive | Taylor, MI

- 13,150 SF with 2 docks
- 27' clear height
- Possible additional office space
- Possible Norfolk Southern Rail service
- Trailer parking available
- New concrete parking lot
- I-94 frontage, close to Detroit Metro Airport

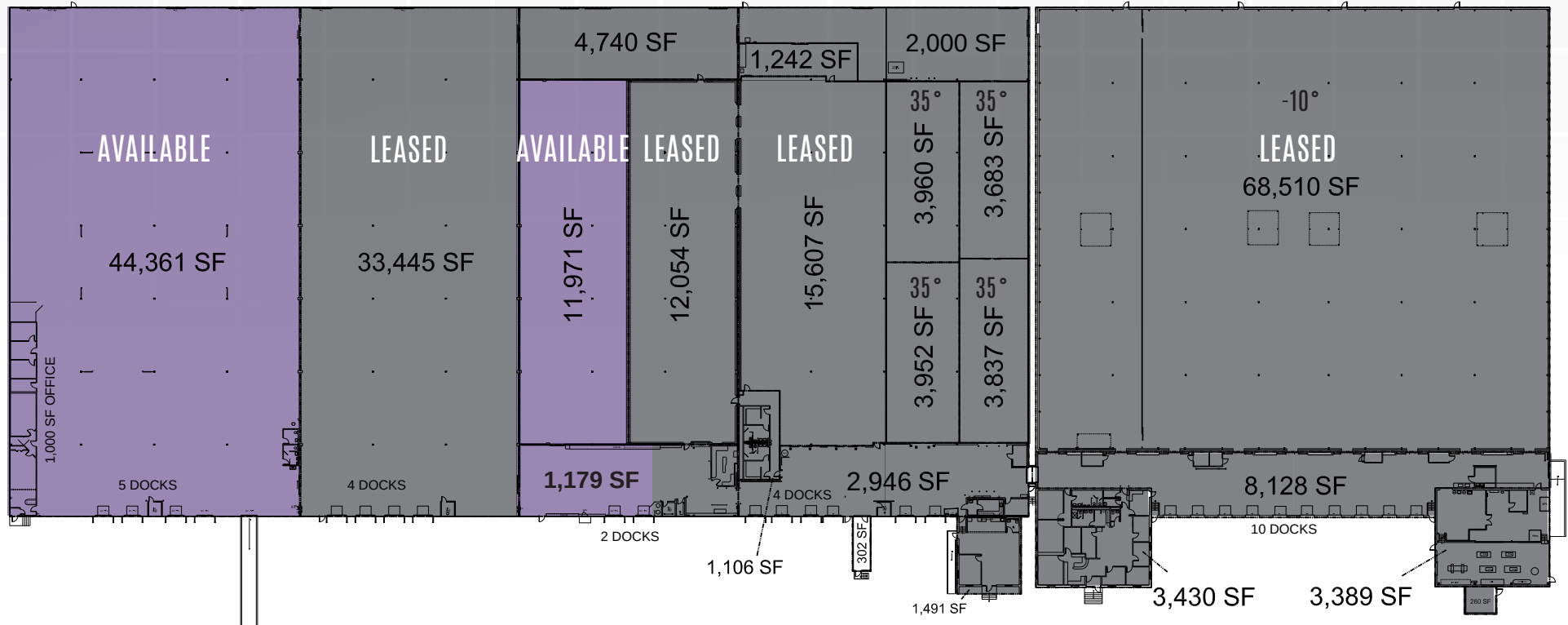


PROPERTY DETAILS/SITE PLAN

21740 Trolley Industrial Drive | Taylor, MI

Building Size: 240,140 SF
Available: 13,150 SF
Lot Size: 10 acres
Office Area: 300 SF
Year Built: 1975 (renovated 2017)
Zoning: I-1 Industrial
Clear Height: 27'
Dock Doors: 2
Rail Served: Possible

Fire Protection: Ordinary Hazard Wet Sprinkler System
Power: 480 volt / 5000 amps
Parking: 20 spots
Asking Rate \$6.25/SF NNN
Operating Expenses Taxes: \$1.02/SF
Insurance: \$0.27/SF
CAM: \$1.00/SF
Total: \$2.29/SF



Available Dry Storage/Office Area

LOCATION

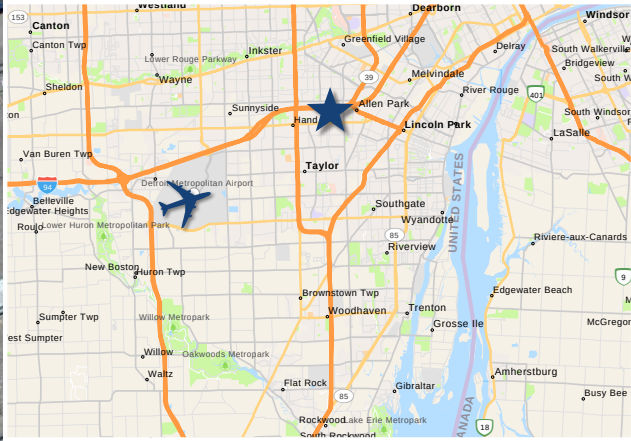
21740 Trolley Industrial Drive | Taylor, MI



Direct access to
I-94 and major
thoroughfares



Close to Detroit
Metropolitan
Airport



DAN LABES
248-357-6578
dan.labes@nrmk.com

TOM OLDHAM
248-357-6595
tom.oldham@nrmk.com

MORGAN KATZ
248-892-0283
morgan.katz@nrmk.com

39400 Woodward Ave., Suite 100
Bloomfield Hills, MI 48304
nrmk.com

REICH  BROTHERS

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.