

# FULLY-RACKED FREEZER WAREHOUSE FOR LEASE

77,652 Square Feet  
Detroit, Michigan



**FOOD PROPERTIES**  
GROUP



## 21740 TROLLEY INDUSTRIAL DRIVE, TAYLOR, MICHIGAN

- Total Available: 77,652 Square Feet (SF)
- Frozen Storage: 48,236 SF
- Refrigerated Storage: 15,432 SF
- Refrigerated Dock: 8,554 SF
- Fully-Racked
- 9 Dock Doors
- Landlord to Maintain Refrigeration
- Immediate I-94 Access

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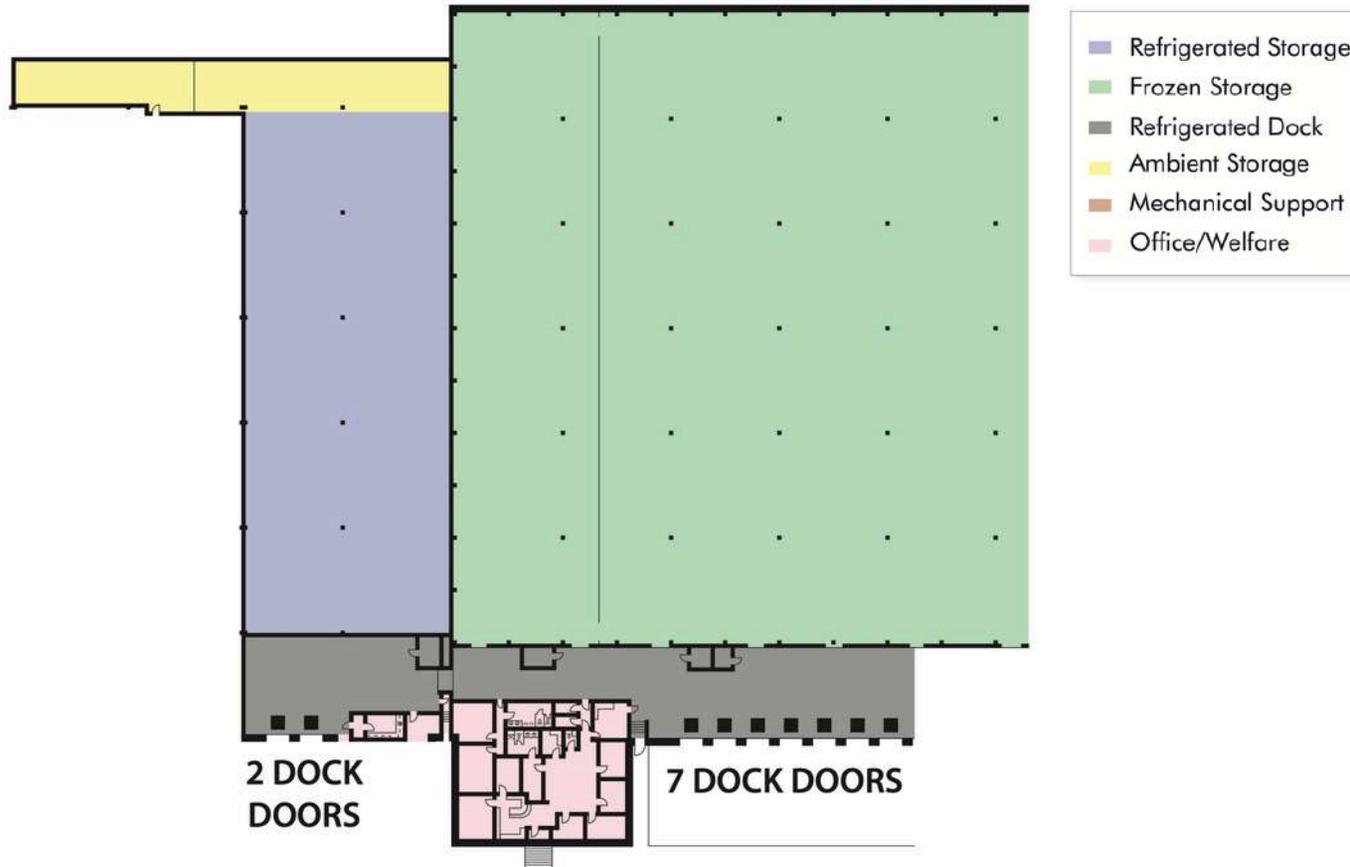
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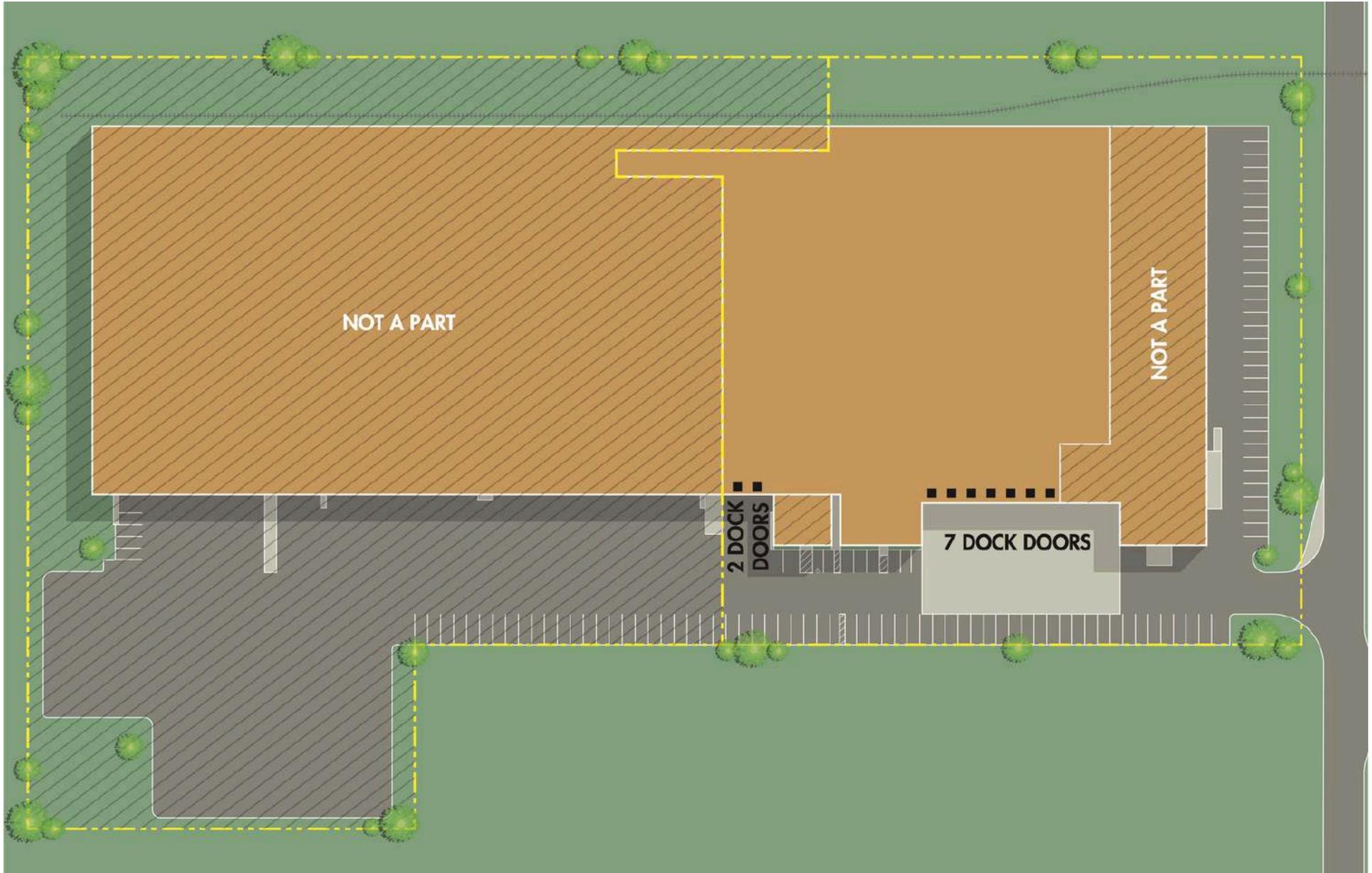
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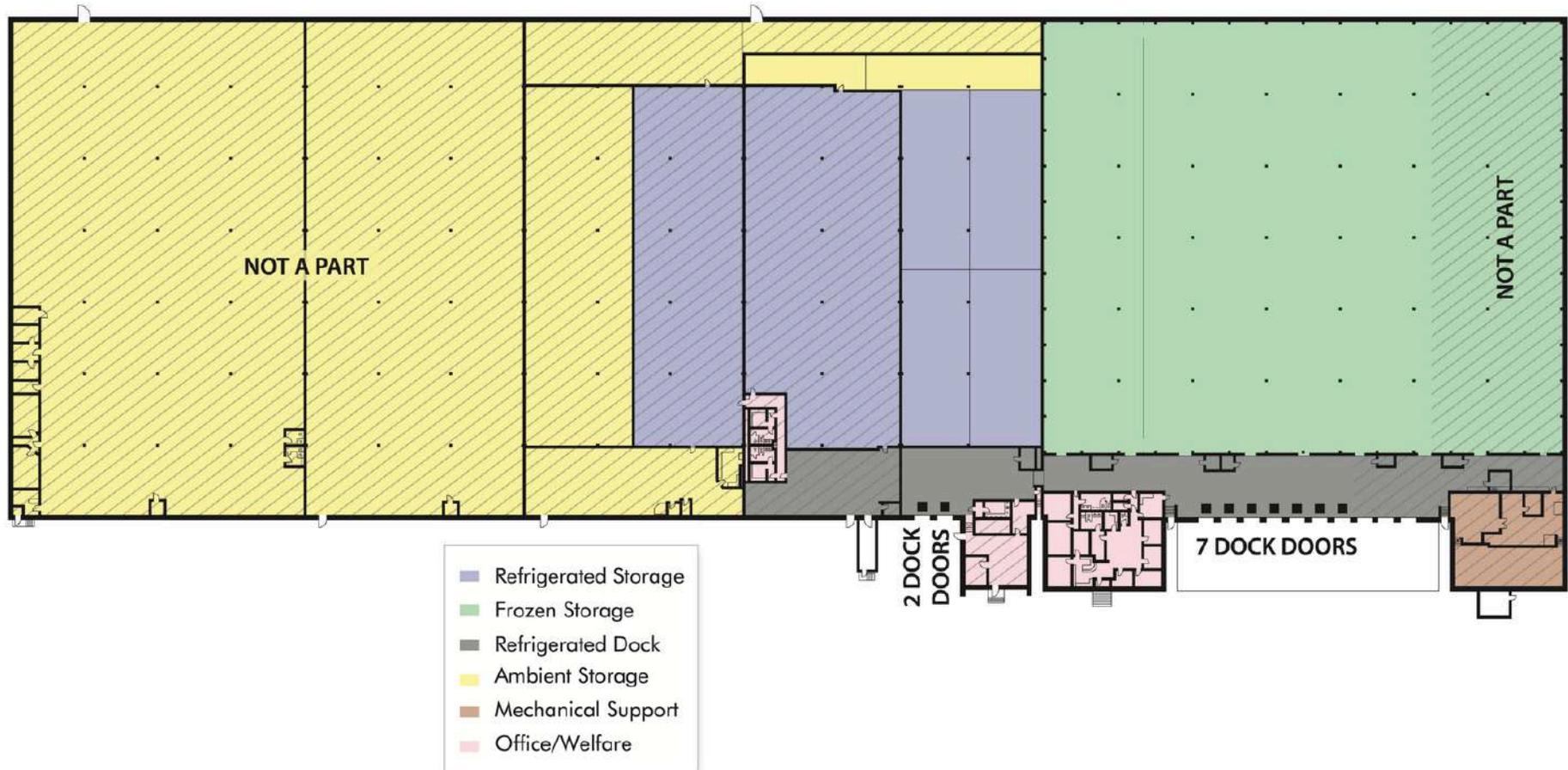
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## SQUARE FOOTAGE ITEMIZATION

- Total building: 240,000 SF
- Total available: 77,652 SF
- Frozen storage: 48,236 SF
- Refrigerated storage: 15,432 SF
- Refrigerated dock: 8,554 SF
- Ambient storage: 2,000 SF
- Office / welfare: 3,430 SF



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## CONSTRUCTION

- 24' ceiling heights
- Frozen storage capable of 0°
- Refrigerated storage capable of 34°
- Fully-racked. As presently configured
- Ammonia refrigeration ~ landlord to maintain
- 9 dock doors
- Norfolk Southern rail service possible in other building sections
- LED lighting
- Fully-sprinklered

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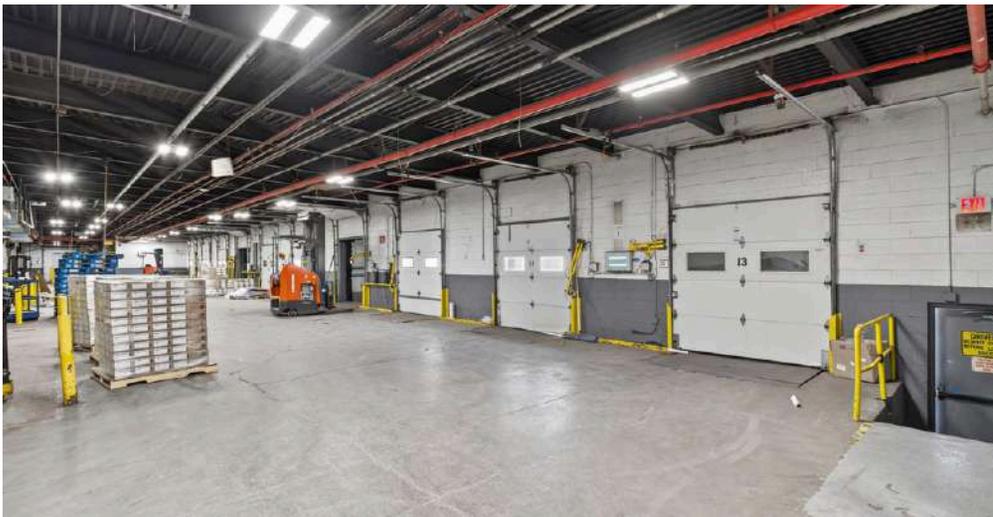
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## OTHER

- Back-up electrical generator operates all building systems, including refrigeration
- 43+ auto parking positions
- Additional dry warehouse space available ~ 13,000+ SF



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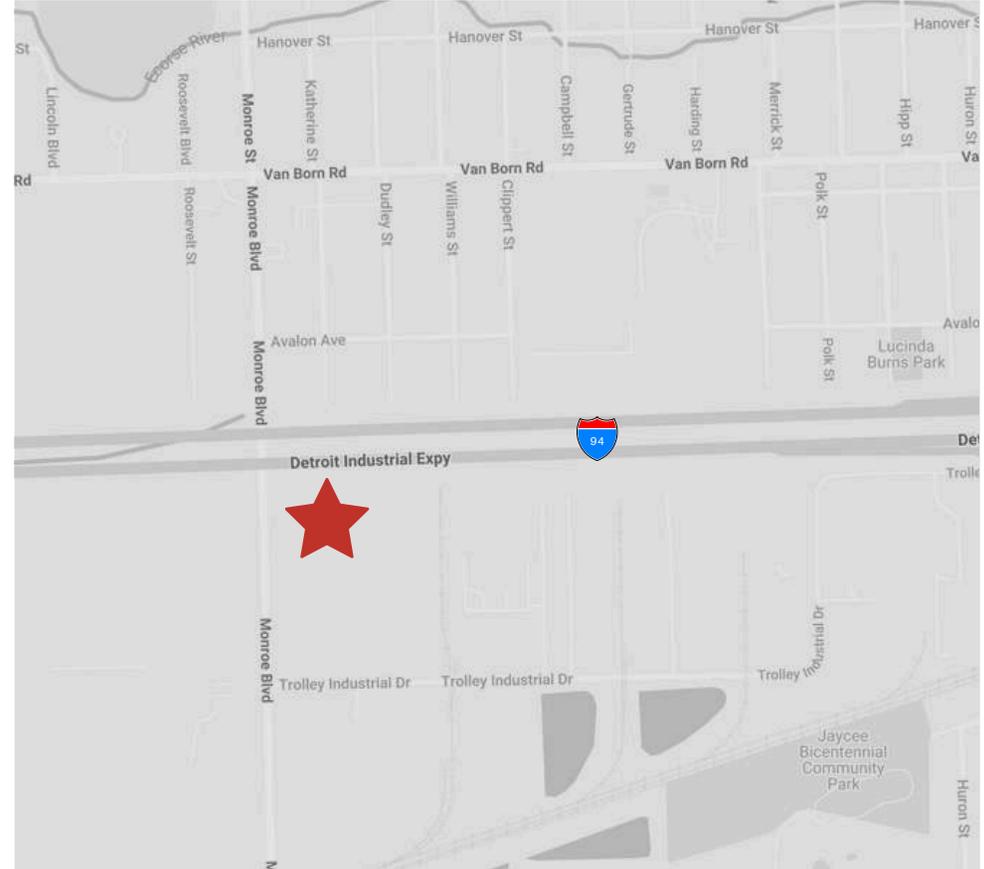
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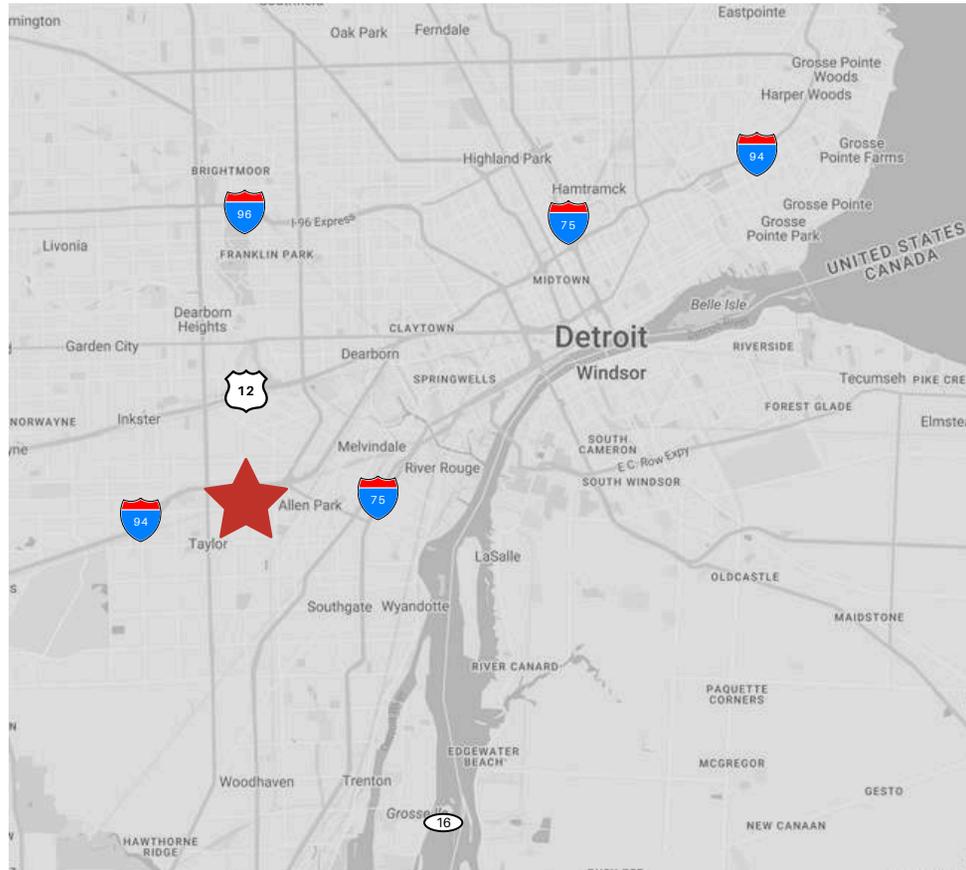
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