

Burger

& COMPANY

FOR SALE/LEASE

25465 & 25485 Brest Road
Taylor, Michigan
14,400 Square Feet (Total)



- Two (2) separate 7,200 square foot buildings totaling 14,400 square feet for sale / lease
- 3,000 square feet of office in the front building
- Ideal for office and warehousing in the front building and manufacturing / repair work in the back building
- Three (3) 12'x14' grade level doors
- 15' clear height and 22' clear height
- One (1) 5-ton crane and one (1) 15-ton crane in the back building
- 1.19 acre lot
- 3 phase, 480v, 1,000 amps in the back building with buss duct
- Lease Price: Contact broker
- Sale Price: \$1,224,000 / \$85.00 per square foot

Burger & Company

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

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Taylor, MI

BUILDING SPECIFICATIONS



Location	Between Beech Daly & Telegraph	Square Feet Available	14,400 SF
County	Wayne	Office Square Feet	3,000 SF
Zoning	I-1 Light Industrial	Warehouse Square Feet	11,400 SF
Lot Size	1.19 Acres	Year Built	1987
Construction	Block	Roof	Flat
Clear Height	15' / 22'	Grade Level Doors	Three (3) 12'x14'
Cranes	Yes (5-Ton & 15-Ton)	Dock Doors	None
Lighting	Fluorescent	Power	480/240 Volts See floor plans
Heating	Radiant/Unit	Sprinklers	No
Warehouse A/C	Yes (Front Building)	Freestanding	Yes
Buss Duct	Yes	Signage	Yes
Parking	Ample	Restrooms	Yes

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Lease Rate	Contact Broker
Sale Price	\$1,224,000.00
Availability	Immediate Occupancy



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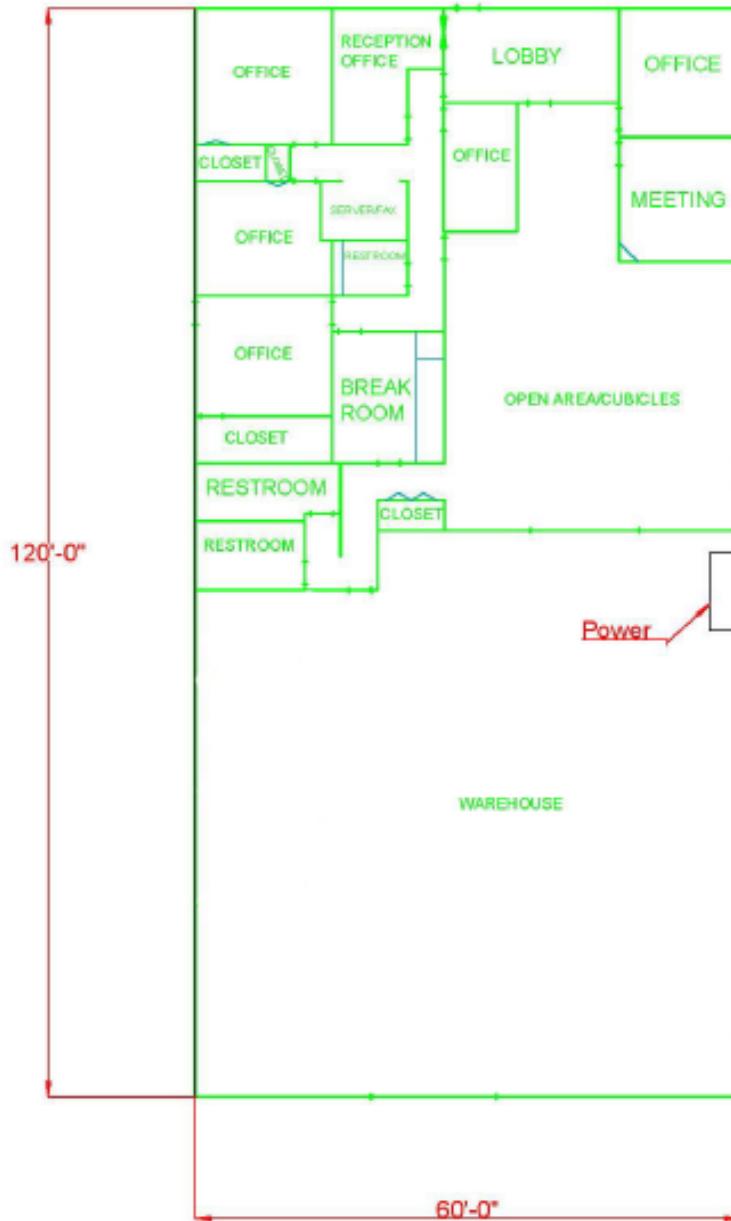
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25465 & 25485 Brest Road
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FLOOR PLAN

25465 Brest (North Building)



Existing Power:
480v-208/120 112.5 Kva Transformer
200A Disconnect
2 pcs- 200 A Service panels

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FLOOR PLAN

25485 Brest Road (South Building)



Existing Power:

1000a 480v main
2 pcs - 600A 480v Buss duct (full length of plant)
225A 480V Service panel
225A 110V Service panel fed from 112.5 Kva Transformer

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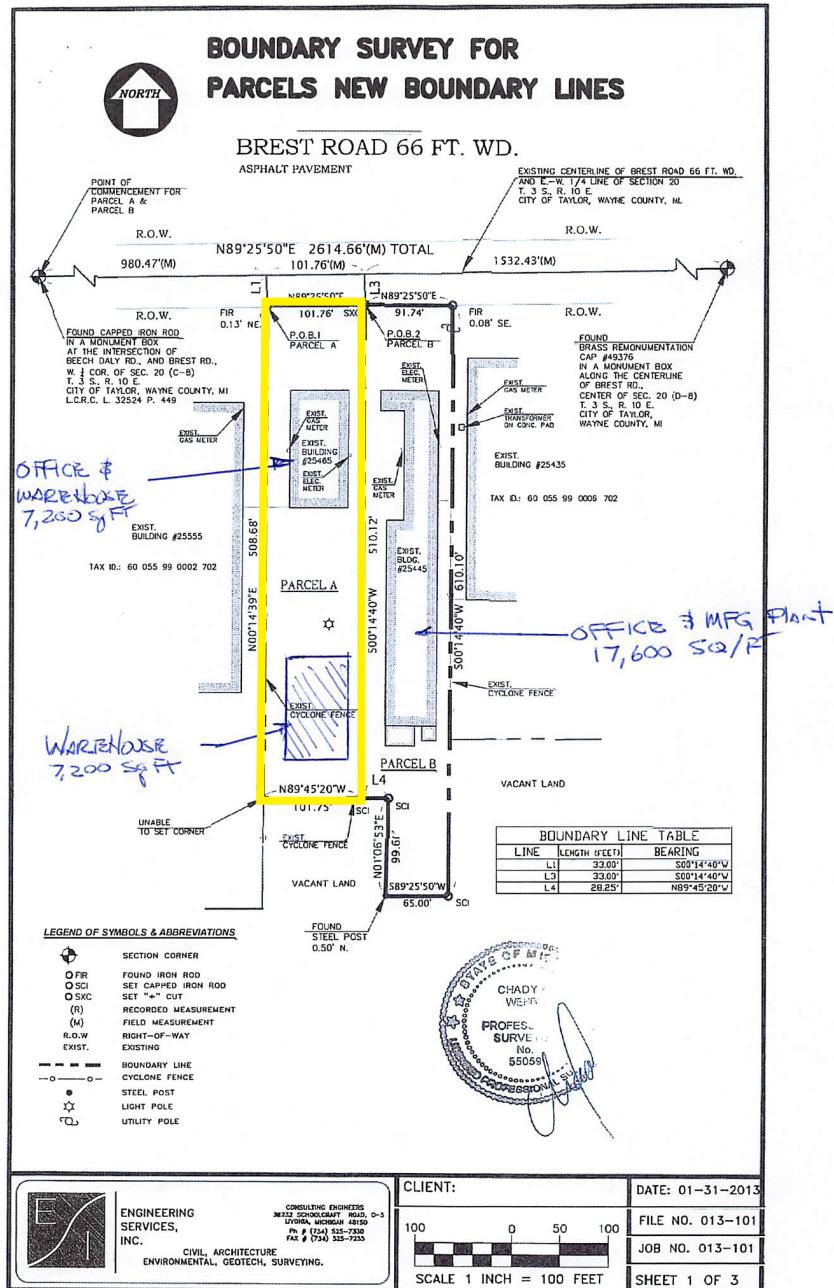
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SURVEY



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25465 & 25485



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28465/OPEN AREA



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FOR SALE/LEASE

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28465 WAREHOUSE



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28485 WAREHOUSE



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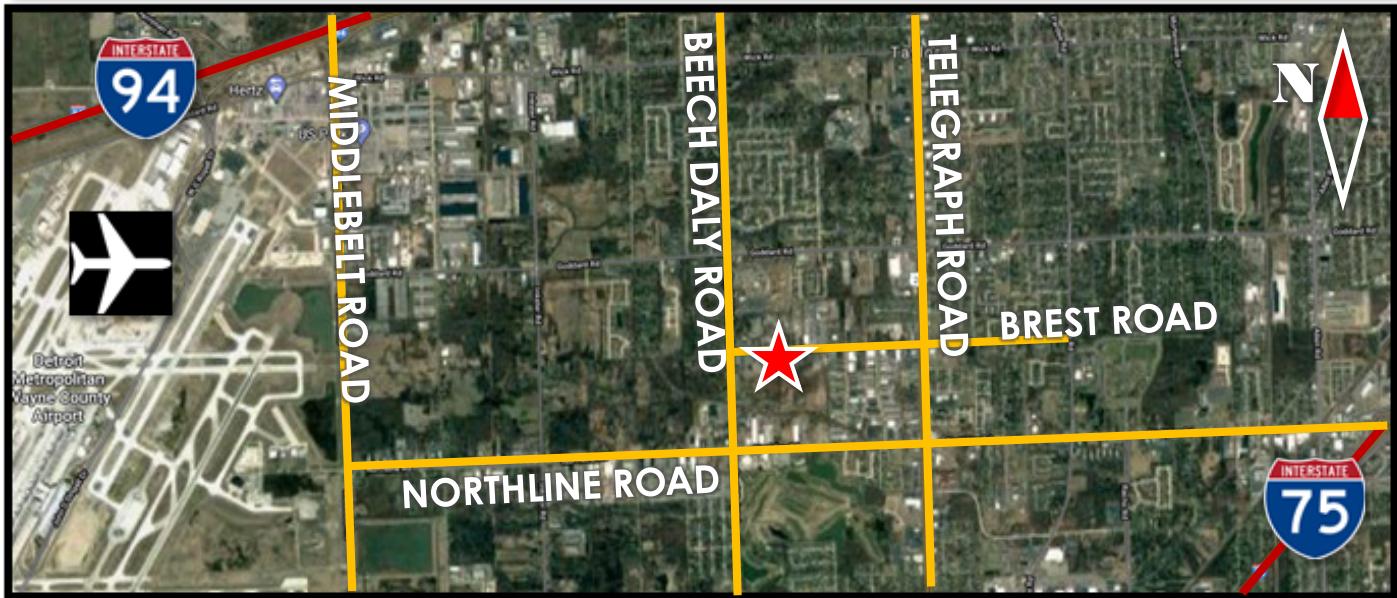
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