

44,361 SF

+ Available for Lease +

TAYLOR / MICHIGAN

21740
TROLLEY INDUSTRIAL DRIVE



CBRE

CONFIDENTIAL OFFERING MEMORANDUM

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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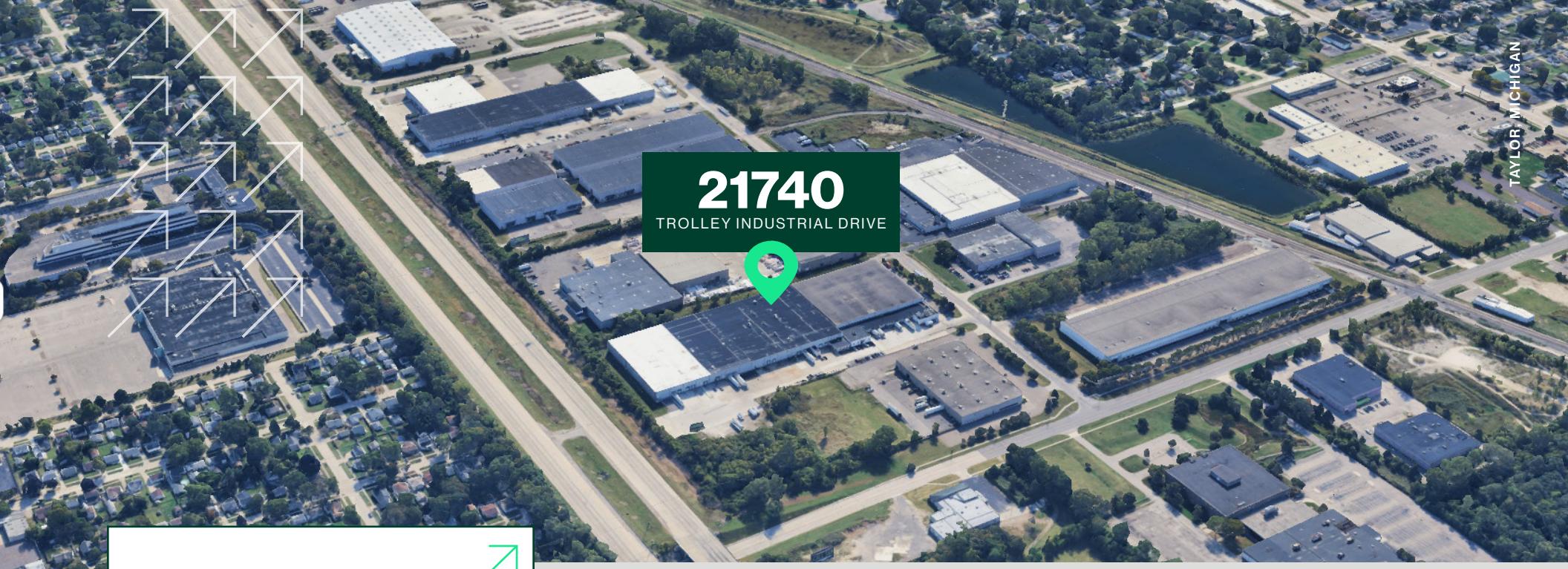
04 Property Photos

21740
TROLLEY INDUSTRIAL DRIVE



Executive Summary





21740
TROLLEY INDUSTRIAL DRIVE

This offering, for a portion of 21740 Trolley Industrial Drive, enables users easy access to the Detroit market, nearby amenities, and ample trailer parking for its operations.

Executive Summary

This property is being offered as a sublease through April 30, 2027. It is move-in ready, and is only 20 minutes from downtown Detroit and the international bridge crossing.

Detroit Metro Airport and Willow Run Airport are also just a short drive away to the west. Convenient, easy access to many auto assembly plants and Tier 1 suppliers



**RAIL SERVICE
AVAILABLE**



**IDEALLY LOCATED
NEAR DETROIT METRO
AIRPORT**



**TRAILER PARKING
AVAILABLE**

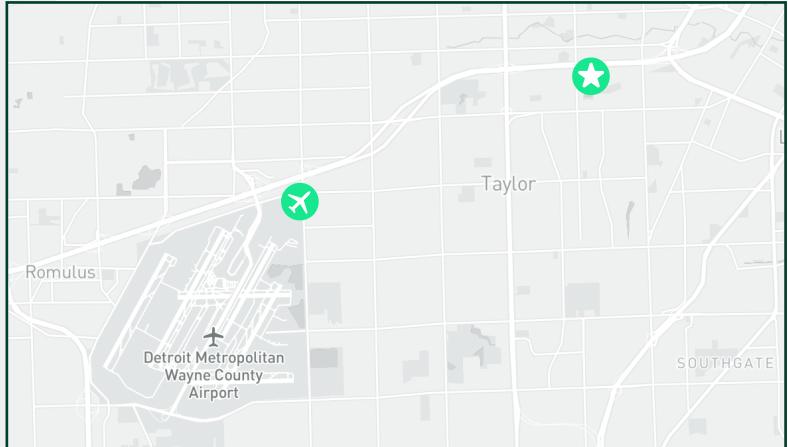


Property Description



Property Details

21740 Trolley offers a solid location for any logistics or manufacturing operation with abundant power, above market dock ratios, sprinkler systems, and a very competitive asking rental rate.



TAYLOR, MICHIGAN



YEAR BUILT
1975/2017



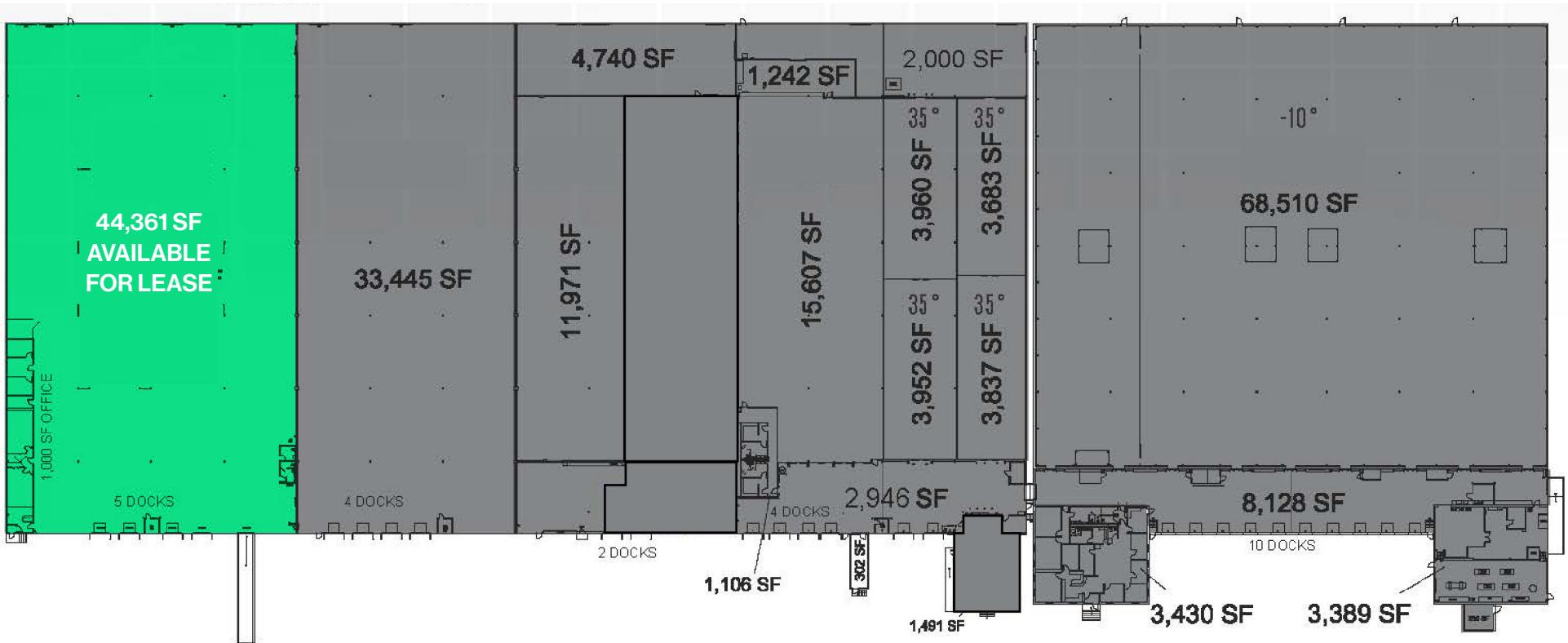
POWER
480 VOLT/
5000 AMPS



ZONING
I-1 INDUSTRIAL



Site Plan

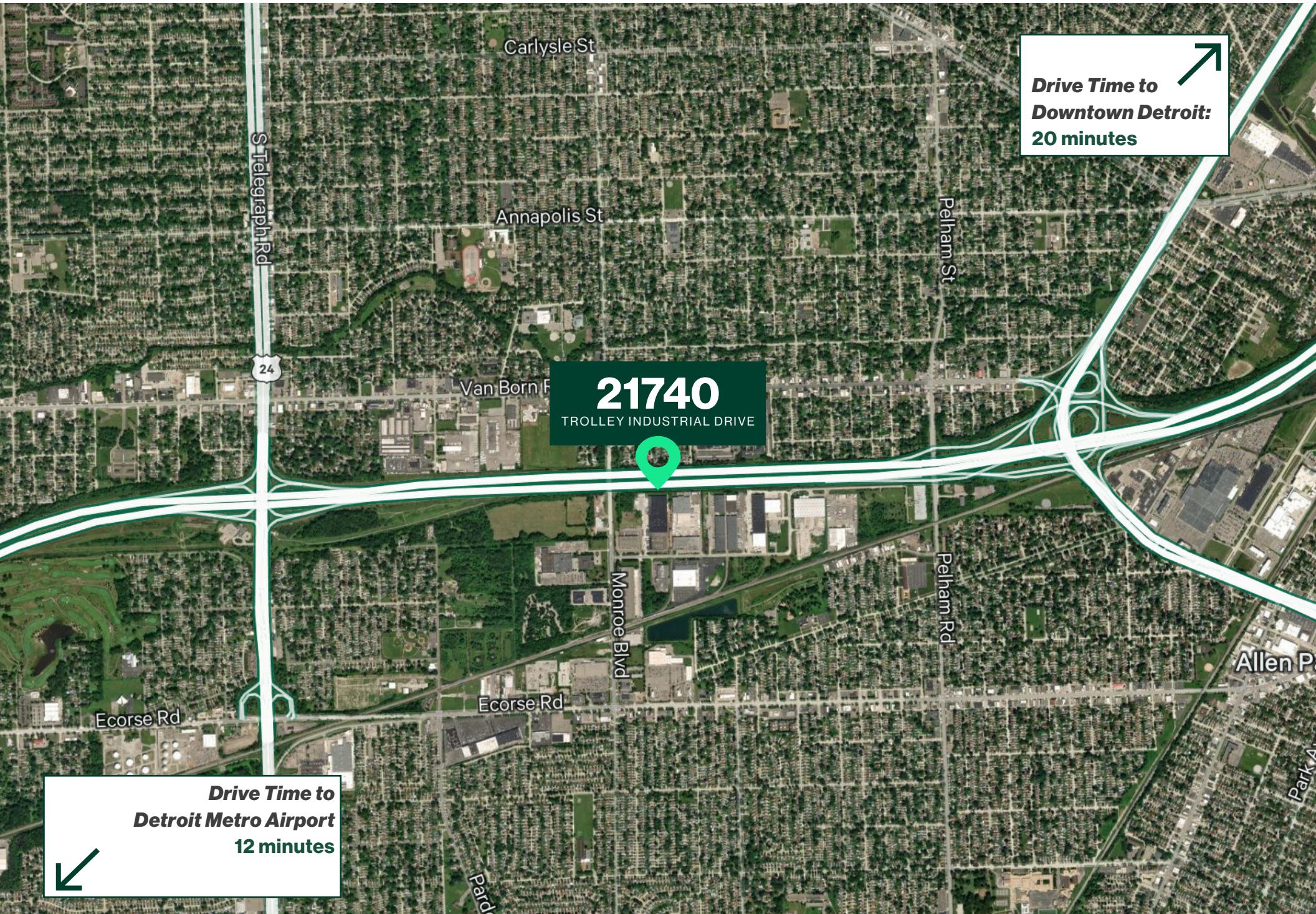




Area Overview









Property Photos







RENTABLE SF
44,361



ASKING RATE
\$5.50/SF NNN



FIRE PROTECTION
FULLY SPRINKLED



RENOVATED IN
2017



LOT SIZE
10.00 ACRES



PARKING
30 SPOTS



ZONING
I-INDUSTRIAL



CLEAR HEIGHT
27'



21740

TROLLEY INDUSTRIAL DRIVE

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