

44,361 SF

Available for Lease

TAYLOR / MICHIGAN

21740
TROLLEY INDUSTRIAL DRIVE



CBRE

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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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Contents

01 Executive Summary

02 Property Description

03 Area Overview

04 Property Photos

21740

TROLLEY INDUSTRIAL DRIVE



Executive Summary

01

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

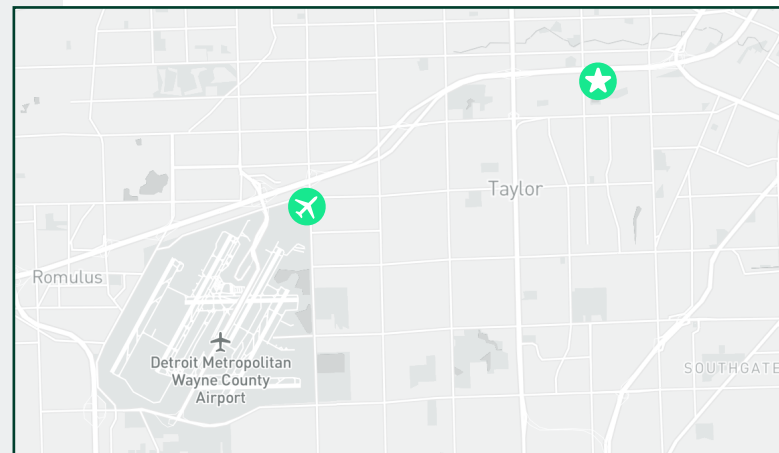


Property Description

02

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.



Property Overview

Rentable SF	44,361
Total Building SF	240,140
Office SF	1,000
Clear Height	27'
Dock Doors	Five (5)
Parking	30 Spots
Year Built/Renovated	1975/2017

Power	480 Volt/5000 Amps
Asking Rate	\$5.50/SF NNN
CAM	\$1.42/SF (est.)
Taxes	\$1.02/SF (est.)
Insurance	\$0.27/SF (est.)



YEAR BUILT
1975/2017

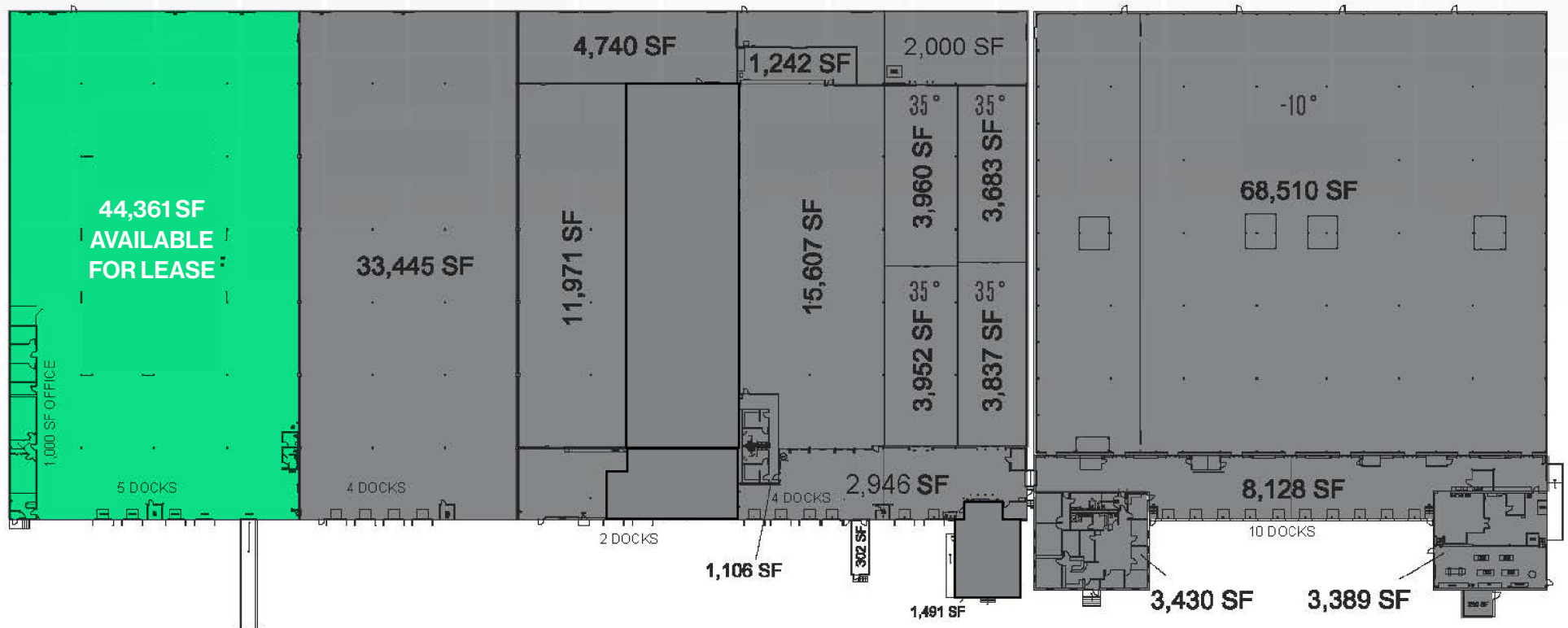


POWER
480 VOLT/
5000 AMPS



ZONING
I-1 INDUSTRIAL

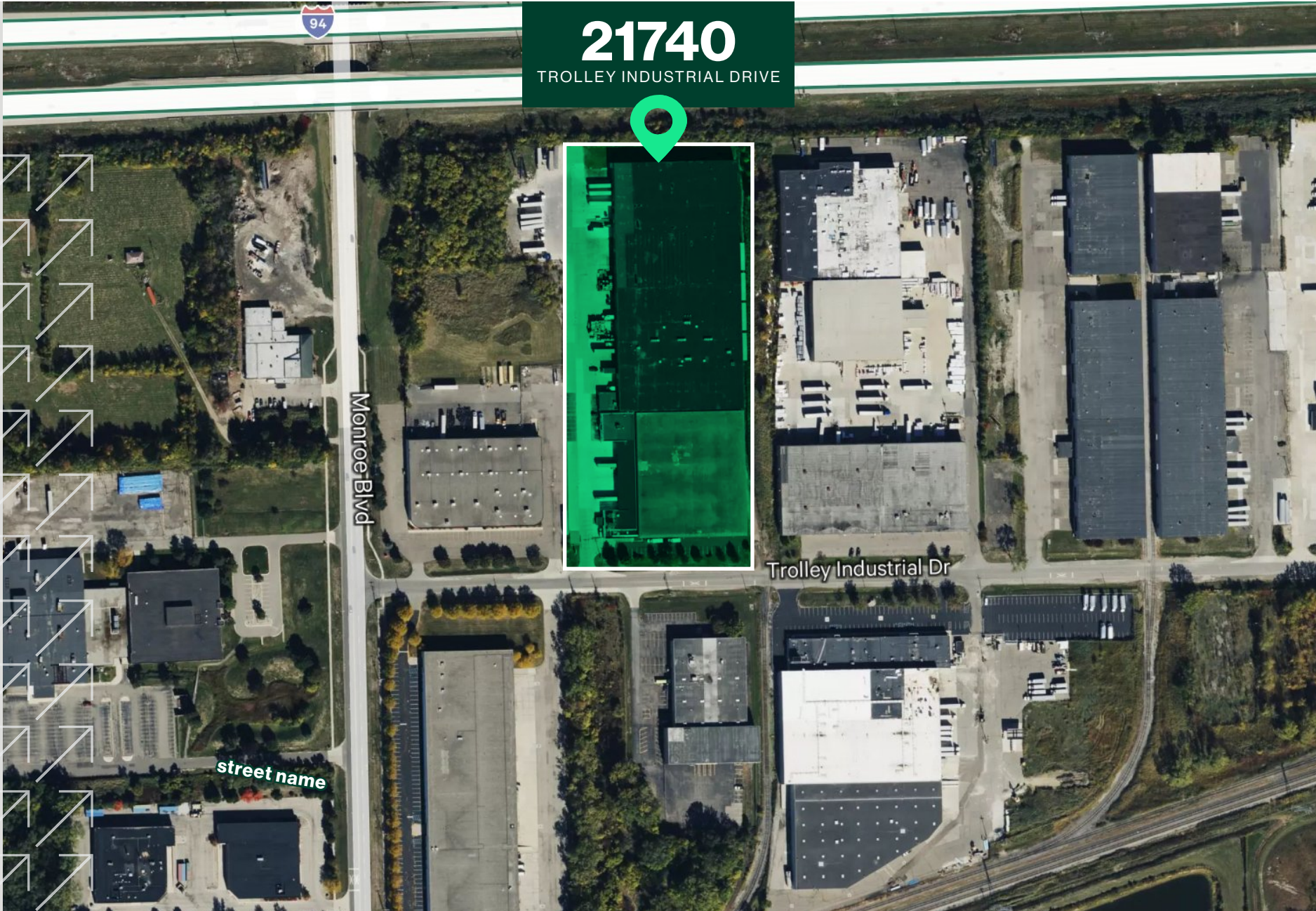
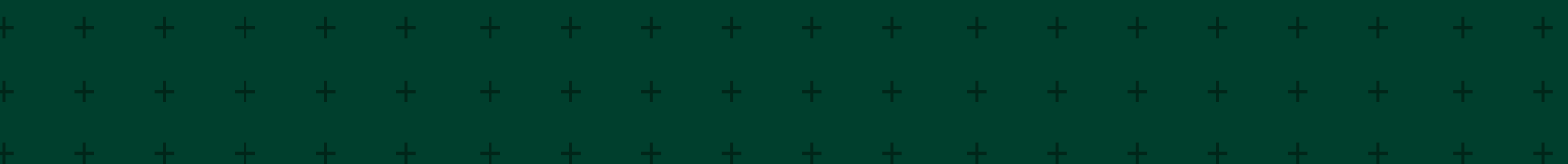
Site Plan



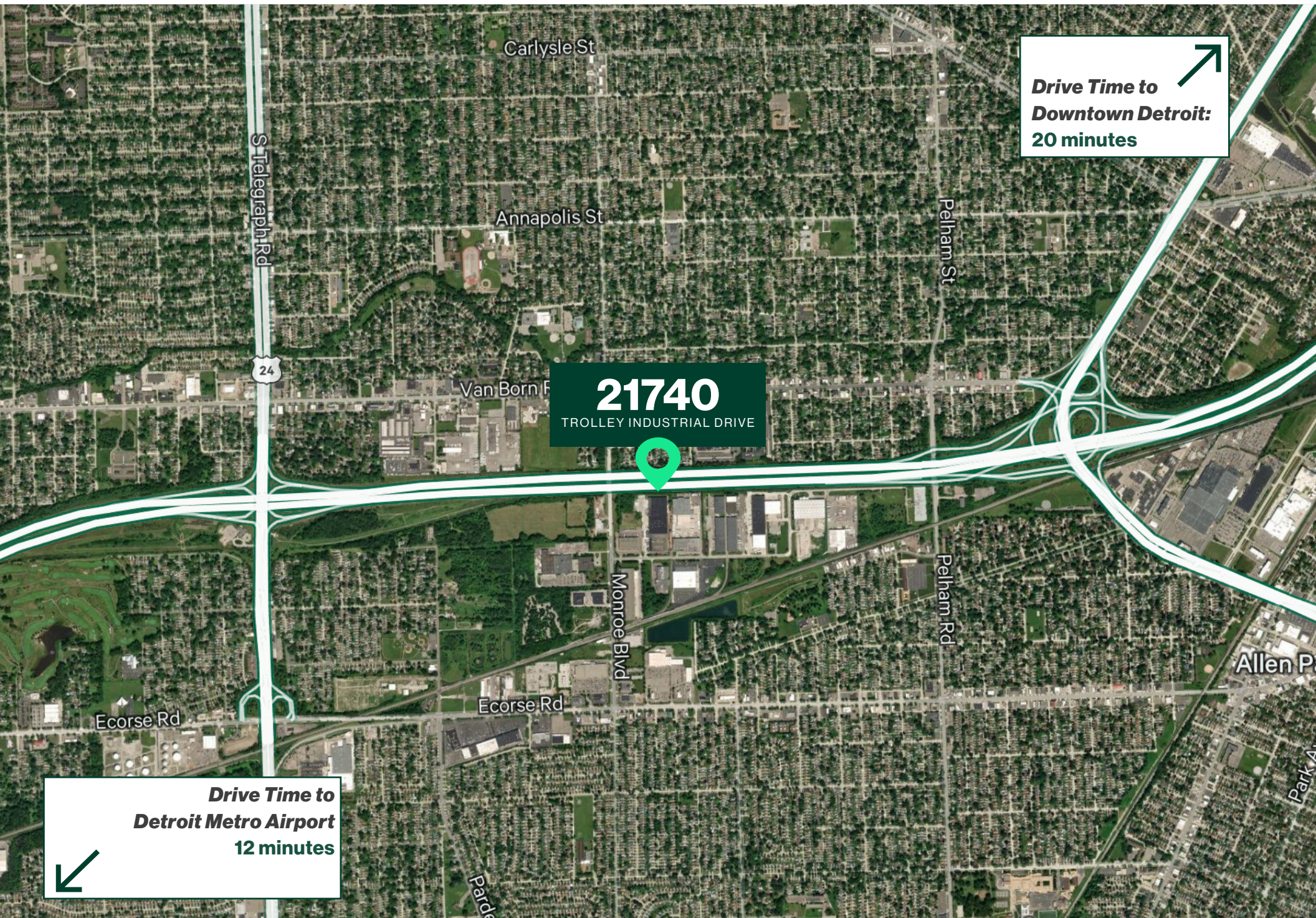


Area Overview

03



21740
TROLLEY INDUSTRIAL DRIVE



**Drive Time to
Downtown Detroit:
20 minutes**

21740
TROLLEY INDUSTRIAL DRIVE

**Drive Time to
Detroit Metro Airport
12 minutes**



Property Photos

04





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

Mike Balow

Vice President

(734) 634-6558

michael.balow@cbre.com

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