



- **Fantastic Trucking/Truck Repair Property**
- **Zoned R-1C Residential With Nonconforming Use**
- **6,000 Square Foot Building on 3.03 Acres**
- **Clear Span Shop with Airlines Throughout**
- **Three (3) Grade Level Doors 14'x14', 12'x14' and 10'x12'**
- **Quick Access to I-75 and Telegraph**
- **Recently Renovated First Floor Office Space with an Additional 1,000 Square Feet of 2nd Floor Office Space**

Burger & Company

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

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR SALE/LEASE

24420 Pennsylvania
Taylor, MI



BUILDING SPECIFICATIONS

Location	Pennsylvania Just West of Telegraph	Total Building Square Feet	6,000 SF
Parcel	60-088-01-0017-000	Office Square Feet	1,000 SF
County	Wayne	Warehouse Square Feet	5,000 SF
Zoning	R-1C	Year Built	1982
Lot Size	3.03 Acres		

Construction	Block	Grade Level Doors	Three (14'x14'), (12'x14'), (10'x12')
Clear Height	18'	Power	3 Phase 240 Volts
Cranes	No	Sprinklers	No
Lighting	LED and Fluorescent	Railroad	No
Heating	Radiant	Lot Dimensions	383'
Warehouse A/C	No	Property Taxes	\$16,164.98

Description

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Sale Price	\$1,300,000.00
Terms	Cash
Monthly	\$12,500.00/month
Lease Type	NNN
Availability	Immediate

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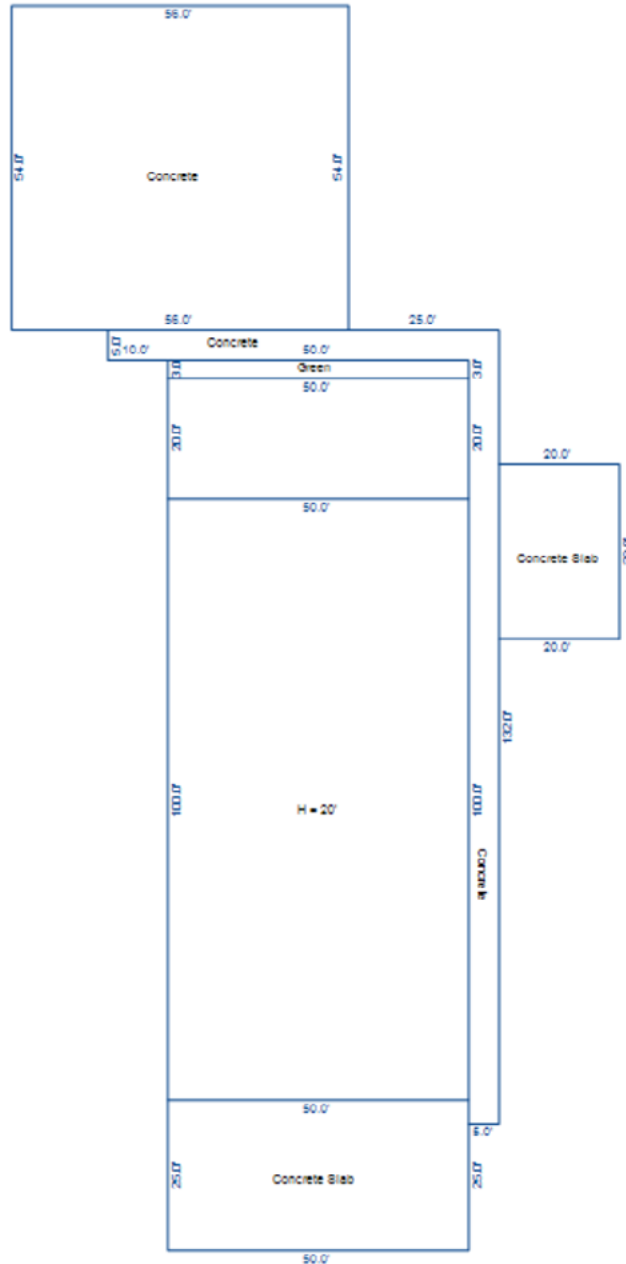
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Image/Sketch for Parcel: 60 088 01 0017 000



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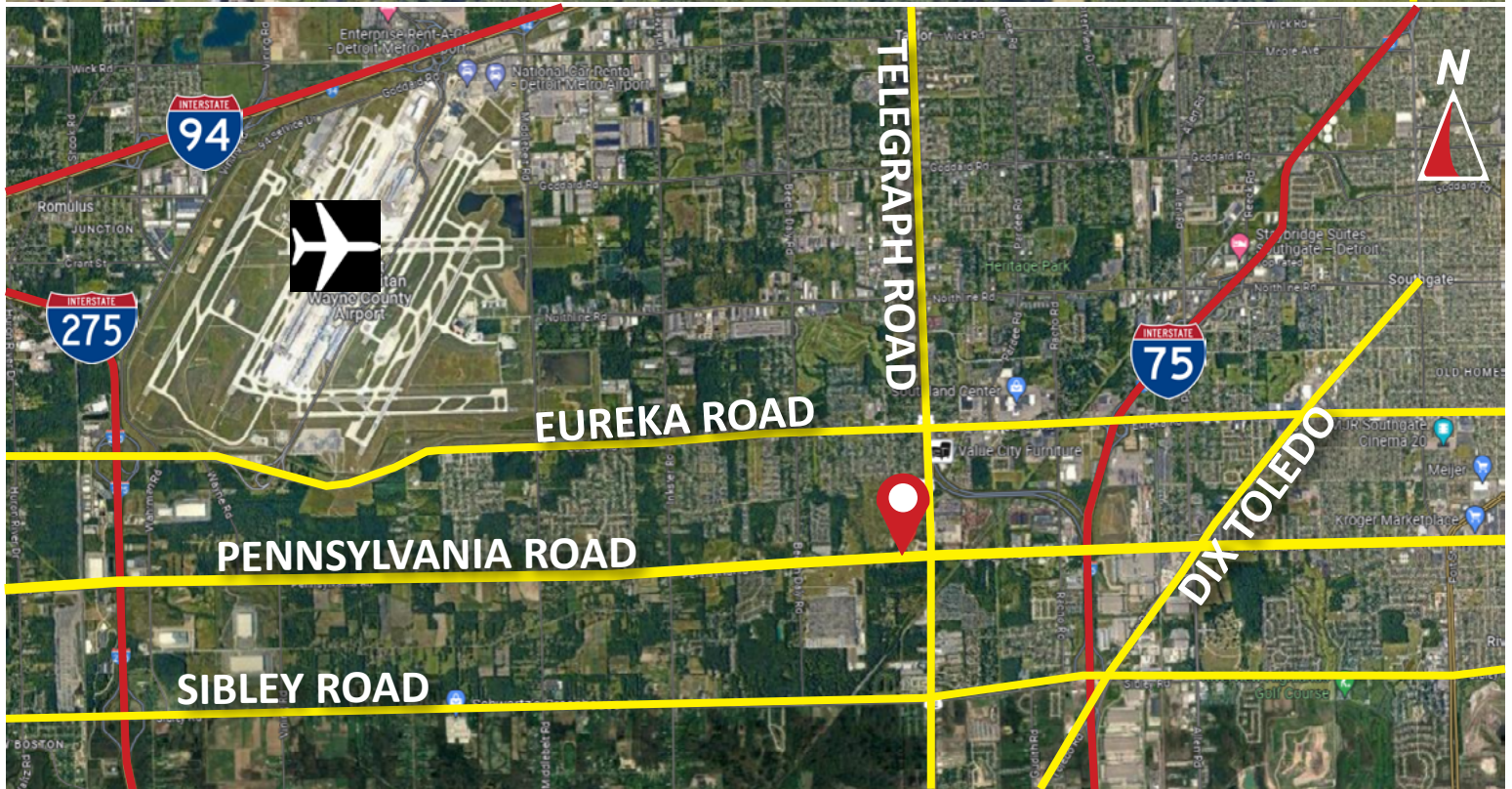
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