

Burger

& COMPANY

FOR LEASE

12040 Beech Daly Road
Taylor, Michigan
17,460 Square Feet



- For Lease 17,460 square feet
- Very clean warehouse space
- Fresh paint and carpet in the office area
- One (1) 12'x14' grade level door
- Two (2) truckwells with levelers
- 21' clear height
- Fire suppression system in warehouse
- New roof and fresh exterior paint in 2023
- Quick access to Telegraph, I-94 and I-75
- Lease rate: \$7.75 per square foot
nnn/\$11,276 per month

Burger & Company

Nicolo Burger, SIOR, CCIM
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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Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

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BUILDING SPECIFICATIONS

Location	SE Corner/Brest & Beech Daly	Total Building Square Feet	17,460 SF
County	Wayne	Office Square Feet	1,800 SF
Zoning	I-1 Light Industrial	Warehouse Square Feet	15,660 SF
Lot Size	1.30 Acres	Year Built	1997
Construction	Block	Roof	New 2023
Clear Height	21'	Grade Level Doors	One (1) 12'x14'
Cranes	No	Truckwells	Two (2)
Lighting	LED/Fluorescent	Power	3 Phase
Heating	Radiant	Sprinklers	Yes
Warehouse A/C	No	Signage	Yes
Buss Duct	No	Restrooms	Yes
Parking	Ample	Net Charges	\$1.48 PSF

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Lease Rate	\$7.75 PSF
Monthly	\$11,276.25
Lease Type	Triple Net (NNN)
Availability	Immediate

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INTERIOR PICTURE



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EXTERIOR PICTURE



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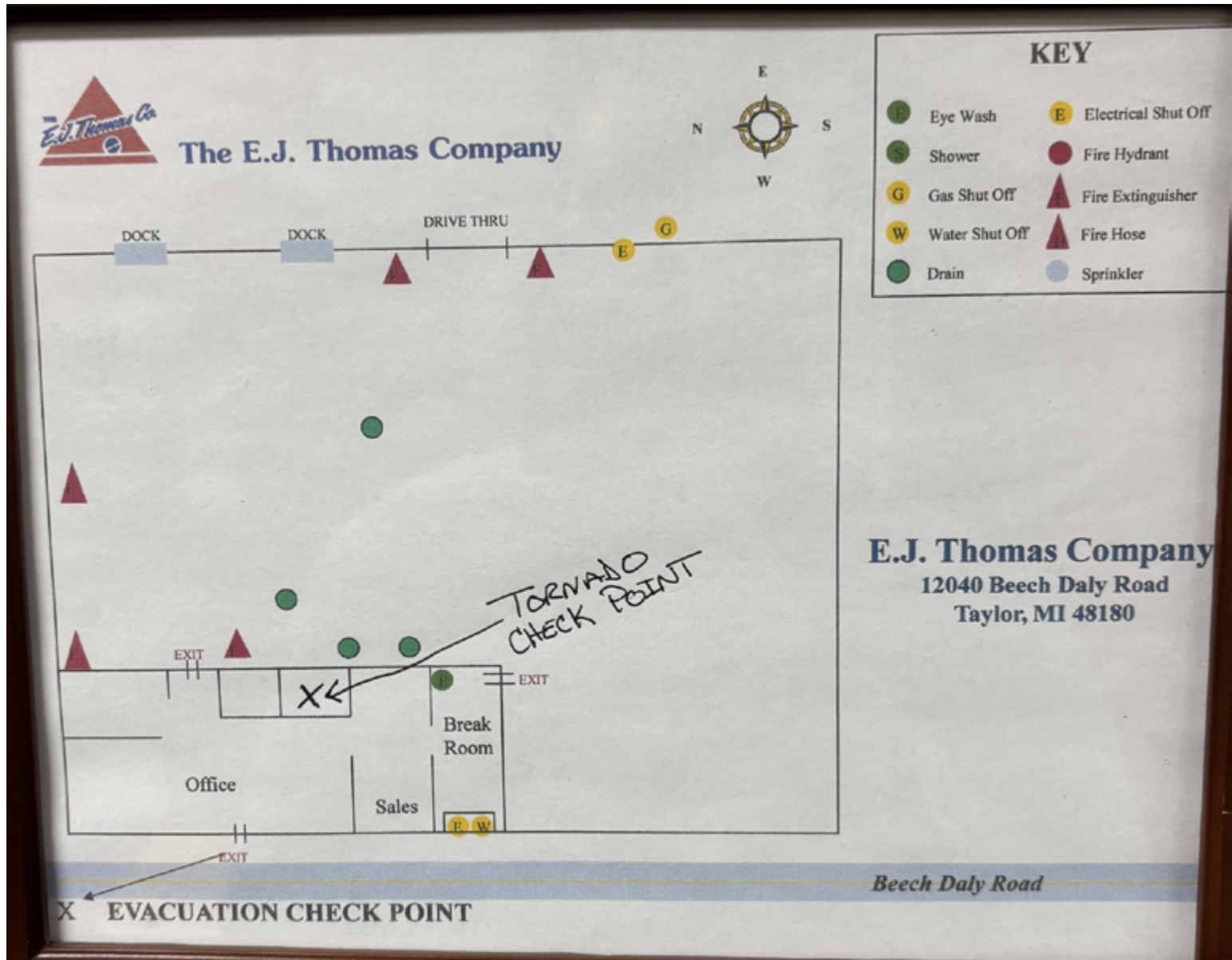
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FLOOR PLAN



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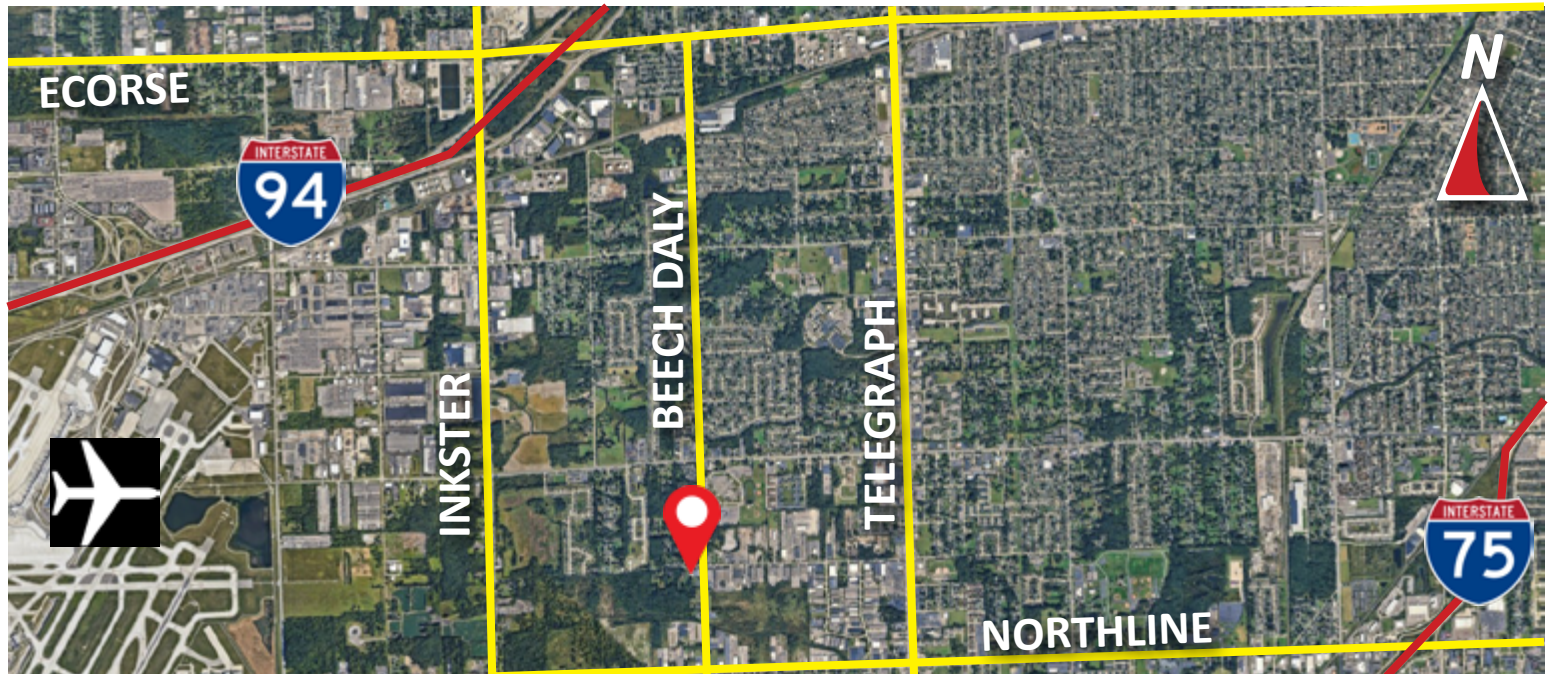
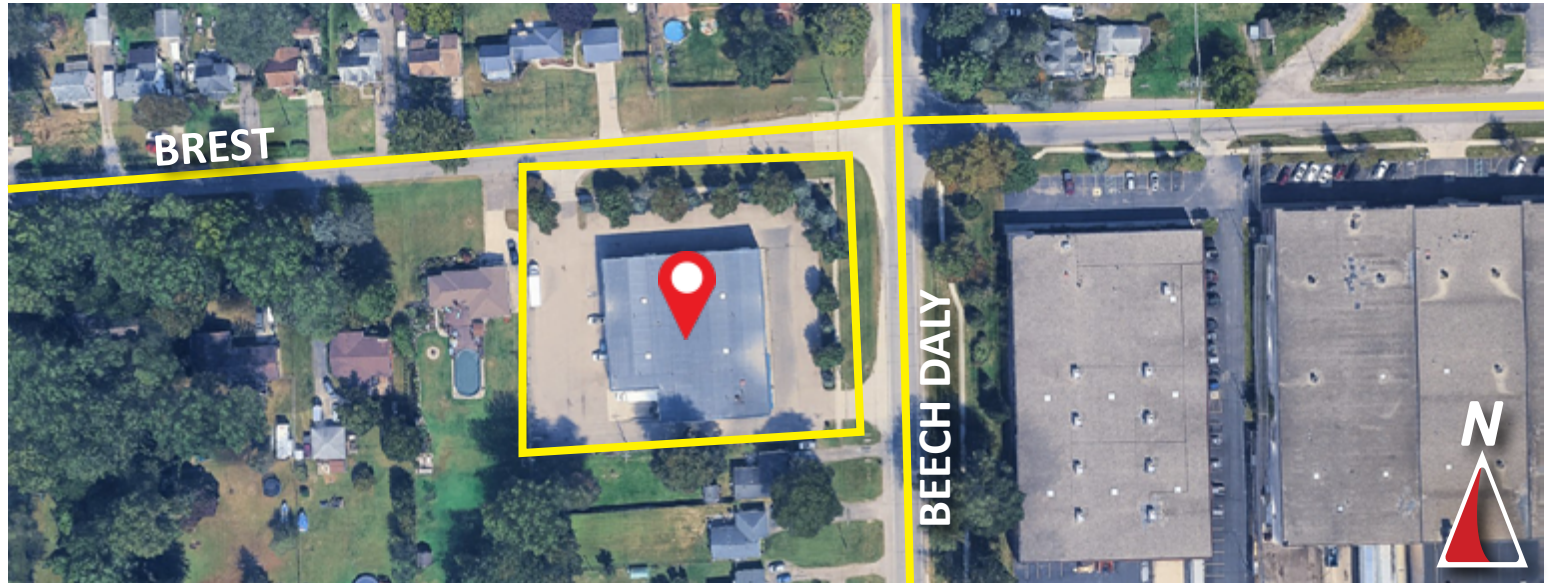
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