



7,400 S.F. for lease

12251 Universal Dr, Taylor, MI 48180



Listing ID:
 Status: Active
 Property Type: Industrial For Lease
 Industrial Type: Industrial-Business Park, Light Industrial
 Contiguous Space: 7,400 SF
 Total Available: 7,400 SF
 Lease Rate:
 Lease Type: Modified Gross
 Ceiling: 18 - 20 ft.
 Office SF: 2,700 SF
 Drive-In Bays: 1 Bay



Overview/Comments

7,400 sq.ft. of light industrial for lease in the heart of Metro -Telegraph Industrial Park. Call Rea Construction at 734 946-8730 for a tour.

Virtual Tour <https://view.ricoh360.com/8b6539e5-3217-41b6-b792-f276cb9c9233>

General Information

Tax ID/APN:	263960770	Gross Building Area:	36,250 SF
Industrial Type:	Industrial-Business Park, Light Industrial, Warehouse/Distribution	Building/Unit Size (RSF):	7,400 SF
Zoning:	LIGHT INDUSTRIAL	Usable Size (USF):	7,400 SF
Building Name:	Universal Trade Center 4	Land Area:	2 - 3 Acres

Available Space

Suite/Unit Number:	12251	Offices:	4
Space Available:	7,400 SF	Office SF:	2,700 SF
Minimum Divisible:	7,400 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	7,400 SF	Parking Spaces:	8
Space Type:	Relet	Loading Docks:	0
Date Available:	09/01/2026	Loading Doors:	0
Lease Rate:		Drive In Bays:	1
Lease Type:	Modified Gross	Ceiling Height:	20
Rent Escalators:	Fixed Lease	Clear Height:	18
Conference Rooms:	1		

Area & Location

Property Located Between: Telegraph and Beech Daly
 Highway Access: I94
 Airports: Detroit Metropolitan

Building Related

Tenancy:	Multiple Tenants	Roof Type:	Flat
Total Number of Buildings:	2	Construction/Siding:	Block
Number of Stories:	1	Parking Ratio:	1.4 (per 1000 SF)
Office Space SF:	2,700 SF	Parking Type:	Surface
Property Condition:	Good	Total Parking Spaces:	8
Year Built:	1988	Column Spacing:	40
Year Renovated:	2014	Passenger Elevators:	0

Freight Elevators:	0	Heat Type:	Natural Gas
Sprinklers:	None	Heat Source:	Radiant
Amps:	200	Lighting:	Other
Volts:	220	Internet Access:	Cable
X-Phase:	3		

Land Related

Water Service:	Municipal
Sewer Type:	Municipal

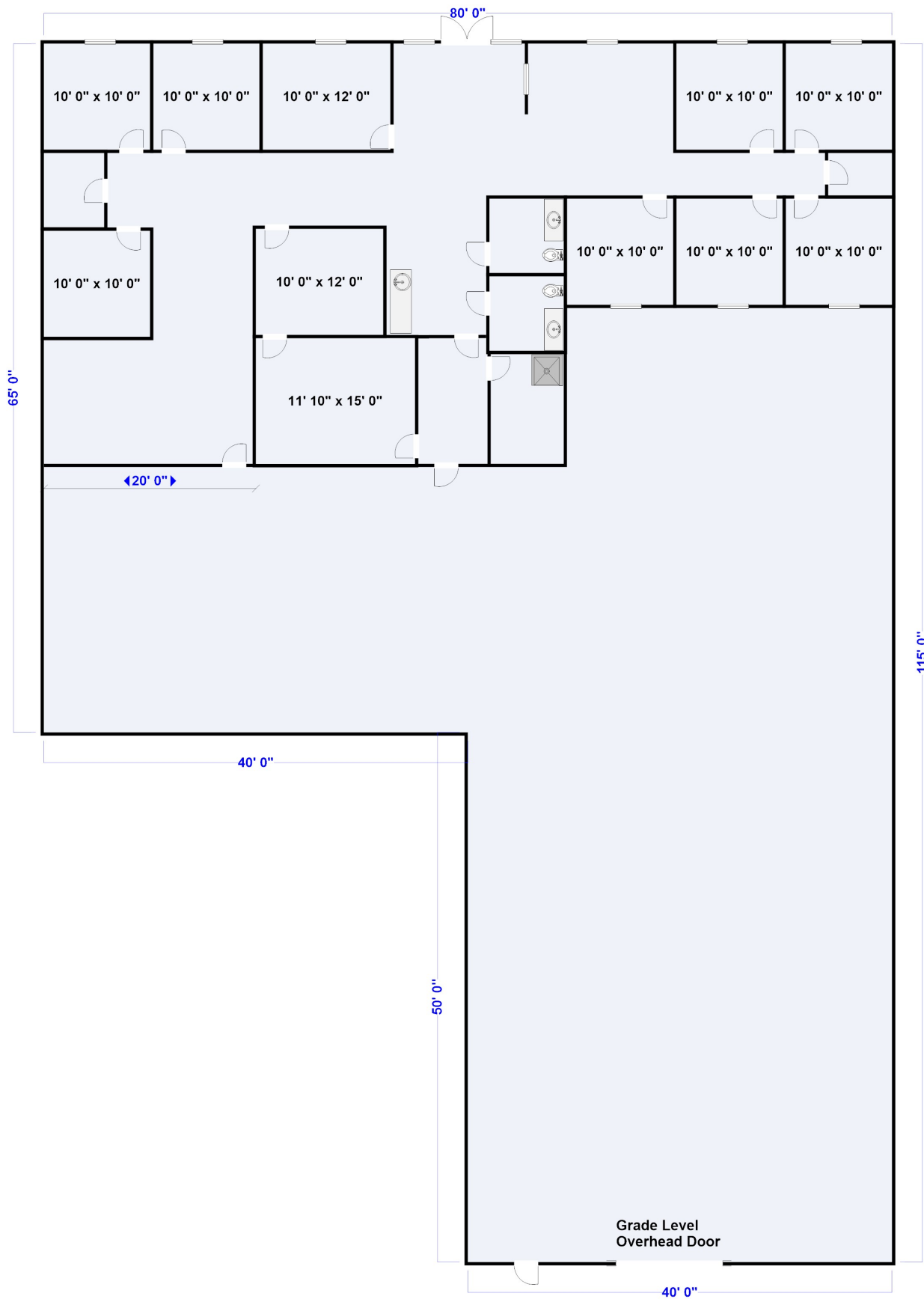
Location

Address:	12256 Universal Dr, Taylor, MI 48180	MSA:	Detroit-Warren-Dearborn
County:	Wayne	Submarket:	Airport District



Property Images





12251 Universal Dr. 7,400 S.F.

Property Contacts



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