

# 21740 TROLLEY INDUSTRIAL DRIVE



Taylor, Michigan 48180

## 44,361 SF Available for Lease



**1,000 SF**  
OFFICE



**27'**  
CLEAR HEIGHT



**RAIL**  
ACCESS



**5 DOCKS**  
DOORS



**I-94**  
FRONTAGE

**NEWMARK**

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**REICH BROTHERS**



- Excellent warehouse opportunity
- 44,361 SF with 5 docks
- 27' clear height
- Norfolk Southern Rail Service
- Trailer parking available
- I-94 frontage, close to Detroit Metro Airport

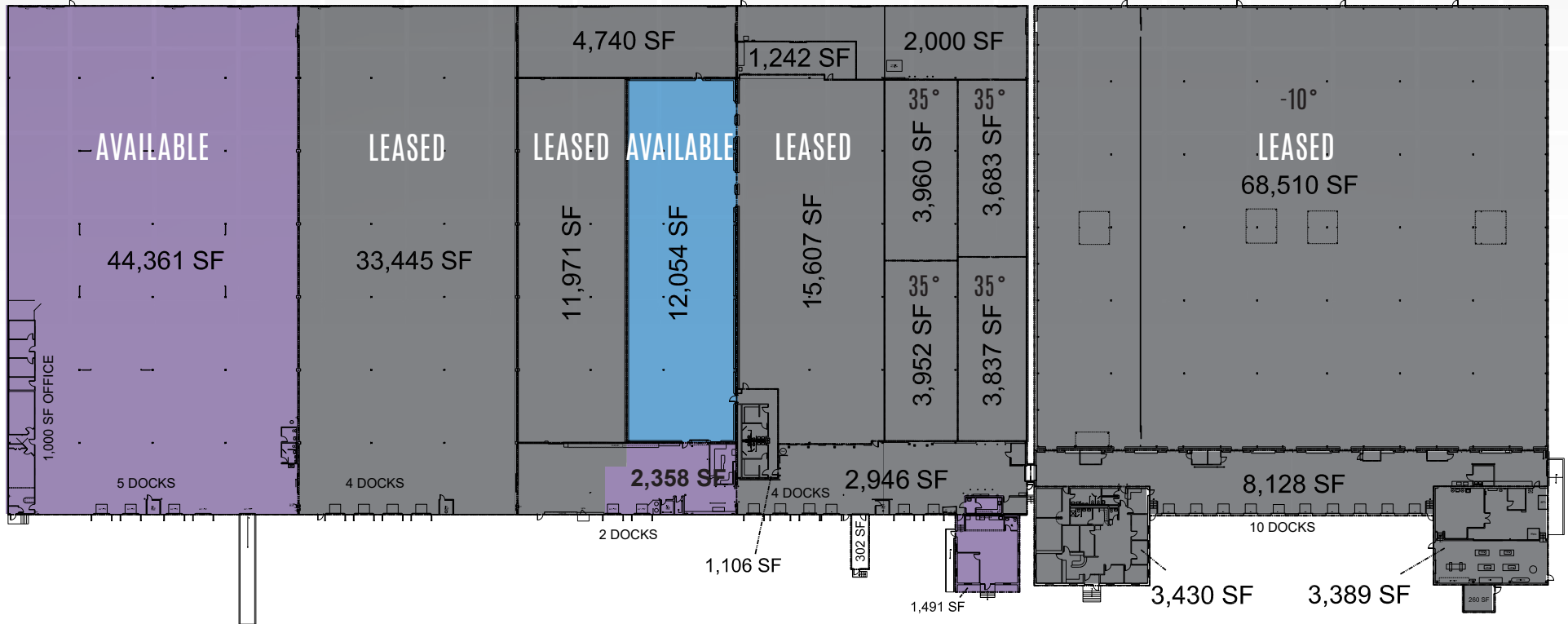


**Building Size:** 240,140 SF  
**Available:** 44,361 SF Dry  
 16,138 SF Cooler  
**Lot Size:** 10 acres  
**Office Area:** 1,000 SF  
**Year Built:** 1975 (renovated 2017)  
**Zoning:** I-1 Industrial  
**Clear Height:** 27'  
**Dock Doors:** 5  
**Rail Served:** Yes

**Fire Protection:** Ordinary Hazard West Sprinkler System  
**Power:** 480 volt / 5000 amps  
**Parking:** 30 spots  
**Asking Rate:** \$5.95/SF NNN  
**Operating Expenses:** Dry Tenants  


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**Taxes:** \$1.02/SF  
**Insurance:** \$0.27/SF  
**CAM:** \$0.25/SF  
**Total:** \$1.56/SF



Available Dry Storage/Office Area
  Available Cooler Area



# LOCATION

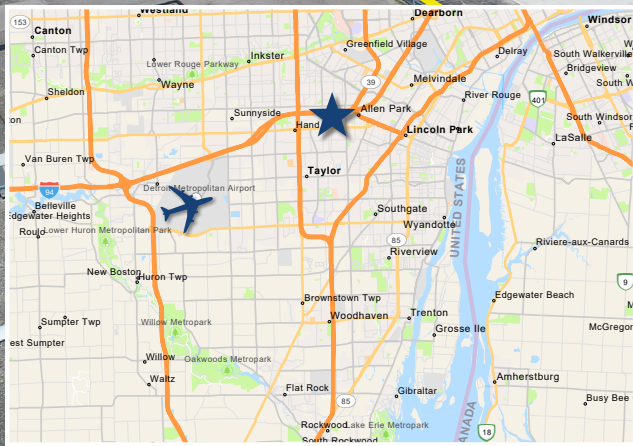
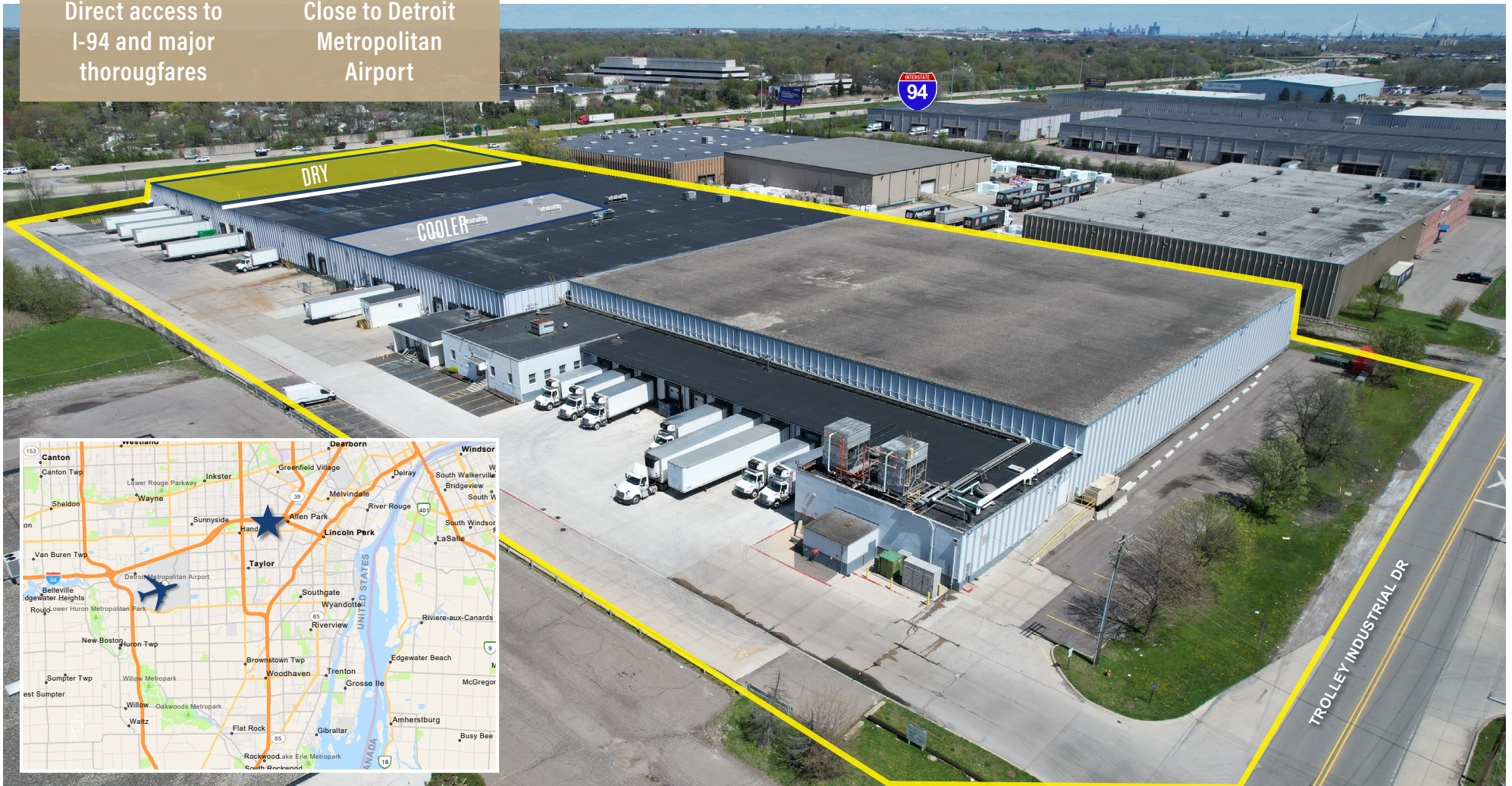
21740 Trolley Industrial Drive | Taylor, MI



Direct access to I-94 and major thoroughfares



Close to Detroit Metropolitan Airport



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