

21740 TROLLEY INDUSTRIAL DRIVE

COOLER/TEMPERATURE CONTROLLED WAREHOUSE



Taylor, Michigan 48180

Up to 15,903 SF of Cooler/Temperature Controlled Warehouse for Lease

 **UP TO 24'**
CLEAR HEIGHT

 **MINIMUM**
20° TEMPS

 **2 DOCKS**
DOORS

 **I-94**
FRONTAGE

NEWMARK

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REICH  **BROTHERS**

PROPERTY OVERVIEW

21740 Trolley Industrial Drive | Taylor, MI

- 15,903 SF with 2 docks
- Cooler area- 12,054 SF, loading area 2,358 SF, office 1,491 SF
- Cooler temps as low as 20 degrees but can be adjusted higher for different uses
- 24' clear height
- Possible additional office space
- Possible Norfolk Southern Rail service
- Trailer parking available
- New concrete parking lot
- I-94 frontage, close to Detroit Metro Airport



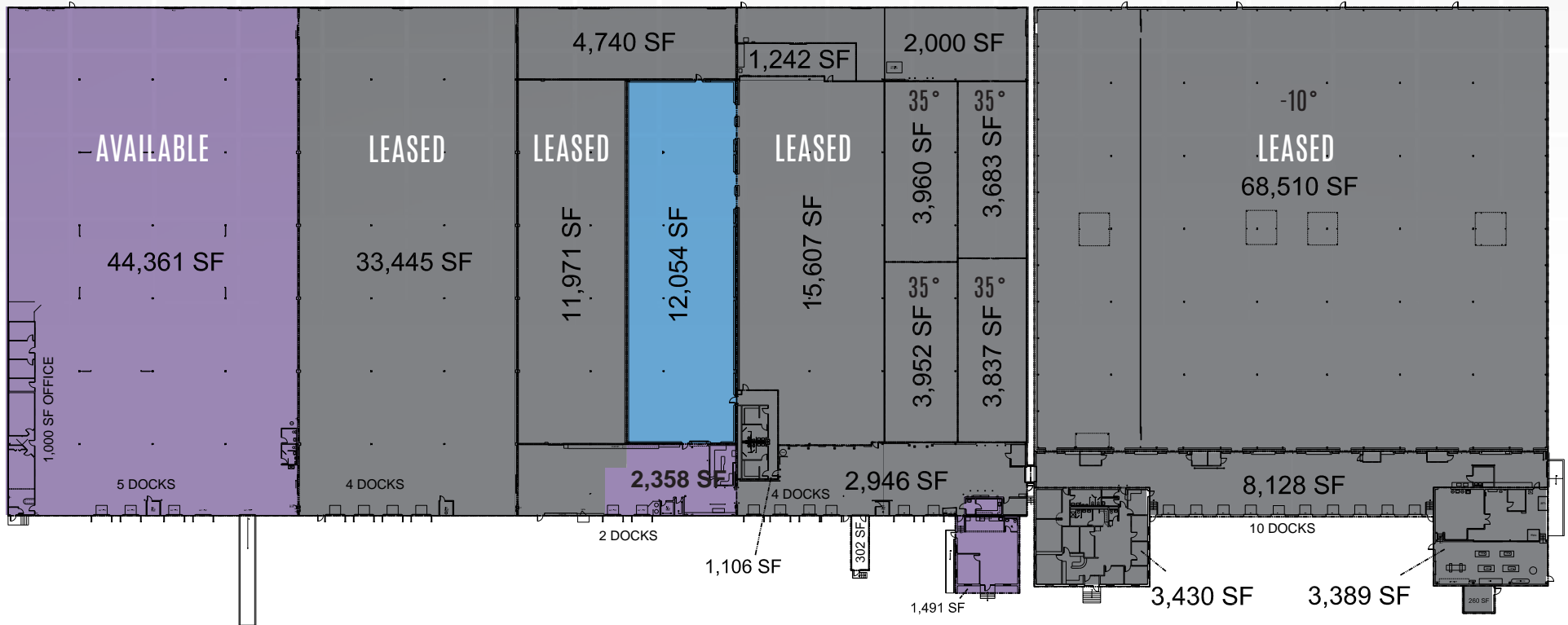
PROPERTY DETAILS/SITE PLAN

21740 Trolley Industrial Drive | Taylor, MI

Building Size: 240,140 SF
Available: 15,903 SF
Lot Size: 10 acres
Office Area: 1,491 SF
Year Built: 1975 (renovated 2017)
Zoning: I-1 Industrial
Clear Height: 24'
Dock Doors: 2
Rail Served: Possible

Fire Protection: Dry Sprinkler System
Power: 480 volt / 5000 amps
Parking: 20 spots
Operating Expenses
 Taxes: \$1.02/SF
 Insurance: \$0.27/SF
 CAM: \$1.65/SF

Total: \$2.94/SF



Available Dry Storage/Office Area
 Available Cooler Area



Direct access to I-94 and major thoroughfares



Close to Detroit Metropolitan Airport



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