



12440 Delta

Taylor, MI 48180



PROPERTY HIGHLIGHTS

- 28,000 SF industrial facility
- 25,000 SF warehouse, 3,000 SF executive office space
- 18' clear ceiling height throughout
- 2 dock doors & 14' grade level overhead door
- 1.64 acres
- Bus duct distribution throughout the area
- 2nd floor office mezzanine
- Lease rate: \$9.95 NNN
- Sale price: \$3,000,000
- Heavy power: 1,000-amp, 400-volt, three-phase electrical service
- High-pressure natural gas service
- Newer roof
- Located west of Telegraph Road and north of Northline Road
- Multiple restrooms
- Large executive conference rooms

CONTACT INFORMATION



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PROPERTY INFORMATION

HIGHLIGHTS

Building SF:	28,000 SF
Office SF:	3,000 SF
Warehouse SF:	25,000 SF
County:	Wayne
Cross Streets:	Telegraph & Northline

SITE

Land (acres):	1.64
Parcel Number:	60-05-600-300-550-00
Zoning:	I-1

PRICING

Lease Rate:	\$9.95/SF (NNN)
Sale Price:	\$3,000,000

BUILDING INFORMATION

Type:	Industrial
Built/Renovated:	1989
Heating:	Gas
Clear Height:	18'
Power:	1,000 AMP 480 volt 3 Phase
# Docks/Truckwells:	2
# Grade Level Doors:	1
Overhead Door Size:	14'

GENERAL

Parking Spaces:	30
Parking Type:	Surface

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