

20,000 sq.ft. For Lease

12455 Universal Dr, Taylor, MI 48180



Listing ID: 30435627
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Free-Standing
Contiguous Space: 20,000 SF
Total Available: 20,000 SF
Lease Rate: \$6.25 PSF (Annual)
Base Monthly Rent: \$10,416
Lease Type: Modified Gross
Loading: 2 Docks, 2 Doors
Ceiling: 18 - 20 ft.
Office SF: 5,000 SF
Drive-In Bays: 1 Bay



Overview/Comments

20,000 sq.ft. of light industrial available in the heart of Metro-Telegraph Industrial Park. 5,000 sq.ft. 2 story office. 17500 sq.ft. of shop with 2 truck wells and drive in grade level overhead door. 480 Heavy power !!! Modified gross lease available. We pay for building taxes and insurance. Call REA Construction for a tour at

734-946-8730.

<http://www.rea-construction.net/>

We work hard to acquire and keep tenants happy.

More Information Online

<http://www.cattlist.com/listing/30435627>

QR Code

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General Information

Tax ID/APN:	263960770	Building Name:	12455 Universal
Industrial Type:	Flex Space, Free-Standing, Industrial-Business Park, Manufacturing, Light Industrial, Warehouse/ Distribution	Gross Building Area:	20,000 SF
Zoning:	LIGHT INDUSTRIAL	Building/Unit Size (RSF):	20,000 SF
		Usable Size (USF):	20,000 SF
		Land Area:	1.46 Acres

Available Space

Suite/Unit Number:	12455 Universal	Conference Rooms:	3
Space Available:	20,000 SF	Offices:	9
Minimum Divisible:	20,000 SF	Office SF:	5,000 SF
Maximum Contiguous:	20,000 SF	Kitchen/Breakroom:	Yes
Space Subcategory 1:	Industrial-Business Park	Parking Spaces:	30
Space Subcategory 2:	Warehouse/Distribution	Loading Docks:	2
Space Type:	Relet	Loading Doors:	2
Date Available:	07/01/2019	Drive In Bays:	1
Lease Rate:	\$6.25 PSF (Annual)	Ceiling Height:	20
Lease Type:	Modified Gross	Clear Height:	18
Rent Escalators:	Step-Up Lease		

Space Description 20,000 sq.ft. of light industrial available in the heart of Metro-Telegraph Industrial Park. 5,000 sq.ft. 2 story office. 17500 sq.ft. of shop with 2 truck wells and drive in grade level overhead door. 480 Heavy power !!! Modified gross lease available. We pay for building taxes and insurance. Call REA Construction for a tour at 734-946-8730.

Area & Location

Property Located Between: Telegraph and Beech Daly
Highway Access: I 94
Airports: Detroit Metropolitan

Building Related

Tenancy:	Single Tenant	Total Parking Spaces:	30
Total Number of Buildings:	1	Column Spacing:	40
Number of Stories:	2	Passenger Elevators:	0
Office Space SF:	5,000 SF	Freight Elevators:	0
Property Condition:	Good	Sprinklers:	Wet
Year Built:	1986	Volts:	480
Year Renovated:	2008	X-Phase:	3
Roof Type:	Flat	Heat Type:	Natural Gas
Construction/Siding:	Brick	Heat Source:	Radiant
Parking Ratio:	1.5 (per 1000 SF)	Lighting:	Other
Parking Type:	Surface	Internet Access:	Cable
Parking Description:	Over 30 spaces		

Land Related

Zoning Description:	Light industrial business park	Sewer Type:	Municipal
Lot Frontage:	155 ft.	Legal Description:	Parcel # 60-056-02-0012-002
Water Service:	Municipal		

Location

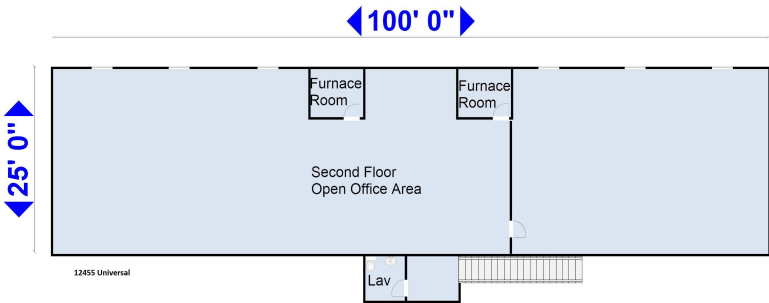
Address:	12455 Universal Dr, Taylor, MI 48180	MSA:	Detroit-Warren-Dearborn
County:	Wayne	Submarket:	Airport District



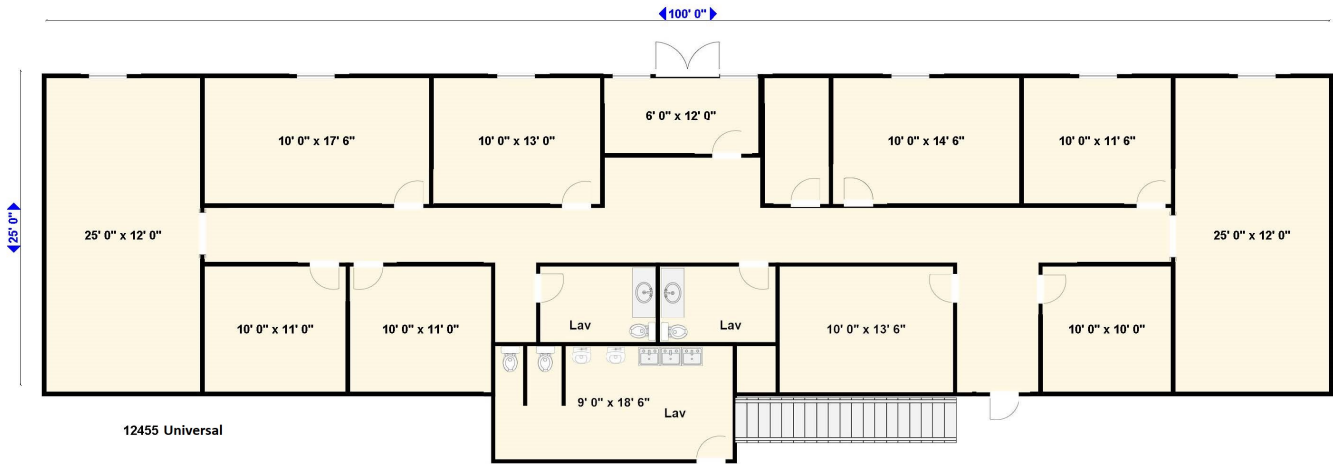
Property Images



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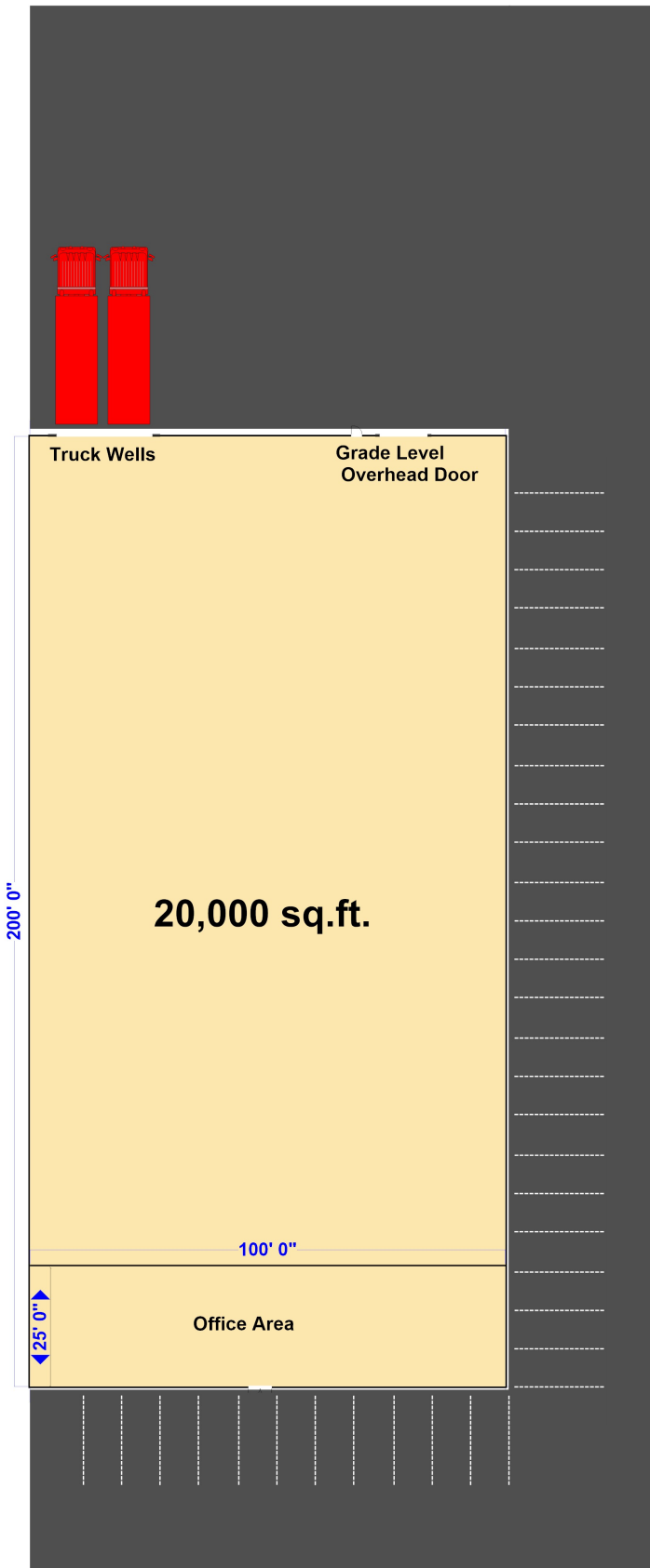
12455 universal second floor office



12455 universal Office Layout



Rea Sign



12455 universal site plan j

Property Contacts



Yvon Rea

Rea Construction

248-217-0482 [M]

734-946-8730 [O]

darren@reaconstruction.net