



## Industrial For Sale

**Property Name:**  
**Location:** 6252 Monroe Boulevard  
**City, State:** Taylor, MI  
**Cross Streets:** Monroe Blvd. / I-94  
**County:** Wayne  
**Zoning:** Industrial

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 20,483	<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 20,483	<b>Available Shop Sq. Ft.:</b> 18,483	<b>Office Dim:</b> N/A
	<b>Available Office Sq. Ft.:</b> 2,000	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

<b>Freestanding:</b> Yes	<b>Year Built:</b> 1952
<b>Clear Height:</b> 10' - 14'	<b>Sprinklers:</b> No
<b>Grade Level Door(s):</b> 2: 10 x 14	<b>Signage:</b> Billboard
<b>Truckwells or Docks:</b> 0	<b>Exterior:</b> N/A
<b>Exterior Construction:</b> N/A	<b>Roof:</b> N/A
<b>Structural System:</b> N/A	<b>Floors:</b> N/A
<b>Air-Conditioning:</b> N/A	<b>Floor Drains:</b> No
<b>Heating:</b> N/A	<b>Acreage:</b> 2.350
<b>Availability:</b> Immediately	<b>Land Dimensions:</b> N/A
<b>Power (Amps/Volts):</b> N/A	
<b>Rail:</b> No	
<b>Security:</b> No	
<b>Interior:</b> N/A	
<b>Lighting:</b> Fluorescent	
<b>Bay Sizes:</b> N/A	
<b>Restrooms:</b> 2	
<b>Cranes:</b> No	
<b>Parking:</b> 30, Ample	

### PRICING INFORMATION

<b>Sale Price:</b> \$2,500,000 (\$122.05/sqft)	<b>Deposit:</b> N/A	<b>TD:</b> N/A
<b>Taxes:</b> \$16,317 (2020)	<b>Options:</b> N/A	<b>Assessor #:</b> N/A
<b>Parcel #:</b> 60-005-99-001-000		

### COMMENTS

Multiple use building. 639' of frontage with great freeway access and visibility. City of Taylor considering adopting cannabis ordinance. Billboard located on-site.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.