

# FOR SALE/LEASE

26111 NORTHLINE ROAD  
TAYLOR, MI 48180



## PROPERTY FEATURES:

- 40,414 SF industrial building for sale
- 17,714 square feet available for lease
- Docks, grade level doors, fenced yard storage
- Buss, sprinklered, heavy power, compressed air lines
- 24' clear, 10-ton crane, paint booth, radiant heat
- Zoned I-1, Light Industrial
- Short term leases available
- Lease rate: \$5.95/sf modified gross
- Sale price: \$3,000,000



FOR MORE INFORMATION PLEASE CONTACT:

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**248.324.2000**

**eCODE 226**

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|                       |                    |
|-----------------------|--------------------|
| <b>BUILDING SF:</b>   | 40,414 SF          |
| <b>AVAILABLE SF:</b>  | 17,714 SF          |
| <b>OFFICE SF:</b>     | 4,440 SF           |
| <b>LAND SIZE:</b>     | 2.79               |
| <b>COUNTY:</b>        | WAYNE              |
| <b>CROSS STREETS:</b> | WEST OF BEECH DALY |

## SITE

|                |                    |
|----------------|--------------------|
| LAND (ACRES):  | 2.79               |
| PARCEL NUMBER: | 60-077-99-0002-716 |
| ZONING:        | I-1                |

## GENERAL

|                 |         |
|-----------------|---------|
| PARKING SPACES: | 50      |
| PARKING TYPE:   | SURFACE |

## PRICING & AVAILABILITY

|              |                      |
|--------------|----------------------|
| ASKING PRICE | \$3,000,000          |
| TAXES        | 38,272.95 (ANNUALLY) |
| OCCUPANCY:   | SINGLE               |

## BUILDING INFORMATION

|                        |                   |
|------------------------|-------------------|
| TYPE:                  | INDUSTRIAL        |
| CONSTRUCTION TYPE:     | N/A               |
| YEAR BUILT:            | 1999              |
| STORIES:               | 1                 |
| LIGHTING:              | FLUORESCENT       |
| HEATING:               | RADIANT           |
| SPRINKLER:             | YES               |
| CLEAR HEIGHT:          | 24.0              |
| RESTROOMS:             | 7                 |
| CRANES:                | 1 (10-TON)        |
| ELECTRICAL:            | 800-2000A/240V 3P |
| ELEVATORS:             | N/A               |
| # DOCKS/TRUCKWELLS:    | 4                 |
| # GRADE LEVEL DOORS:   | 2                 |
| DOOR DIMENSIONS (HXW): | 12' X 14'         |

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