



**SIGNATURE ASSOCIATES**  
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## Office For Sale or Lease

**Property Name:**  
**Location:** 6995 Monroe  
**City, State:** Taylor, MI  
**Cross Streets:** North of Ecorse  
**County:** Wayne

### BUILDING SIZE / AVAILABILITY

|                                       |   |                         |
|---------------------------------------|---|-------------------------|
| <b>Total Building Sq. Ft.:</b> 10,500 | <b>Total Available Sq. Ft.:</b> 10,500          | <b>Class:</b> C         |
| <b>Typical Floor Plate:</b> 5,250     | <b>Min / Max Cont. Sq. Ft.:</b> 10,500 / 10,500 | <b>No. of Floors:</b> 2 |

### PROPERTY INFORMATION

|   |                                  |
|---|----------------------------------|
| <b>Zoning:</b> Light Industrial             | <b>Parking:</b> 52               |
| <b>Exterior Construction:</b> Block         | <b>Power:</b> Ample              |
| <b>Structural System:</b> Block             | <b>Security Systems:</b> Yes     |
| <b>Roof:</b> Flat                           | <b>Restrooms:</b> 6              |
| <b>Floors / Covering:</b> N/A / Carpet/Tile | <b>Sprinklers:</b> No            |
| <b>Heating:</b> Forced Air                  | <b>Signage:</b> Yes              |
| <b>Air-Conditioning:</b> Yes                | <b>Delivery Area:</b> N/A        |
| <b>Ceiling Height:</b> 12'                  | <b>Date Available:</b> Immediate |
| <b>Year Built:</b> 1960 (Retrofit: 2008)    | <b>Acreage:</b> N/A              |

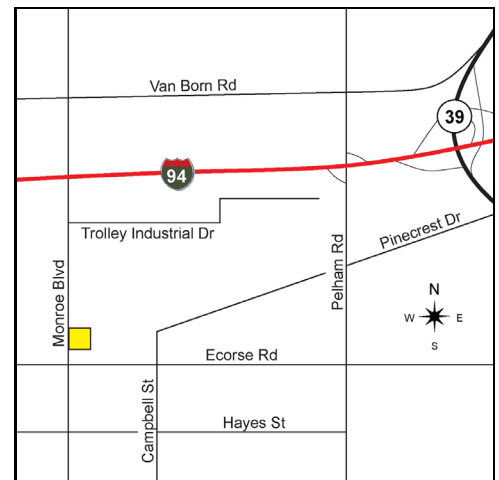
**Current Tenants:** Focus

### PRICING INFORMATION

|                        |                                     |                            |
|------------------------|-------------------------------------|----------------------------|
| <b>Lease Rate:</b> TBD | <b>Rentable/Usable:</b> Usable      | <b>Lease Term:</b> 3 Years |
| <b>Sale Price:</b> TBD | <b>Total Taxes:</b> \$22,956.09     | <b>Impr Allowance:</b> N/A |
| <b>Options:</b> N/A    | <b>Parcel #:</b> 60-003-99-0009-000 | <b>Deposit:</b> N/A        |

### Tenant Responsibility:

**Comments:** Completely updated in 2008. Situated on a 1.91 acre lot, this turn-key office is ideal for any office use. High-end interior finishes, lunch room, training room and second floor executive offices. Very well located near I-94, Telegraph Road and Detroit Metropolitan Airport. There is also a small basement for storage. The building has masonry construction, gas heat, air-conditioning, elevator, and office build-out. The interior is divided into approximately 36 private offices, computer room, conference room, training room, numerous restrooms, file storage rooms and kitchen. The back half of the lot is vacant, contains a volleyball court, is landscaped and could be developed separately. The building tax ID # is 82-60-003-99-0009-000 and the tax ID for the vacant lot is 82-60-999-00-7610-008.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com