

6252 MONROE BOULEVARD
TAYLOR, MICHIGAN

INDUSTRIAL FOR SALE
20,483 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

CONFIDENTIAL



PROPERTY FEATURES

- 20,483 square feet available
- 2,000 square feet of office
- 10' – 14' clear height
- (2) 10x14 grade level doors
- Zoned Industrial
- 30 parking spaces
- 2.35 acres
- Multi-use building
- 639' of frontage with great freeway access and visibility
- City of Taylor considering adopting cannabis ordinance
- Billboard located on-site
- Sale Price: \$2,500,000 (\$122.05/sq.ft.)



For more information, please contact:

JASON KELMIGIAN

(248) 359 0629

jkelmigian@signatureassociates.com

BRAD VIERGEVER

(248) 799 3146

bviergever@signatureassociates.com

ALEX TIMMIS

(248) 359 0623

atimmis@signatureassociates.com

6252 Monroe Boulevard – Taylor, Michigan

Industrial For Sale

20,483
Square Feet
AVAILABLE

Interior Photos



For more information, please contact:

JASON KELMIGIAN
(248) 359 0629

BRAD VIERGEVER
(248) 799 3146

ALEX TIMMIS
(248) 359 0623

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

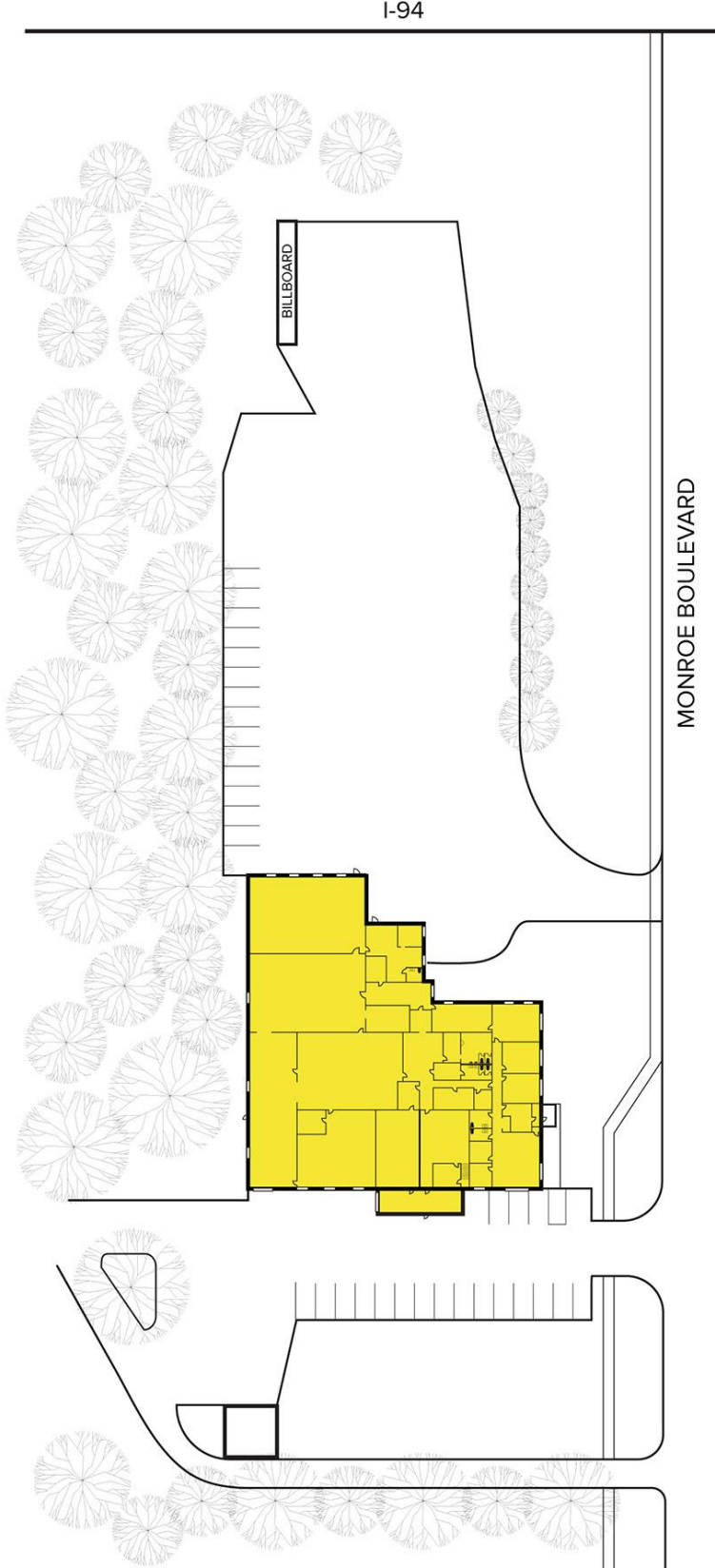
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

6252 Monroe Boulevard – Taylor, Michigan

Industrial For Sale

20,483
Square Feet
AVAILABLE

Site Plan



For more information, please contact:

JASON KELMIGIAN
(248) 359 0629

BRAD VIERGEVER
(248) 799 3146

ALEX TIMMIS
(248) 359 0623

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

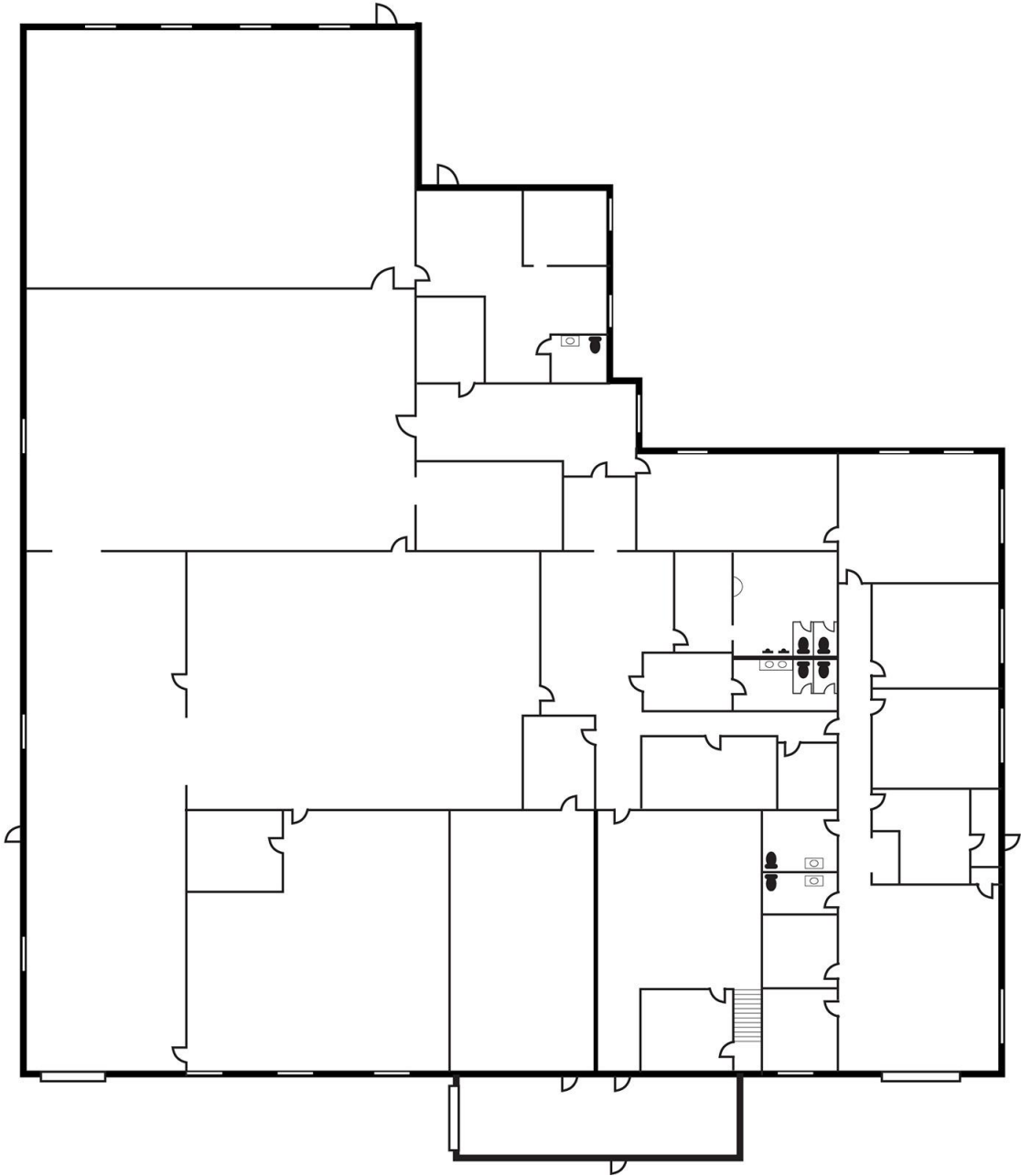
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

6252 Monroe Boulevard – Taylor, Michigan

Industrial For Sale

20,483
Square Feet
AVAILABLE

Floor Plan



NORTH

For more information, please contact:

JASON KELMIGIAN
(248) 359 0629

BRAD VIERGEVER
(248) 799 3146

ALEX TIMMIS
(248) 359 0623

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

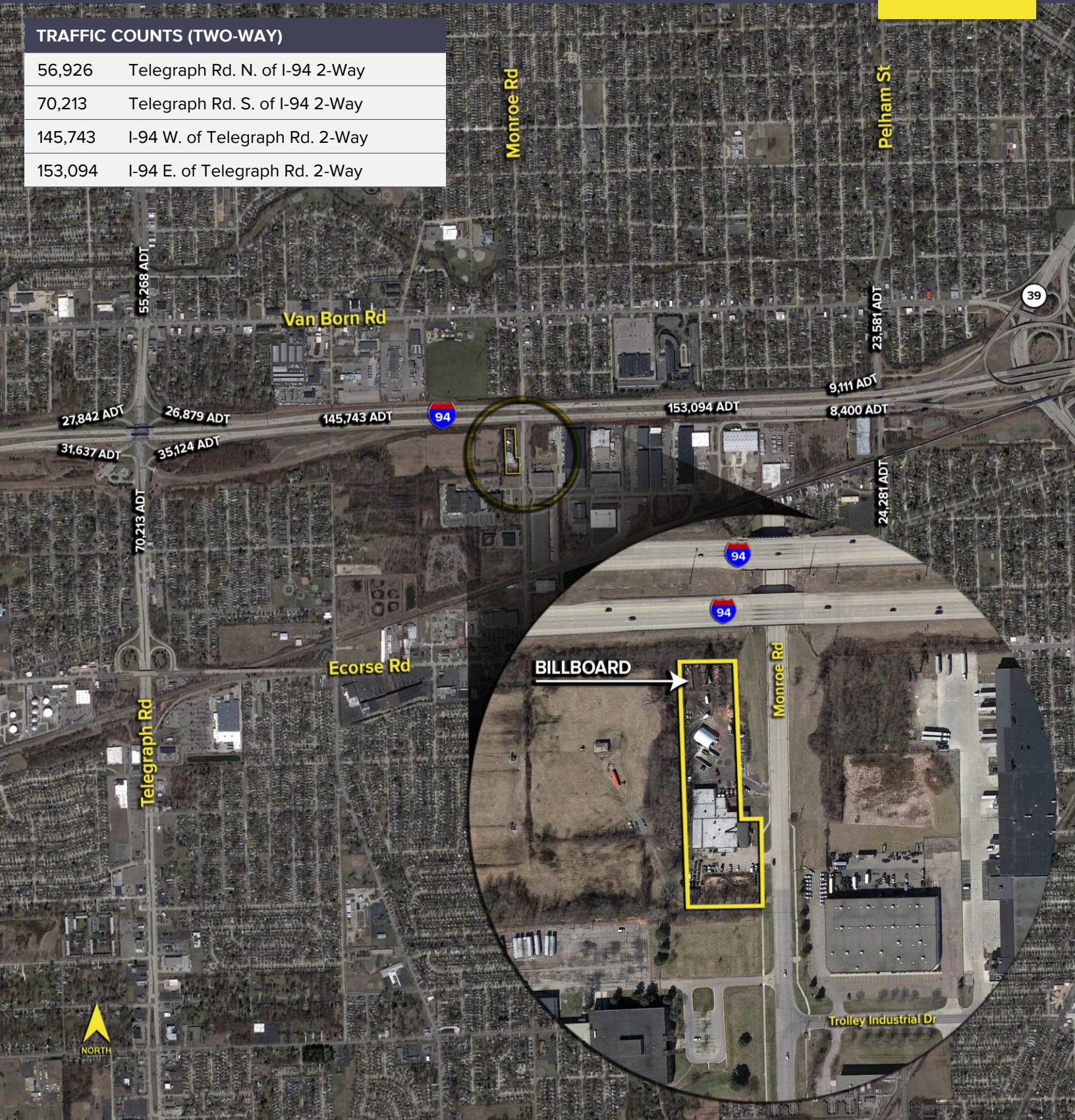
6252 Monroe Boulevard – Taylor, Michigan

Industrial For Sale

20,483
Square Feet
AVAILABLE

TRAFFIC COUNTS (TWO-WAY)

56,926	Telegraph Rd. N. of I-94 2-Way
70,213	Telegraph Rd. S. of I-94 2-Way
145,743	I-94 W. of Telegraph Rd. 2-Way
153,094	I-94 E. of Telegraph Rd. 2-Way



For more information, please contact:

JASON KELMIGIAN
(248) 359 0629

BRAD VIERGEVER
(248) 799 3146

ALEX TIMMIS
(248) 359 0623

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com