



Asking Price:
\$5.75/SF/YR NNN

CONTACT US

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FOR LEASE

21000 – 21010 Trolley Industrial Drive
Taylor, MI

Industrial Space Available

Property Highlights

- 40,000 – 160,000 SF For Lease in 40,000 SF Increments
- 40,000 SF Available Immediately
120,000 SF Available July 1, 2026
- 28' Clear Height
- Multiple Dock-High Truck Doors
- Trailer Parking, Concrete Lot and Drive Lanes
- Roof Replaced in 2019
- Upgraded LED Lighting
- Active Rail Spur – Norfolk Southern (NS)
- Zoned Light Industrial (I-1)
- I-94 Visibility
- Close to Detroit Metropolitan Airport and Major Freeways

Building Specifications

Highlights

- Multiple Dock-High Truck Doors
- Newer Roof - 2019
- ESFR Sprinklers
- Upgraded LED Lighting
- Active Rail Spur
- All Concrete Parking Lot / Drive Lanes
- I-94 Visibility

Financials

Lease Rate \$5.75/SF/YR NNN

Annual OpEx:

CAM	\$0.86/SF (Est.)
Insurance	\$0.26/SF (Est.)
Taxes	<u>\$1.21/SF (Est.)</u>
Total	<u>\$2.33/SF (Est.)</u>

Gross SF: 40,000 – 160,000

Office SF: Up to 5,000

Warehouse SF: 155,000

Year Built: 1955

Construction: Concrete & Steel

Roof: Flat – New in 2019

Ceiling Height: 28'

Doors: Two (2) Ramped – Can Add Additional Ramps as Needed

Docks: Twenty-Two (22) With the Ability to Add Eleven (11) More

Cranes: None

Bay Spacing: 40' x 40'

Fixtures: LED / T-5

Power: 600A/480V/3-Phase
(To Be Verified By Tenant)

Heating: Air Rotation / GFA

Sprinklers: ESFR

Rail: Yes – Active Rail Spur
Norfolk Southern (NS)

Parking: Ample

Trailer Parking: Yes

Parcel Id: 60-002-990008-700; 701

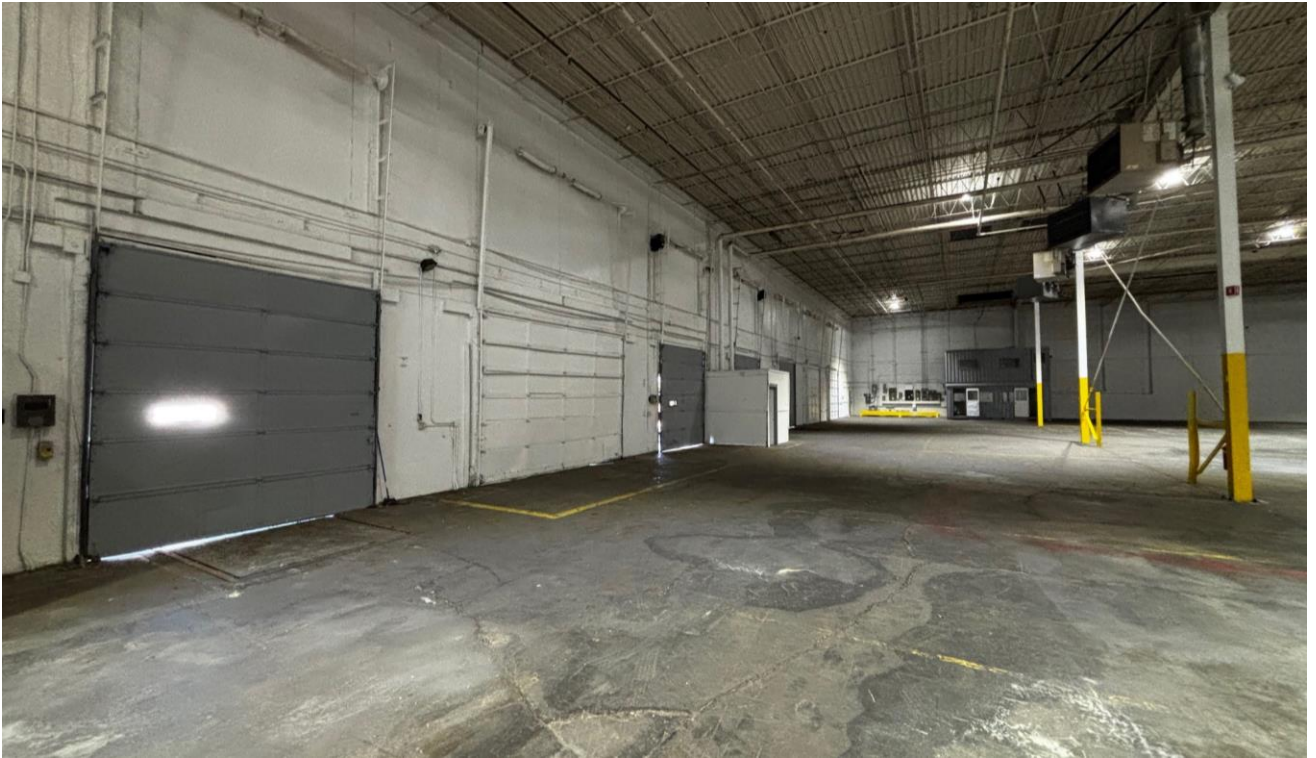
Acreage: 13.61

Crossroads: Trolley Industrial Drive /
Pelham Road

Exterior Photos



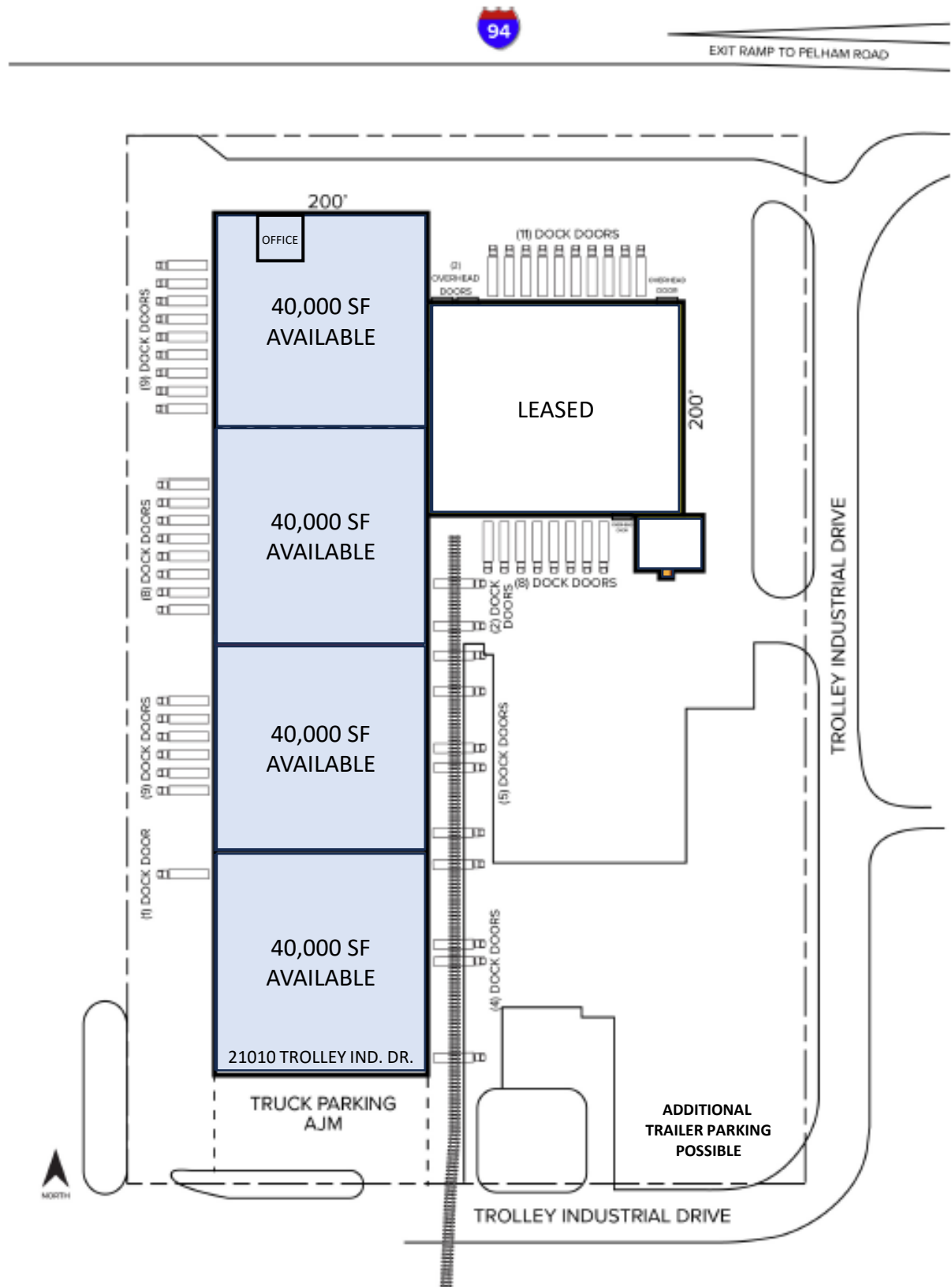
Interior Photos



Interior Photos



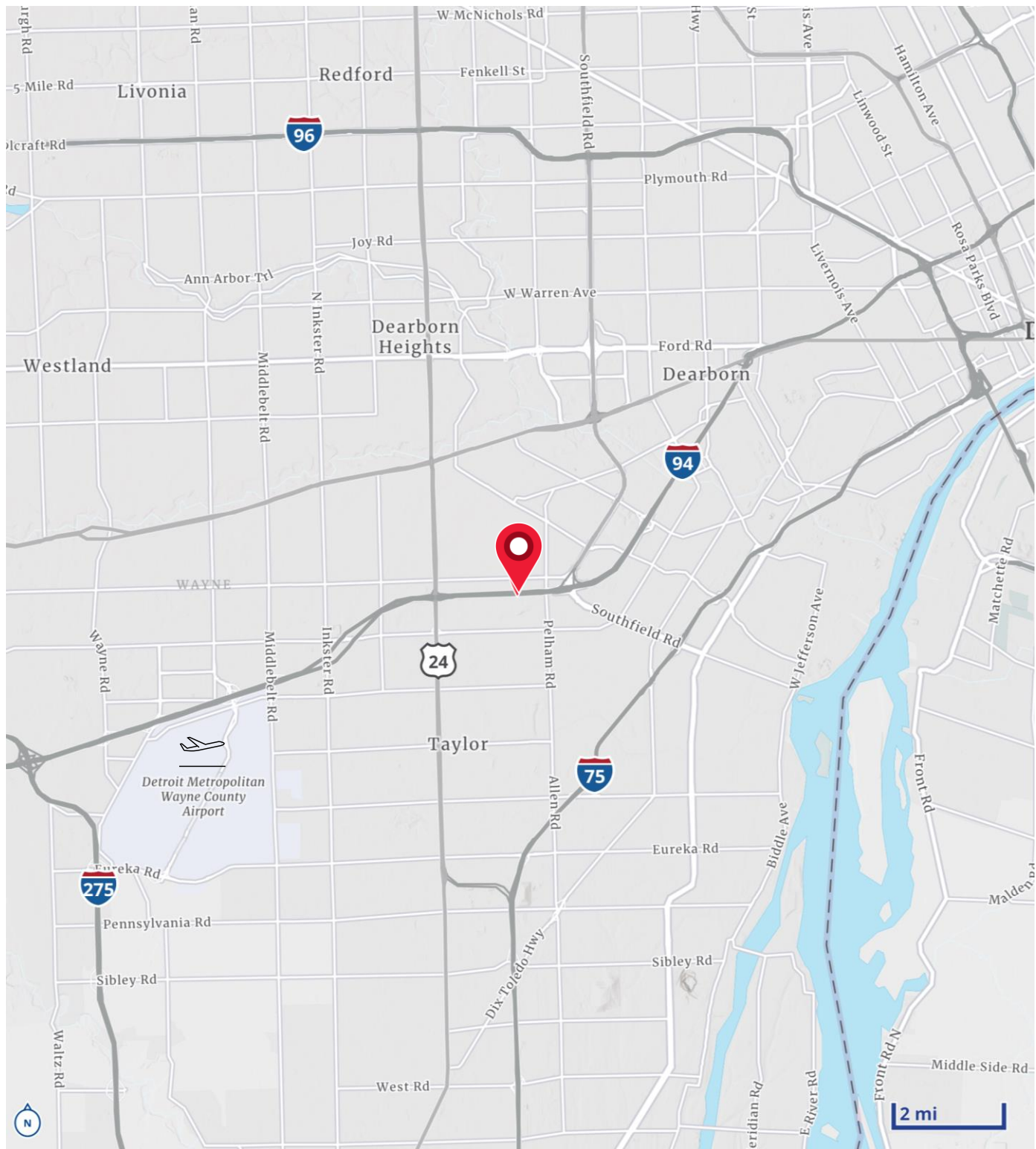
Site Plan



Aerial Map



Location Map



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