

# 5,500 sq. ft For Lease

## 12250 Universal, Taylor, MI 48180



Listing ID: 30449213  
 Status: Active  
 Property Type: Industrial For Lease  
 Industrial Type: Flex Space, Industrial-Business Park  
 Contiguous Space: 5,500 SF  
 Total Available: 5,500 SF  
 Lease Rate: \$6.25 PSF (Annual)  
 Base Monthly Rent: \$2,864  
 Lease Type: Modified Gross  
 Ceiling: 18 - 20 ft.  
 Office SF: 800 SF  
 Drive-In Bays: 1 Bay



### Overview/Comments

For lease by owner. 5,500 sq.ft. of light industrial. 12250 Universal Dr. Taylor Mi. Heavy power. 480.

1 grade level overhead door. Metal halide lighting. Radiant heat. Call REA Construction for a tour at 743-946-8730. Visit our website at <http://www.rea-construction.net>.

West of Telegraph north of Northline.

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	263960770	Gross Building Area:	36,300 SF
Industrial Type:	Flex Space, Industrial-Business Park, Manufacturing, Light Industrial	Building/Unit Size (RSF):	5,500 SF
Zoning:	LIGHT INDUSTRIAL	Usable Size (USF):	5,500 SF
Building Name:	Universal Trade Center 3	Land Area:	2.37 Acres

### Available Space

Suite/Unit Number:	12250	Rent Escalators:	Fixed Lease
Space Available:	5,500 SF	Offices:	2
Minimum Divisible:	5,500 SF	Office SF:	800 SF
Maximum Contiguous:	5,500 SF	Parking Spaces:	8
Space Type:	Relet	Loading Docks:	0
Date Available:	06/23/2019	Drive In Bays:	1
Lease Rate:	\$6.25 PSF (Annual)	Ceiling Height:	20
Lease Type:	Modified Gross	Clear Height:	18

### Area & Location

Property Located Between: West of Telegraph north of Northline.  
 Highway Access: I94  
 Airports: Detroit Metropolitan

### Building Related

Tenancy:	Multiple Tenants	Parking Ratio:	1.4 (per 1000 SF)
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Parking Description:	asphalt
Office Space SF:	800 SF	Total Parking Spaces:	8
Property Condition:	Good	Column Spacing:	50
Year Built:	1988	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Block	Sprinklers:	None

Volts: 408  
X-Phase: 3  
Heat Type: Natural Gas

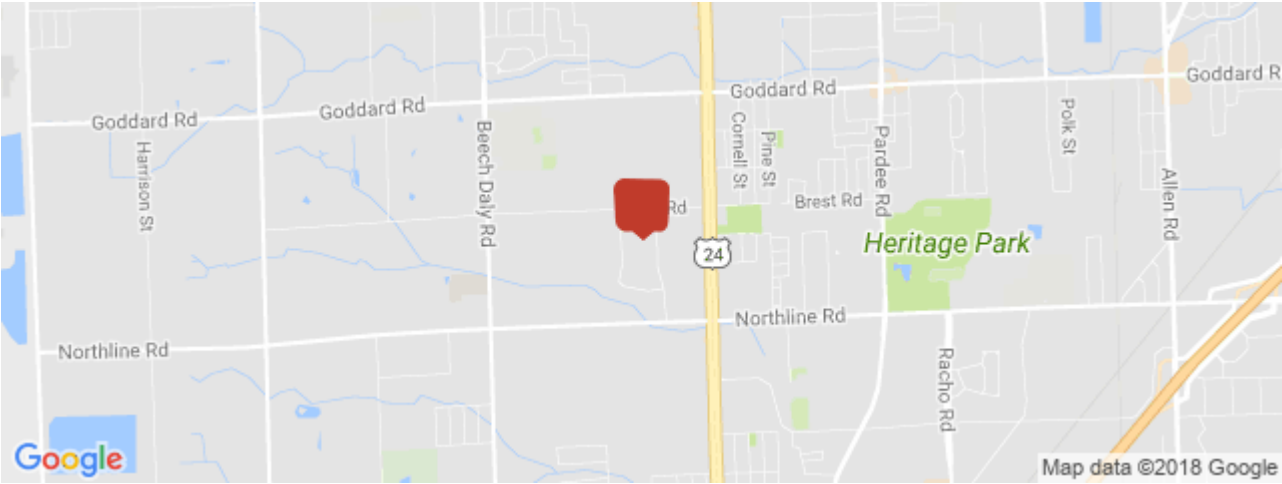
Heat Source: Radiant  
Lighting: Metal Halide  
Internet Access: Cable

### Land Related

Water Service: Municipal  
Sewer Type: Municipal  
Legal Description: 60-056-02-0022-000

### Location

Address: 12250 Universal, Taylor, MI 48180  
County: Wayne  
MSA: Detroit-Warren-Dearborn  
Submarket: Airport District



### Property Images

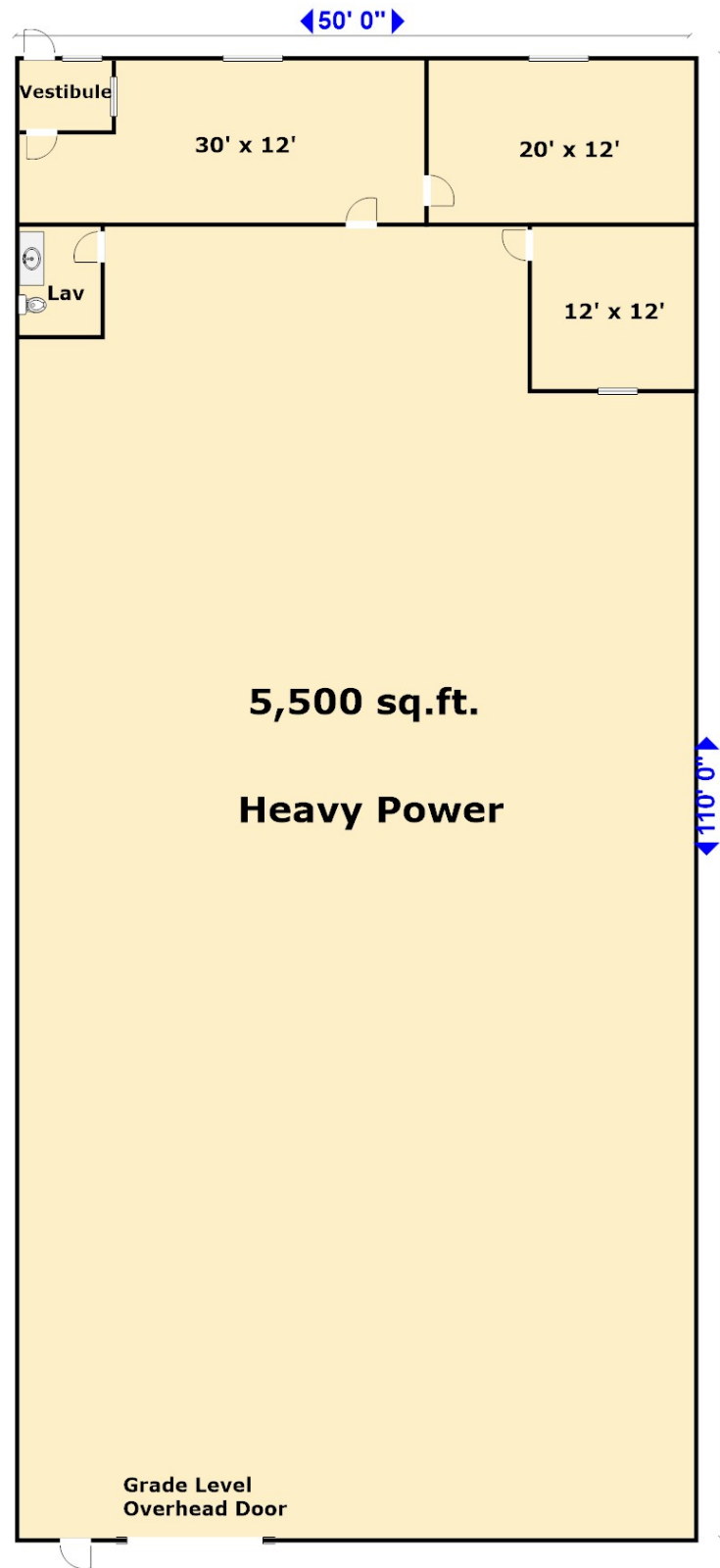


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12267 Universal (11)





## Property Contacts

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### **Yvon Rea**

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