

# 17000 sq.ft.

## 12645 Delta St, Taylor, MI 48180



Listing ID: 30197521  
 Status: Active  
 Property Type: Industrial For Lease  
 Industrial Type: Flex Space, Free-Standing  
 Contiguous Space: 17,000 SF  
 Total Available: 17,000 SF  
 Lease Rate:  
 Lease Type: Modified Gross  
 Loading: 2 Docks, 2 Doors  
 Ceiling: 18 - 20 ft.  
 Office SF: 1,783 SF  
 Drive-In Bays: 2 Bays



### Overview/Comments

17,000 sq.ft. for lease by owner. Dual Truck well, great neighbors, tons of storage, and over 1700 sq.ft. of office. Gross Lease available. Call REA Construction at 734-946-8730 for a tour. Move in date of march is available.

### More Information Online

[www.reaconstruction.net](http://www.reaconstruction.net)

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	263960770	Zoning:	LIGHT INDUSTRIAL
Industrial Type:	Flex Space, Free-Standing, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Warehouse/Distribution	Building Name:	12645 Delta
		Land Area:	1.25 Acres

### Available Space

Suite/Unit Number:	12645 delta	Offices:	7
Space Available:	17,000 SF	Office SF:	1,783 SF
Minimum Divisible:	17,000 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	17,000 SF	Parking Spaces:	25
Space Type:	Relet	Loading Docks:	2
Date Available:	03/01/2018	Loading Doors:	2
Lease Rate:		Drive In Bays:	2
Lease Type:	Modified Gross	Ceiling Height:	20
Rent Escalators:	Step-Up Lease	Clear Height:	18
Conference Rooms:	2		

### Area & Location

Property Located Between: Telegraph and Beech Daly  
 Highway Access: I94  
 Airports: Detroit Metropolitan

### Building Related

Tenancy:	Single Tenant	Office Space SF:	1,783 SF
Total Number of Buildings:	1	Property Condition:	Excellent
Number of Stories:	1	Year Built:	1991

Roof Type:	Flat	Amps:	200
Construction/Siding:	Block	Volts:	208
Parking Ratio:	1.4 (per 1000 SF)	X-Phase:	3
Parking Type:	Surface	Heat Type:	Natural Gas, Suspended Radiant Heaters
Total Parking Spaces:	25	Lighting:	Metal Halide
Column Spacing:	50	Internet Access:	Cable
Passenger Elevators:	0	Interior Description:	Huge Mezzanine
Freight Elevators:	0		

### Land Related

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Water Service:	Municipal
Sewer Type:	Municipal

### Location

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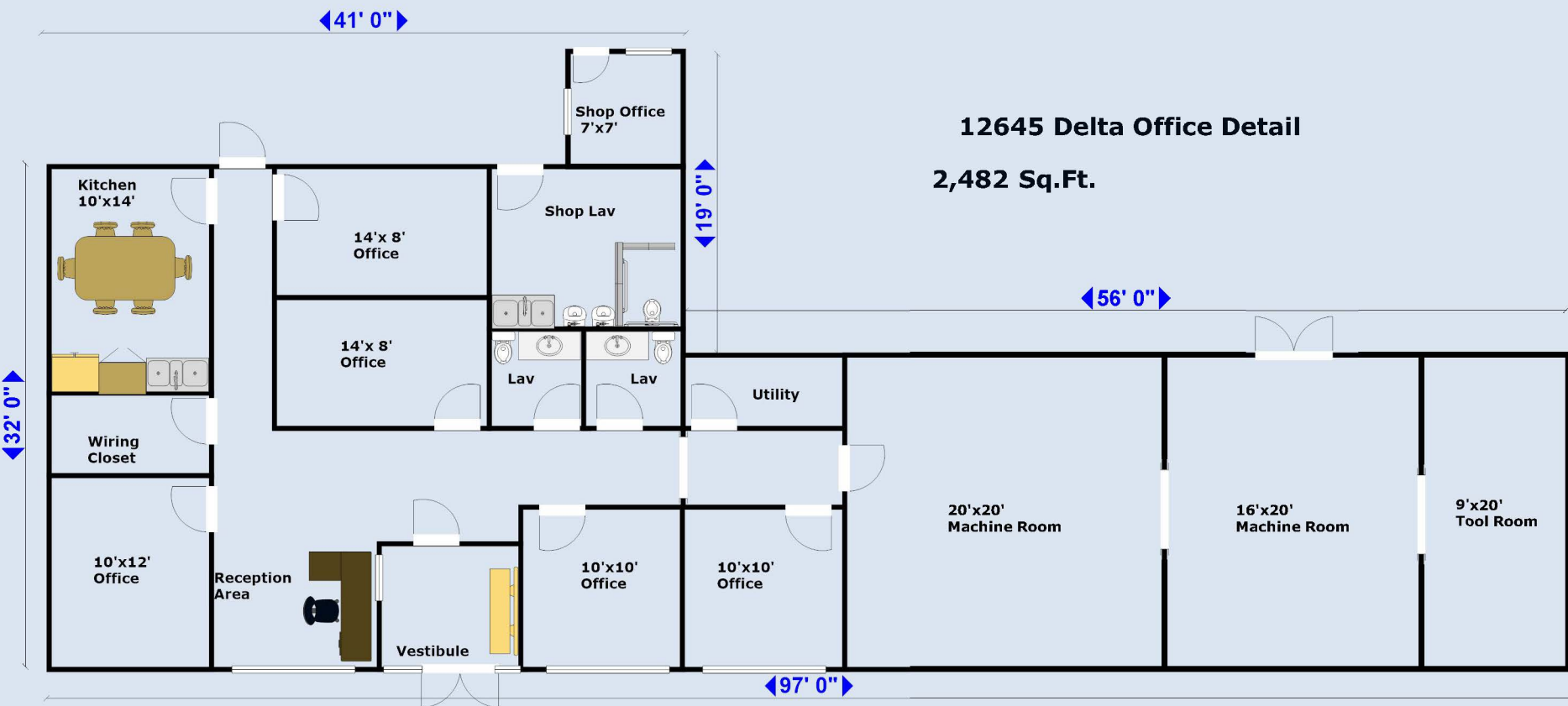
Address:	12645 Delta St, Taylor, MI 48180	MSA:	Detroit-Warren-Dearborn
County:	Wayne	Submarket:	Airport District



### Property Images



17000 sq.ft.12645 Delta



**12645 Delta Office Detail**  
**2,482 Sq.Ft.**

31' 0"

Office Area  
2,482 sq.ft.

With Mezzanine

Green Belt

153' 0"

Dual Truck Well

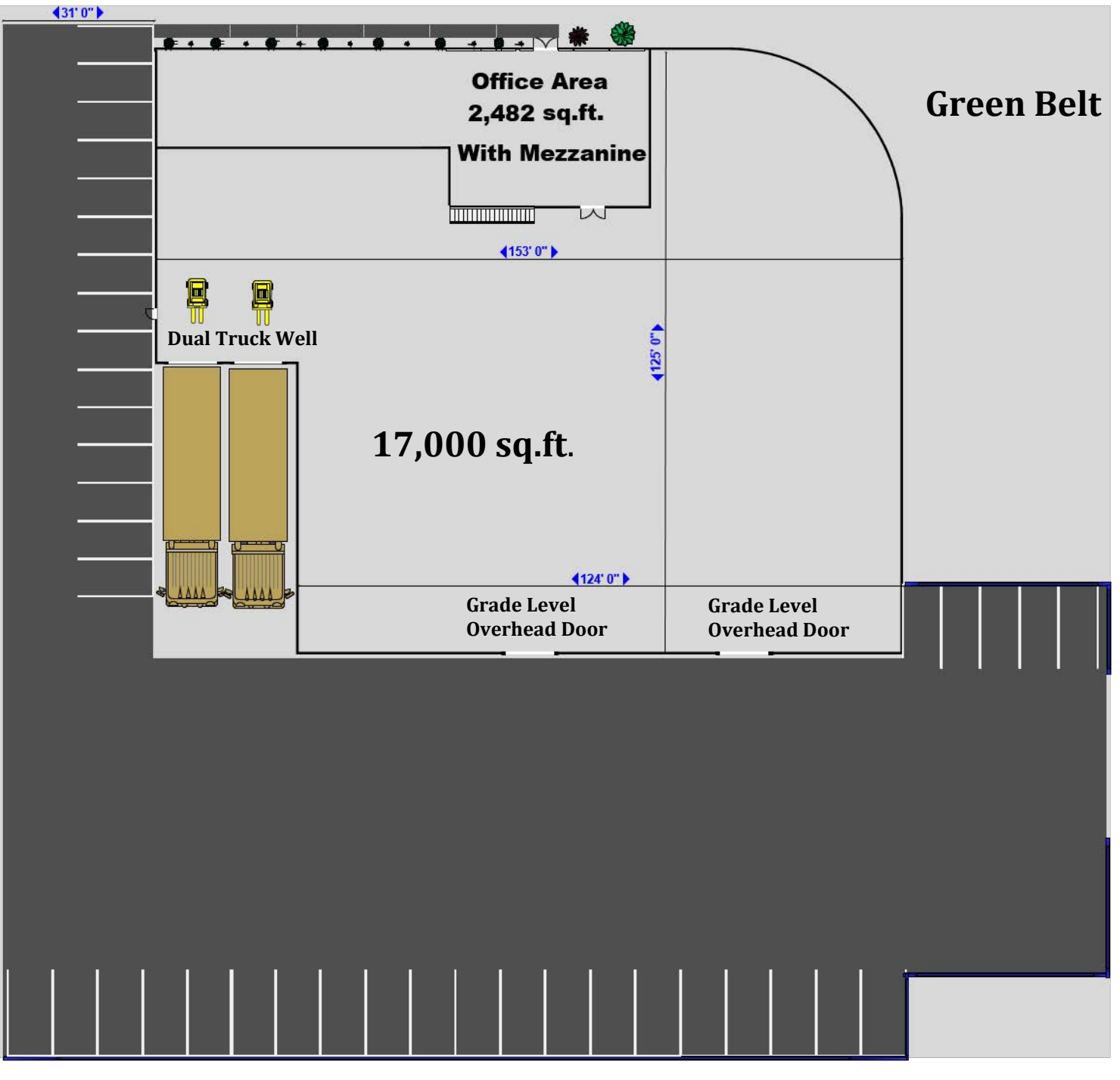
125' 0"

17,000 sq.ft.

124' 0"

Grade Level  
Overhead Door

Grade Level  
Overhead Door



## Property Contacts

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**Yvon Rea**

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