

# 6,400 sq.ft. For Lease

## 12633 Universal, Taylor, MI 48180



Listing ID:  
 Status: Active  
 Property Type: Industrial For Lease  
 Industrial Type: Flex Space, Industrial-Business Park  
 Contiguous Space: 6,400 sf  
 Total Available: 6,400 sf  
 Lease Rate: Call Us  
 Base Monthly Rent:  
 Lease Type: Modified Gross  
 Ceiling: 18 - 20 ft.  
 Office SF: 840 sf  
 Drive-In Bays: 2 Bay



### Overview/Comments

For Lease By Owner. 6,400 sq.ft. of light industrial in Metro Telegraph Industrial Park. Call Rea Construction at 734-946-8730 for a showing. Gross Lease, we pay for building taxes, insurance, landscaping and snow removal. We own 2 million square feet of light industrial buildings to accommodate your growth.

Northline and Telegraph

Virtual Tour @

<https://view.ricohtours.com/475dcd74-0364-409d-a295-7cd4fa588fbf/>

### General Information

Tax ID/APN:	263960770	Building Name:	Universal Trade Center 1
Industrial Type:	Flex Space, Industrial-Business Park, Manufacturing, Light Industrial, Warehouse/ Distribution	Gross Building Area:	36,000 SF
Zoning:	LIGHT INDUSTRIAL	Building/Unit Size (RSF):	6,400
		Usable Size (USF):	6,400
		Land Area:	2.61 Acres

### Available Space

Suite/Unit Number:	12717	Offices:	2
Space Available:	6,400 SF	Office SF:	840 SF
Minimum Divisible:	6,400 SF	Parking Spaces:	16
Maximum Contiguous:	6,400SF	Loading Docks:	0
Space Type:	Relet	Loading Doors:	0
Date Available:	07/01/2018	Drive In Bays:	2
Lease Rate:		Ceiling Height:	20
Lease Type:	Modified Gross	Clear Height:	18

### Area & Location

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

### Building Related

Tenancy:	Multiple Tenants	Parking Ratio:	1.4 (per 1000 SF)
Total Number of Buildings:	2	Parking Type:	Surface
Number of Stories:	1	Total Parking Spaces:	16
Office Space SF:	840 SF	Column Spacing:	50
Property Condition:	Average	Passenger Elevators:	0
Year Built:	1986	Freight Elevators:	0
Year Renovated:	2016	Amps:	200
Roof Type:	Flat	Volts:	208
Construction/Siding:	Aluminum Siding	X-Phase:	3

Heat Type: Natural Gas  
Lighting: Metal Halide  
Internet Access: Cable

**Land Related**

Zoning Description: Light Industrial  
Water Service: Municipal  
Sewer Type: Municipal  
Legal Description: 60-056-02-0009-302 Parcel #

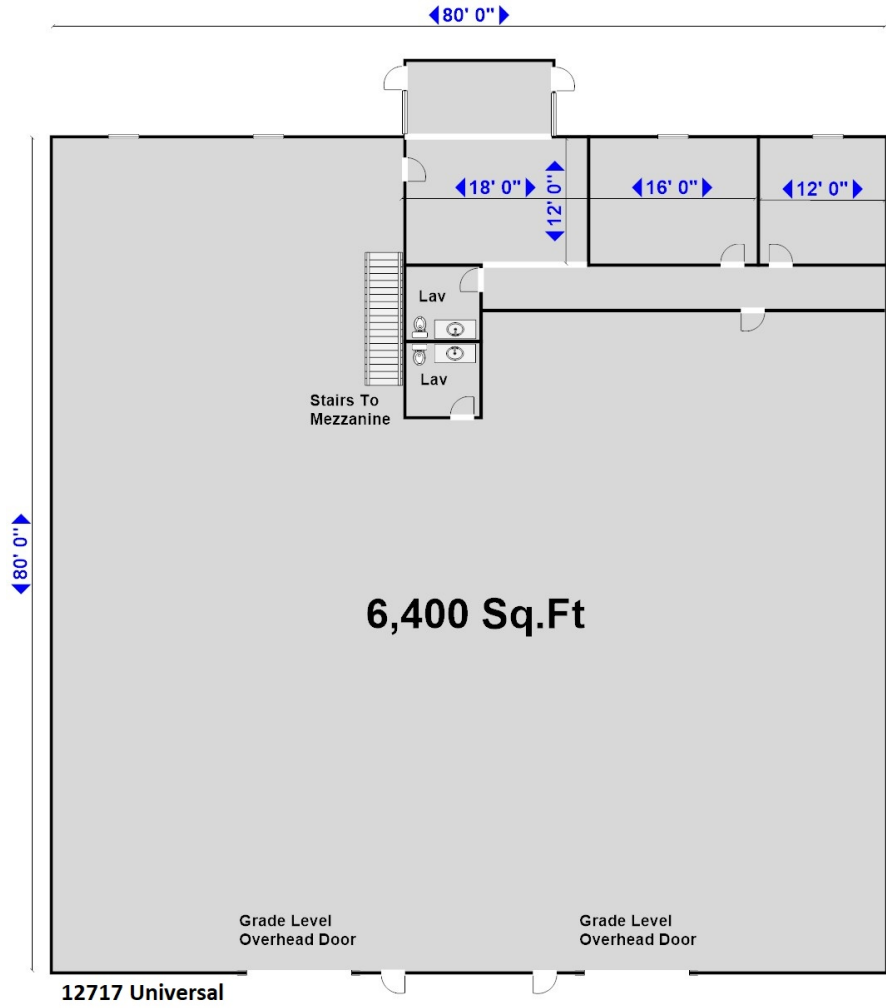
**Location**

Address: 12633 Universal, Taylor, MI 48180  
County: Wayne  
MSA: Detroit-Warren-Dearborn  
Submarket: Airport District



**Property Images**





## Property Contacts



**Yvon Rea**

Rea Construction

734-946-8730