



Prepared by Darren Mills

8,800 sq.ft. For lease

12264 Universal Dr, Taylor, MI 48180

Listing ID: 30327925
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Industrial-Business Park
Contiguous Space: 8,800 SF
Total Available: 8,800 SF
Lease Rate:
Base Monthly Rent:
Lease Type: Modified Gross
Ceiling: 18 - 20 ft.
Office SF: 1,325 SF
Drive-In Bays: 2 Bays



Overview/Comments

8,800 sq.ft. of light industrial for lease. Centrally located in Metro-Telegraph Industrial Park. Gross lease available. 1,325 sq.ft. of office with mezzanine storage. Call REA Construction at 734-946-8730 for a tour.

Fly Over

<https://youtu.be/ecZssP9wm5o>

Virtual Tour

<https://view.ricohtours.com/db5ce46f-9aaa-4355-a345-c0c6e6c52912>



General Information

Tax ID/APN:	263960770	Building Name:	Universal Trade Center 3
Industrial Type:	Flex Space, Industrial-Business Park, Manufacturing, Light Industrial, Self Storage, Warehouse/Distribution	Gross Building Area:	36,300 SF
Zoning:	LIGHT INDUSTRIAL	Building/Unit Size (RSF):	8,800 SF
		Usable Size (USF):	8,800 SF
		Land Area:	2.37 Acres

Available Space

Suite/Unit Number:	12264-12262	Rent Escalators:	Fixed Lease
Space Available:	8,800 SF	Offices:	4
Minimum Divisible:	8,800 SF	Office SF:	1,325 SF
Maximum Contiguous:	8,800 SF	Parking Spaces:	16
Space Type:	Relet	Drive In Bays:	2
Date Available:	12/1/2021	Ceiling Height:	20
Lease Rate:		Clear Height:	18
Lease Type:	Modified Gross		

Area & Location

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

Building Related

Tenancy:	Multiple Tenants	Parking Ratio:	2 (per 1000 SF)
Total Number of Buildings:	2	Parking Type:	Surface
Number of Stories:	1	Total Parking Spaces:	16
Office Space SF:	1,325 SF	Column Spacing:	40
Property Condition:	Good	Passenger Elevators:	0
Year Built:	1988	Freight Elevators:	0
Year Renovated:	2014	Sprinklers:	None
Roof Type:	Flat	Amps:	200
Construction/Siding:	Block	Volts:	208

X-Phase: 3
Heat Type: Natural Gas
Heat Source: Radiant

Lighting:
Internet Access: Other
Cable

Land Related

Water Service: Municipal
Sewer Type: Municipal

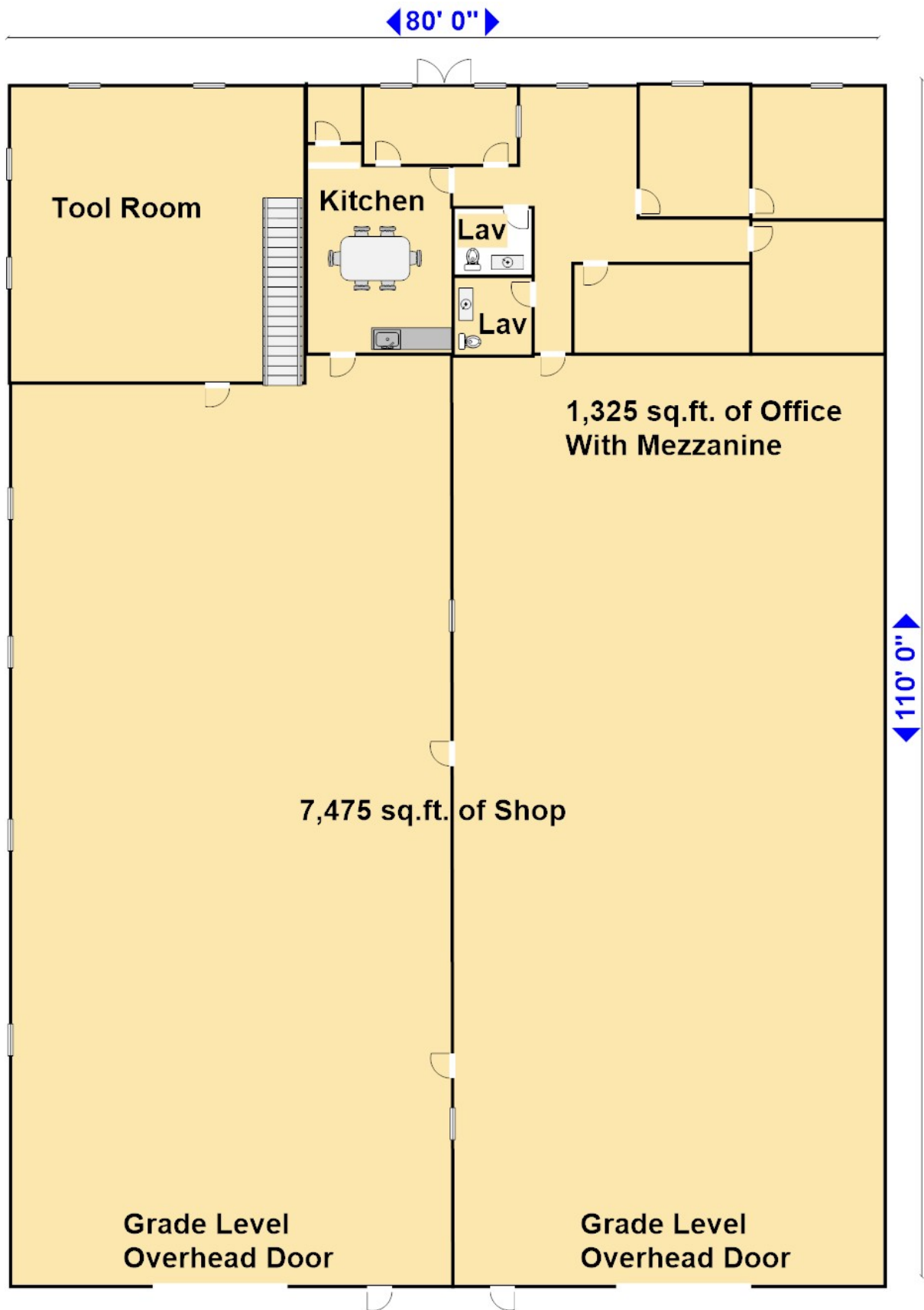
Location

Address: 12264 Universal Dr, Taylor, MI 48180
County: Wayne
MSA: Detroit-Warren-Dearborn
Submarket: Airport District



Property Images







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IMG_5975



IMG_5976



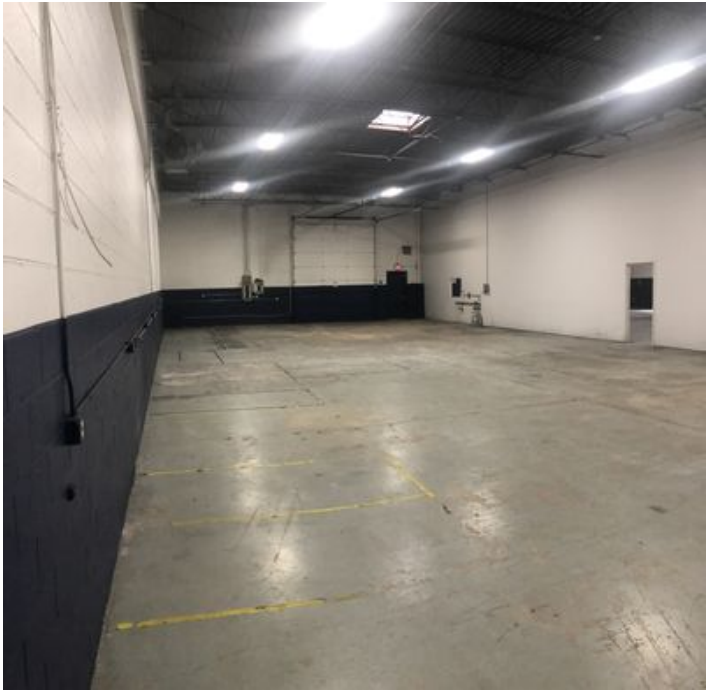
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