



# For Sale

**244,726 SF Available**

6400 Monroe Boulevard, Taylor, MI

# Property specifications



- 244,726 SF - Warehouse/Distribution Building
- 57,578 SF Office area
- 187,148 SF Factory area
- 11 Truckwells
- 22 Dock Doors
- 12 Grade Level Doors
- ESFR Sprinklers
- 480V / 240V Electrical Service
- Power Heavily Distributed Throughout Facility;  
Can be Upgraded to 4 MVA Fairly Quickly
- Heavy Gas and Water Service for Processing
- Land for Expansion
- Vehicle Service Area
- Chillers Providing 700+ Tons of Cooling Capacity
- Possible Norfolk Southern Rail Service



<b>Address</b>	6400 Monroe Boulevard, Taylor, MI 48180
----------------	---

<b>Total SF</b>	244,726 SF
-----------------	------------

<b>Year Built</b>	1970
-------------------	------

<b>Year Renovaed</b>	1996
----------------------	------

<b>Acres</b>	24.08
--------------	-------

<b>Outside Storage</b>	Possible
------------------------	----------

<b>Rail Siding</b>	Possible
--------------------	----------

<b>Zoning</b>	I-1
---------------	-----

<b>Sprinklered</b>	75%
--------------------	-----

<b>Floor Drains</b>	Yes
---------------------	-----

<b>Clear Height</b>	20' - 30'
---------------------	-----------

<b>Bay Size</b>	40' - 46'
-----------------	-----------

<b>Grade Doors</b>	(10) 11' x 13', (1) 11' x 11', (1) 8' x 8'
--------------------	--

<b>Heating</b>	Boiler / Gas Forced Air
----------------	-------------------------

<b>Primary Electrical Service</b>	13,200 SF
-----------------------------------	-----------

<b>Lighting</b>	Fluorescent
-----------------	-------------

<b>Restrooms</b>	14
------------------	----

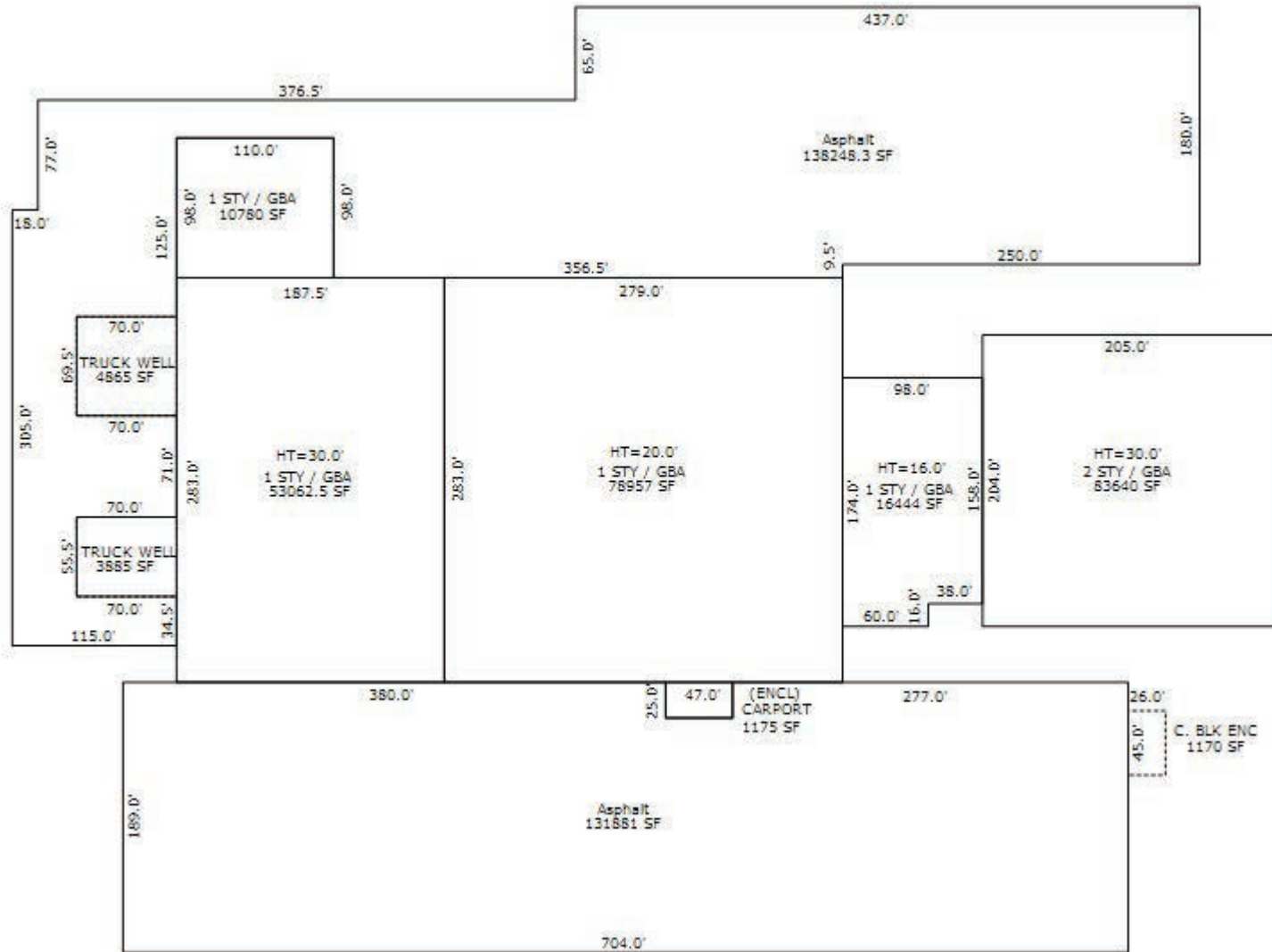
<b>Parking</b>	576 Spaces
----------------	------------

<b>X-Way Distance</b>	1 Mile to I-94
-----------------------	----------------

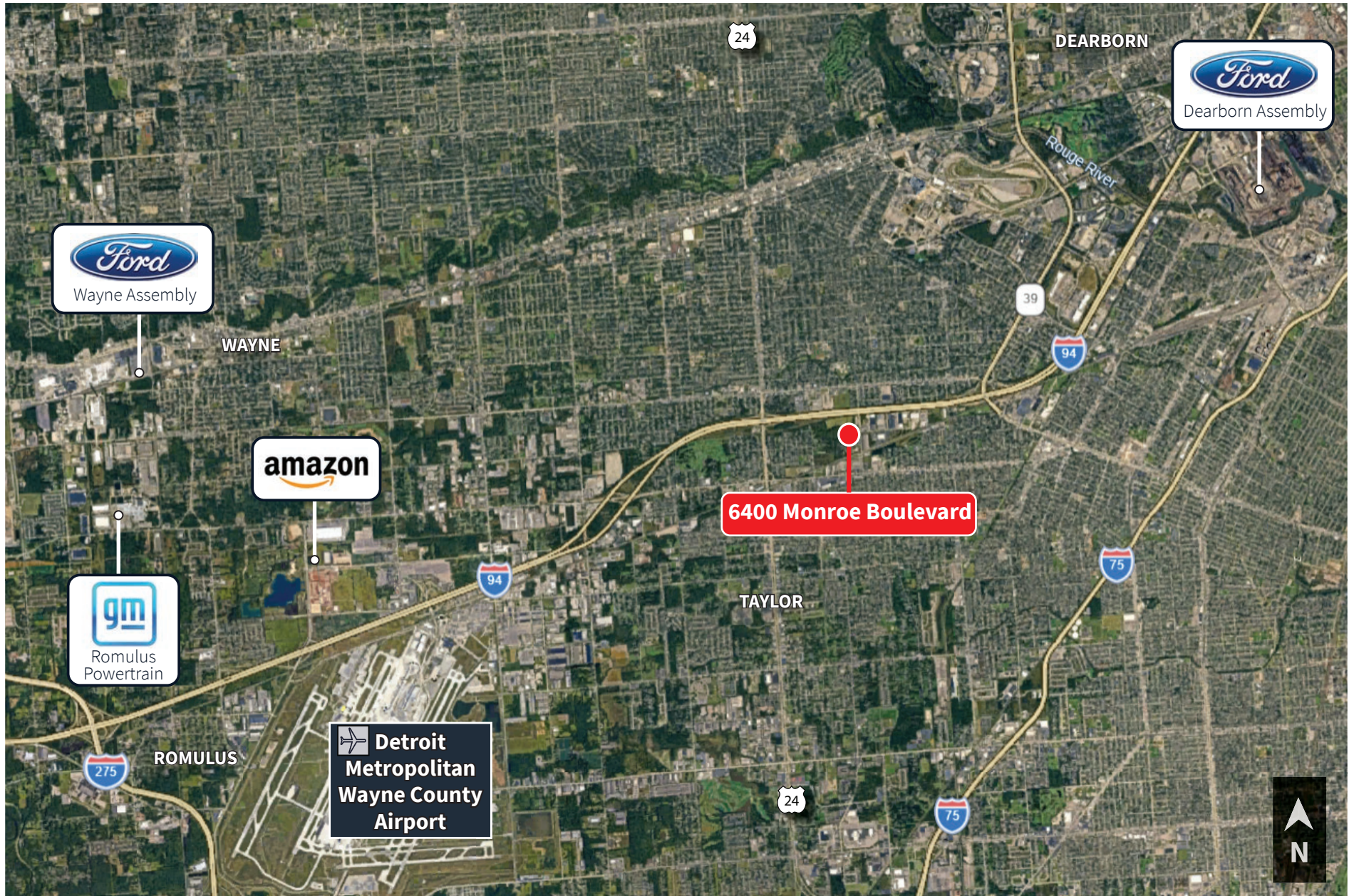
# Photos



# Floor plan



# Location



**Ben Schrode***Managing Director*

Ben.Schrode@jll.com

+1 248 581 3325

**Sean Cavanaugh***Executive Vice President*

Sean.Cavanaugh@jll.com

+1 248 581 3331

**Jake Slaker***Associate*

Jake.Slaker@jll.com

+1 248 581 3245