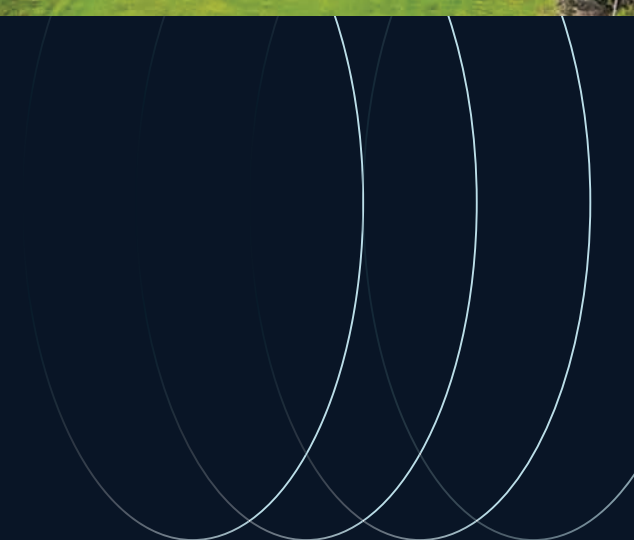




For Sale

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



Address 6400 Monroe Boulevard, Taylor, MI 48180

Total SF 244,726 SF

Year Built 1970

Year Renovaed 1996

Acres 24.08

Outside Storage Possible

Rail Siding Possible

Zoning I-1; Located in an opportunity zone

Sprinklered 75%

Floor Drains Yes

Clear Height 14' and 24'

Bay Size 40' - 46'

Grade Doors (10) 11' x 13', (1) 11' x 11', (1) 8' x 8'

Heating Boiler / Gas Forced Air

Primary Electrical Service 13,200 SF

Lighting Fluorescent

Restrooms 14

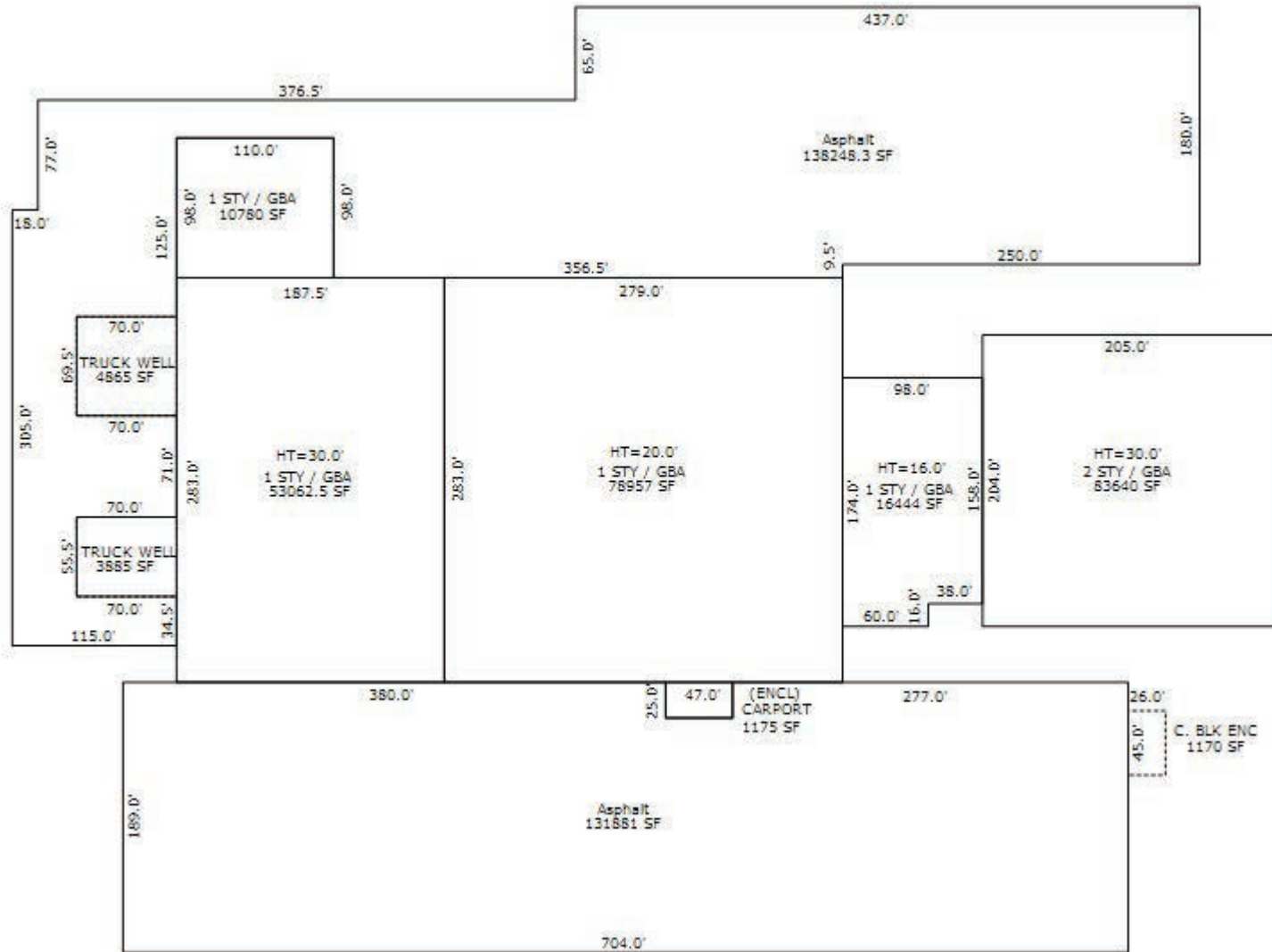
Parking 576 Spaces

X-Way Distance 1 Mile to I-94

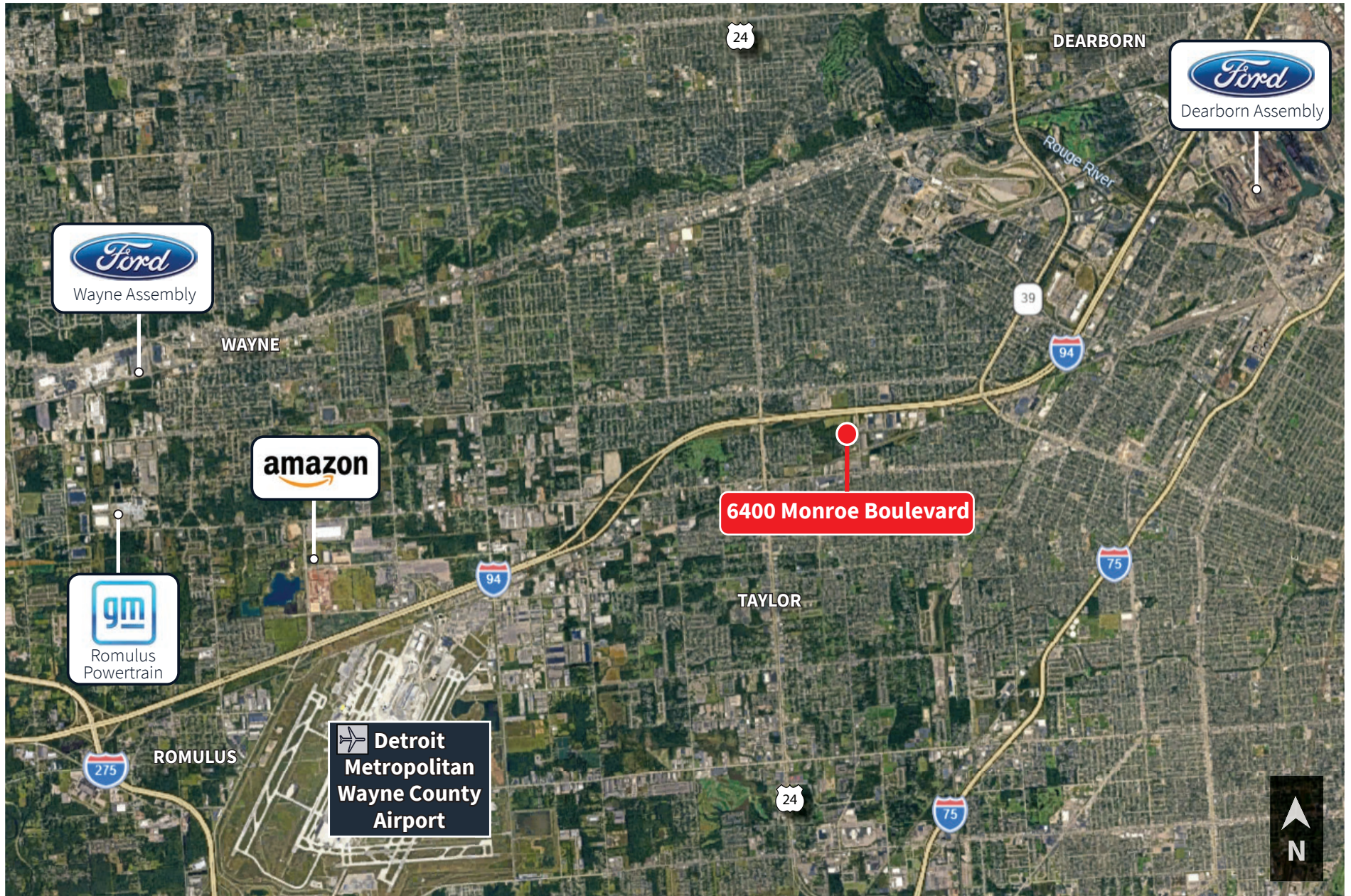
Photos



Floor plan



Location



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