



For Sale

244,726 SF Available

6400 Monroe Boulevard, Taylor, MI

Property specifications



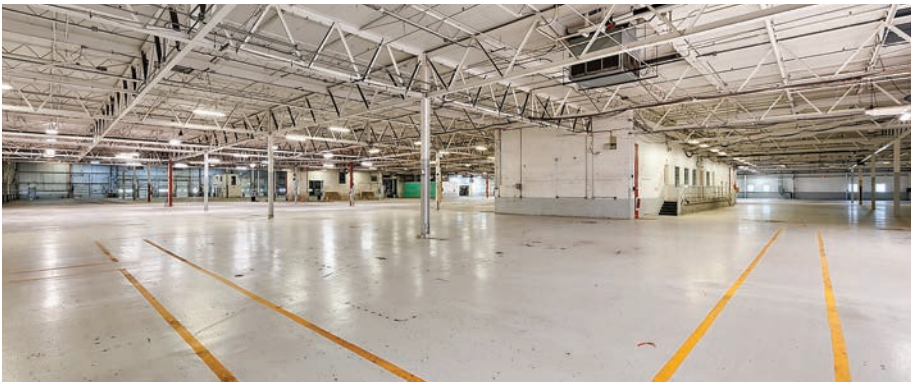
- 244,726 SF - Warehouse/Distribution Building
- 57,578 SF Office area
- 187,148 SF Factory area
- 11 Truckwells
- 22 Dock Doors
- 12 Grade Level Doors
- ESFR Sprinklers
- 480V / 240V Electrical Service
- Power Heavily Distributed Throughout Facility;
Can be Upgraded to 4 MVA Fairly Quickly
- Heavy Gas 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

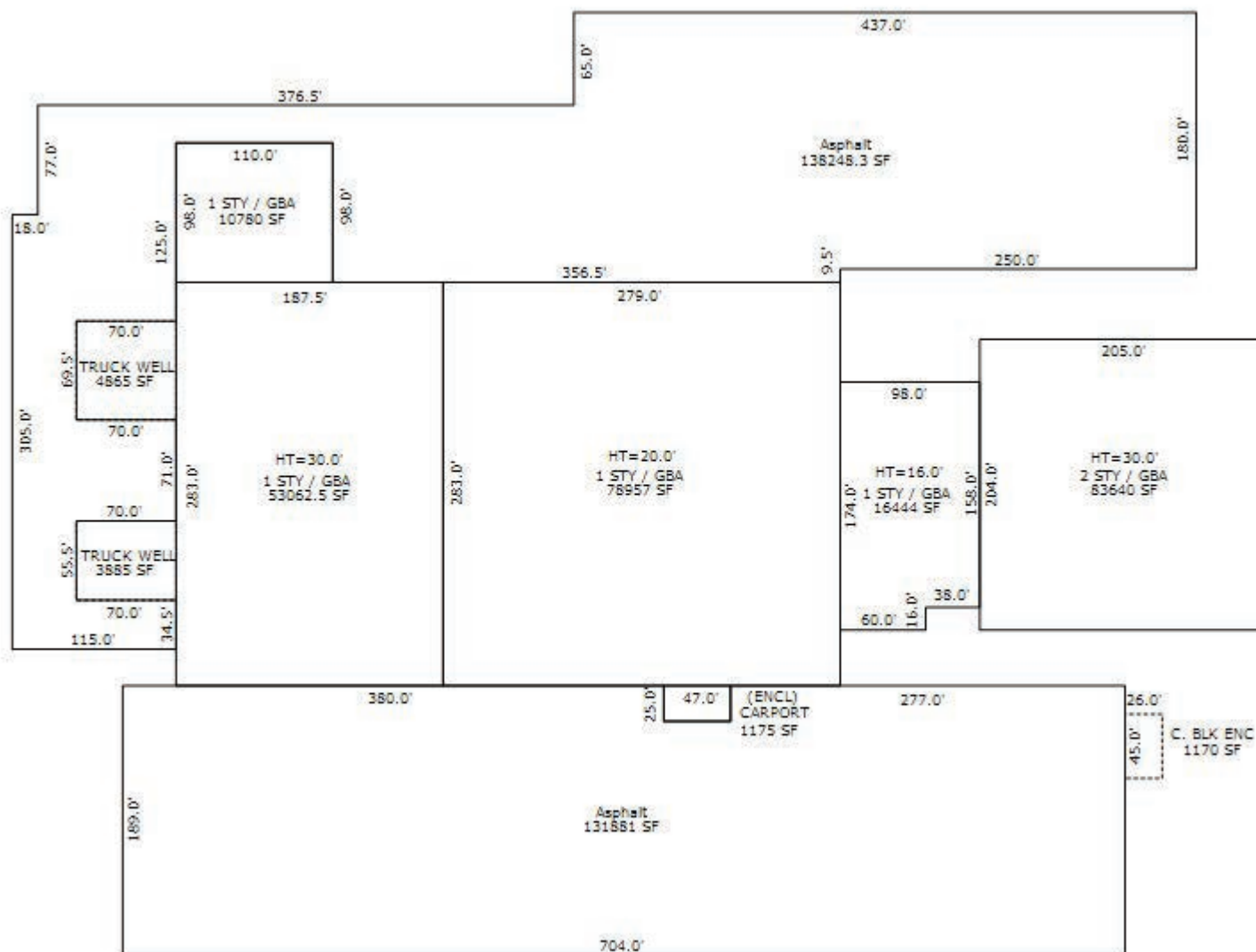
Clear Height	14' and 24'
Bay Size	40' - 46'
Grade Doors	(10) 11' x 13', (1) 11' x 11', (1) 8' x 8'
Heating	Boiler / Gas Forced Air
Primary Electrical Service	13,200 SF
Lighting	Fluorescent
Restrooms	14
Parking	576 Spaces
X-Way Distance	1 Mile to I-94

Photos

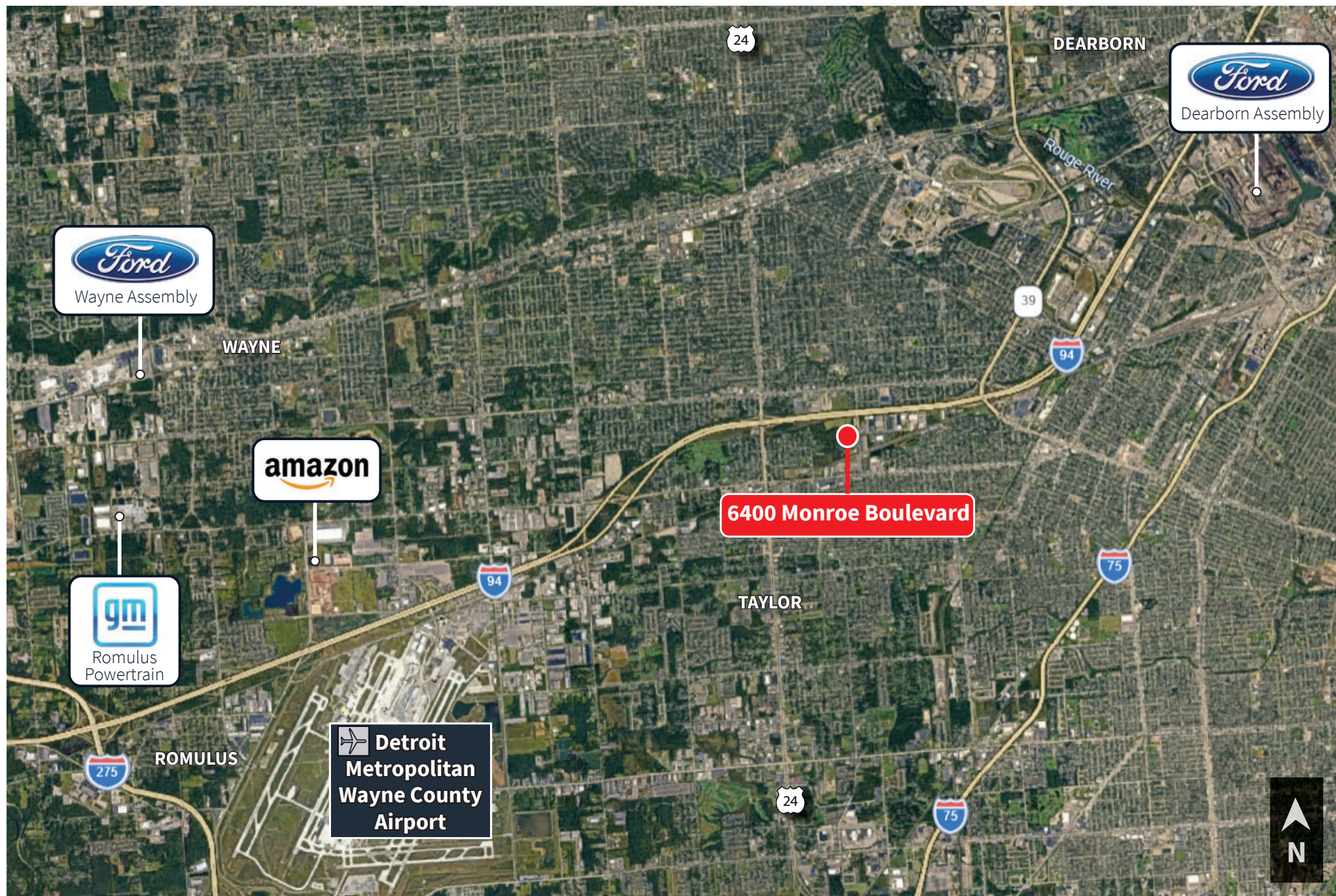


Floor plan

[Click Here for a Virtual Tour](#)



Location



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