



Industrial For Lease

Property Name: Metro Telegraph Industrial Park
Location: 12395 Delta Street
City, State: Taylor, MI
Cross Streets: Brest
County: Wayne
Zoning: I-1, Lt Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	11,000	Available Shop Sq. Ft.:	8,500	Office Dim:	N/A
Available Sq. Ft.:	11,000	Available Office Sq. Ft.:	2,500	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1992
Clear Height:	18'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	Yes	Signage:	Pylon
Truckwells or Docks:	1	Interior:	No	Exterior:	Yes
Exterior Construction:	Brick/Block	Lighting:	Metal Halide	Roof:	Flat
Structural System:	Block	Bay Sizes:	30' x 60'	Floors:	6"
Air-Conditioning:	Yes	Restrooms:	2	Floor Drains:	Yes
Heating:	Radiant	Cranes:	No	Acreage:	0.980
Availability:	Immediately	Parking:	20	Land Dimensions:	120 x 350
Power (Amps/Volts):	600 Amps, 480 Volts				

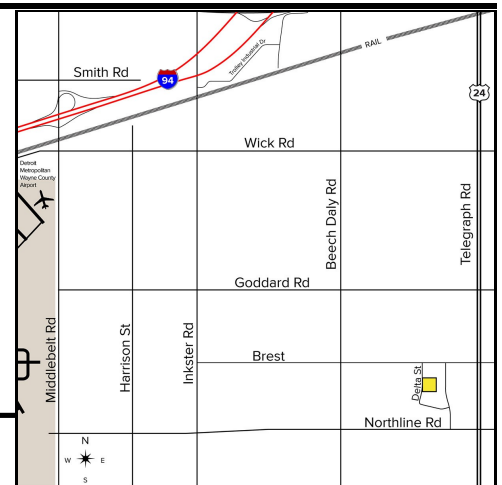
PRICING INFORMATION

Lease Rate:	\$9.00	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$17,669.40 (2025)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	60-056-03-0040-000	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

11,000 sq. ft. light industrial building for lease near I-94, Telegraph Road and Detroit Metro Airport. 18' clear, paved lot, air conditioned, (1) truckwell and (1) grade level door.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.