



## Industrial For Lease

**Property Name:** DTW Taylor Distribution Center - Building 1  
**Location:** Wick Road  
**City, State:** Taylor, MI  
**Cross Streets:** East of Inkster Rd at Holland Rd  
**County:** Wayne  
**Zoning:** Industrial

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 182,000	<b>Building Type:</b> Build-to-Suit	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 90,000 - 182,000	<b>Available Shop Sq. Ft.:</b> 90,000 - 182,000	<b>Office Dim:</b> N/A
	<b>Available Office Sq. Ft.:</b> To Suit	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

<b>Clear Height:</b> 32'	<b>Multi-Tenant:</b> Yes	<b>Year Built:</b> N/A
<b>Grade Level Door(s):</b> 2: 12 x 14	<b>Rail:</b> No	<b>Sprinklers:</b> Yes
<b>Truckwells or Docks:</b> 22	<b>Security:</b> Yes	<b>Signage:</b> Yes
<b>Exterior Construction:</b> Concrete	<b>Interior:</b> No	<b>Exterior:</b> No
<b>Structural System:</b> Steel	<b>Lighting:</b> LED	<b>Roof:</b> Membrane
<b>Air-Conditioning:</b> Forced	<b>Bay Sizes:</b> 50x50	<b>Floors:</b> 7"
<b>Heating:</b> Forced	<b>Restrooms:</b> Yes	<b>Floor Drains:</b> To Suit
<b>Availability:</b> Immediately	<b>Cranes:</b> Yes, To Suit	<b>Acreage:</b> 35.000
<b>Power (Amps/Volts):</b> 3000 Amps, 480 Volts, 3-Phase	<b>Parking:</b> 84	<b>Land Dimensions:</b> N/A

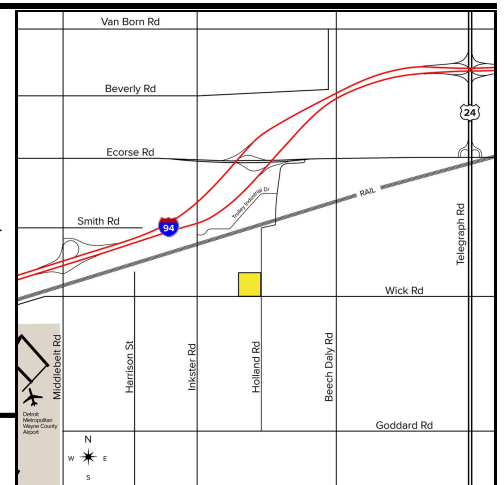
### PRICING INFORMATION

<b>Lease Rate:</b> \$8.50	<b>Mthly Rate:</b> N/A	<b>TD:</b> N/A
<b>Lease Type:</b> NNN	<b>Taxes:</b> TBD	<b>Deposit:</b> N/A
<b>Lease Term:</b> N/A	<b>Parcel #:</b> See Comments	<b>Assessor #:</b> N/A
	<b>Imprv Allow:</b> N/A	<b>Options:</b> N/A

**Tenant Responsibility:** N/A

### COMMENTS

DTW Taylor Distribution Center is a 182,000-square-foot build-to-suit site ideally positioned for high-performance warehouse and logistics. Located in the City of Taylor in Wayne County, the property offers excellent access to I-94, I-75, and I-275 for efficient regional and interstate transportation. Just 2.4 miles from Detroit Metropolitan Airport (DTW) and minutes from the Ambassador Bridge, Gordie Howe International Bridge and Windsor-Detroit Tunnel.  
 Parcel #: 60-019-99-0029-000; 0028-000; 0027-000; 0026-000; 0024-000; and 0019-002. (6 Parcels).



**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.