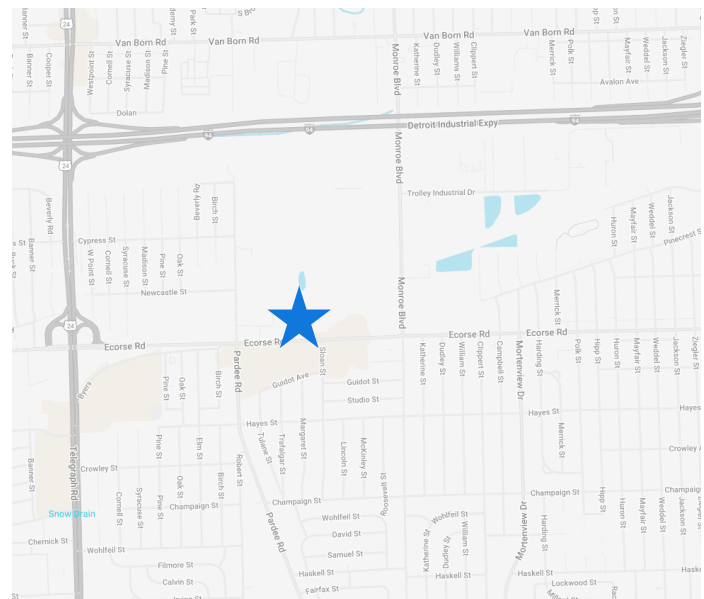




22520 ECORSE ROAD
TAYLOR, MI 48180

PROPERTY DETAILS

- Light Industrial Building Consisting of 50,944 SF (45,695 SF Warehouse 5,250 SF Office)
- Located on North Side of Ecorse Road Between Monroe Blvd, and Pardee Road
- Situated on 2.41 Acres
- Warehouse Ceiling Height is 16' - 19'
- (6) Exterior Overhead Doors - One of Which has an Interior Truckwell that is Dock High with an Adjustable Ramp
- The Property Consists of Two Separate Parcels. The Front Parcel is Zoned B-3 and the Back Parcel is Zoned I-1
- High Capacity Electricity with 150 kVA Transformer
- Asking Sale Price: \$2,500,000



AREA RETAIL



CONSTRUCTION DETAIL

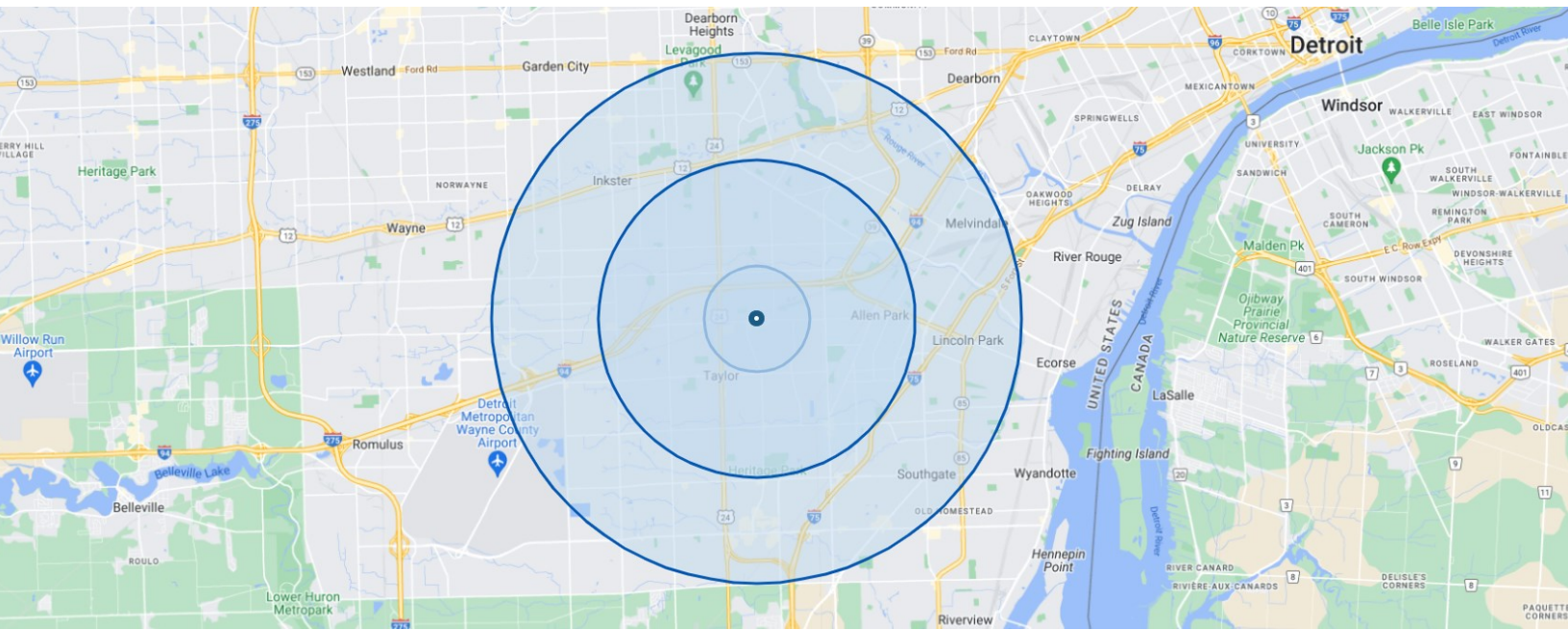
22520 Ecorse Road,
Taylor, Michigan 48180

CONSTRUCTION DETAIL

Roofing:	Durolast Membrane
Roof Structure:	Metal joist
Framing:	Masonry
Exterior Walls:	Masonry (brick); Concrete Block
Windows:	Tilt & Turn windows in showroom, skylights in production areas
Exterior Pedestrian (Service) Doors:	Aluminum/metal frame w/fixed glass in front; Insulated steel
Floors:	Poured concrete
Basement:	None
Foundation:	Slab on grade
Exterior Condition:	Average
Overhead Doors:	(3) Exterior OH doors plus (2) interior OH doors

MECHANICAL DETAIL

Heating and Cooling:	Central heat; central air conditioning in office/showroom; radiant heat in production & assembly area
Electrical Service:	High capacity with 150 KvA transformer, interior panels
Plumbing:	7 Restrooms; Kitchenette
Fire Protection / Suppression:	Fire alarms, Smoke Detectors
Miscellaneous:	Fence to the rear of the property

DEMOGRAPHIC DATA


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,362	105,764	249,849
Median Age	41.6	40.10	38.60
Median Age (Male)	39.90	38.60	37.20
Median Age (Female)	43.50	41.70	40.00

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,173	43,111	99,574
Persons Per Household	2.4	2.4	2.5
Average Household Income	\$79,254	\$78,994	\$77,522
Median Home Value	\$132,642	\$148,682	\$147,963