

FOR SALE

RETAIL

9850 Telegraph
TAYLOR , MI 48180

90,000 Square Feet



PROPERTY FEATURES

- Walking Distance to Taylor Hospital
- Zoned B-2 (Regional Business)
- Heavy Parking Ratio (4 per 1,000 SF)
- 60,000+ Vehicles Per Day
- 100% Occupancy (Pending)



BEAL
— REAL ESTATE

734.602.5700
Listings@GoBeal.com

AVAILABLE

OFFICE

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BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	90,000 SF	Total Available Sq. Ft.:	90,000 SF	Class:	N/A
Typical Floor Plate:		Min / Max Cont. Sq. Ft.:	N/A	No. of Floors:	N/A

PROPERTY INFORMATION

Zoning:	B2 (Regional Business District)	Parking:	400+ spaces
Exterior Construction:	Brick	Power:	Standard
Structural System:	Steel	Security Systems:	N/A
Roof:	Flat EDPM	Restrooms:	Multiple
Floors / Covering:	Tile	Sprinklers:	N/A
Heating:	N/A	Signage:	Street Sign faces Telegraph
Air-Conditioning:	N/A	Delivery Area:	Rear loading dock
Ceiling Height:	30	Date Available:	Delivery Subject to Buildout
Year Built:	N/A	Acreage:	N/A

Current Tenants: Strong & stable occupancy; history typical for market.

PRICING INFORMATION

Lease Rate:	Negotiable	Rentable/Usable:	N/A	Impr Allowance:	N/A
Lease Term:	Flexible	Total Taxes:	N/A	Deposit:	N/A
Options:	N/A	Parcel #:	N/A		
Tenant Responsibility:	N/A				

Comments *Introducing 9850 Telegraph Road, Taylor, MI 48180 – A Prime Retail and Office Space in a Thriving Commercial District This prominent shopping center offers a total of 90,000 square feet of rentable space, strategically located on Telegraph Road, one of Taylor's key retail corridors. The property may accommodate a wide range of business uses, and some suites have second floor office space, perfect for administrative functions, as well as additional service areas. Contact listing agent for tours or additional information.*

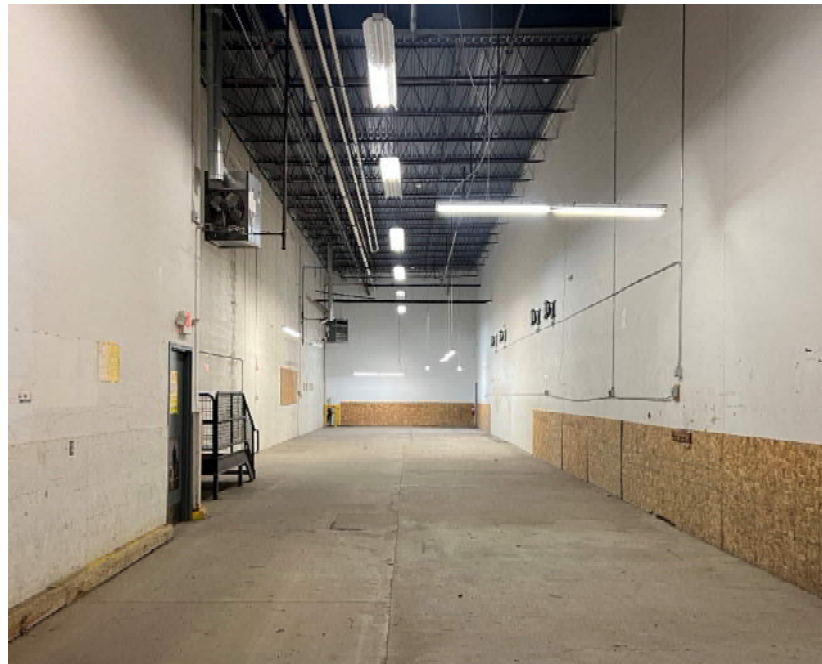
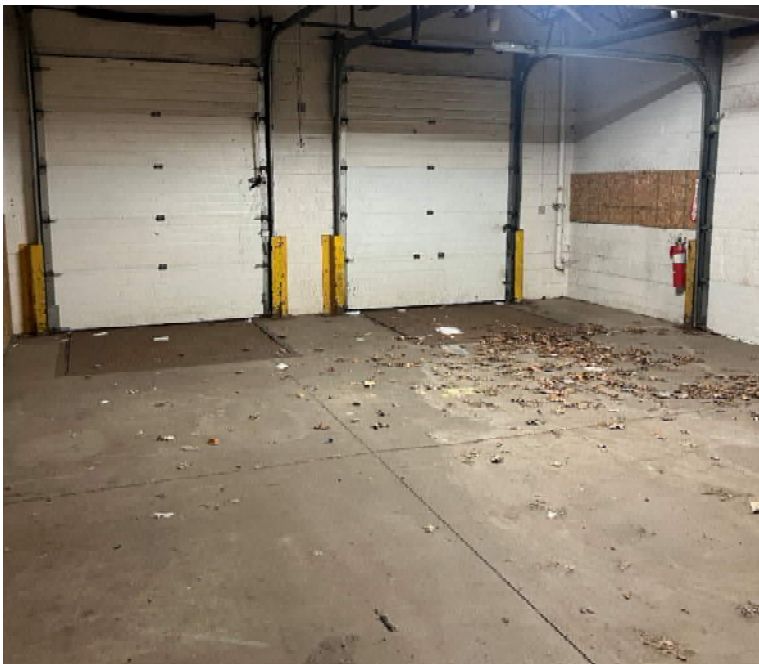
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PROPERTY PHOTOS



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