

OFFICE CONDOMINIUMS FOR SALE

21001 Van Born Road

Taylor, Michigan 48180

Turnkey office condos starting at \$25/SF, with unit sizes ranging from 10,000 to 180,000 SF. Fresh paint, new carpet, and LED lighting throughout — move-in ready for professional and medical office, lab, flex, or creative uses. Seller financing available.

STARTING
PRICE

**\$25/
SF**

AVAILABLE SIZES

**10,000–
180,000 SF**

PARKING

**880
Spaces**

FINANCING

**Seller Financing
Avail.**

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Turnkey Condos
Shared Conference for 1,000
Signage on I-94



Own Your Space For Less Than Rent

21001 Van Born Road offers a rare opportunity to own turnkey office condominium space in a well-known, professionally maintained corporate campus in Taylor, Michigan. Condo units are available starting at just \$25/SF, with sizes ranging from 10,000 SF up to 180,000 SF — giving owner-occupants and investors the flexibility to purchase exactly the space they need.

Every unit is truly turnkey, featuring fresh paint, new carpet, and modern LED lighting throughout. Owners have access to shared, on-site conference and event facilities that can accommodate up to 1,000 people, along with 880 parking spaces serving the campus.

The property enjoys prominent freeway signage directly on I-94, providing outstanding visibility and easy access for clients, employees, and visitors. Its location offers convenient proximity to Detroit Metro Airport and downtown Detroit.

The flexible layouts and infrastructure make this campus well suited for a wide range of uses — professional office, medical office, laboratory, flex, or other creative applications. With seller financing available, owning here can cost less per month than comparable leased space.

- Professional Office
- Medical Office
- Lab
- Flex Space
- Creative Uses



PROPERTY FACTS

ADDRESS	UNIT SIZES	STARTING PRICE
21001 Van Born Rd, Taylor, MI 48180	10,000–180,000 SF	\$25 / SF
CONDITION	PARKING	FINANCING
Turnkey — New Paint, Carpet, LED	880 Spaces	Seller Financing Available



Own For Less Than You'd Pay To Rent

At \$25/SF, buying a condo here can cost less per month than leasing comparable space — while you build equity instead of paying a landlord. Here's what it looks like for a 10,000 SF unit, the smallest size available:

10,000 SF CONDO — EXAMPLE PURCHASE

PURCHASE PRICE

\$250,000

TERMS

Interest-Only, 2-Yr Balloon

DOWN PAYMENT

\$50,000

MONTHLY PAYMENT

\$1,500/mo

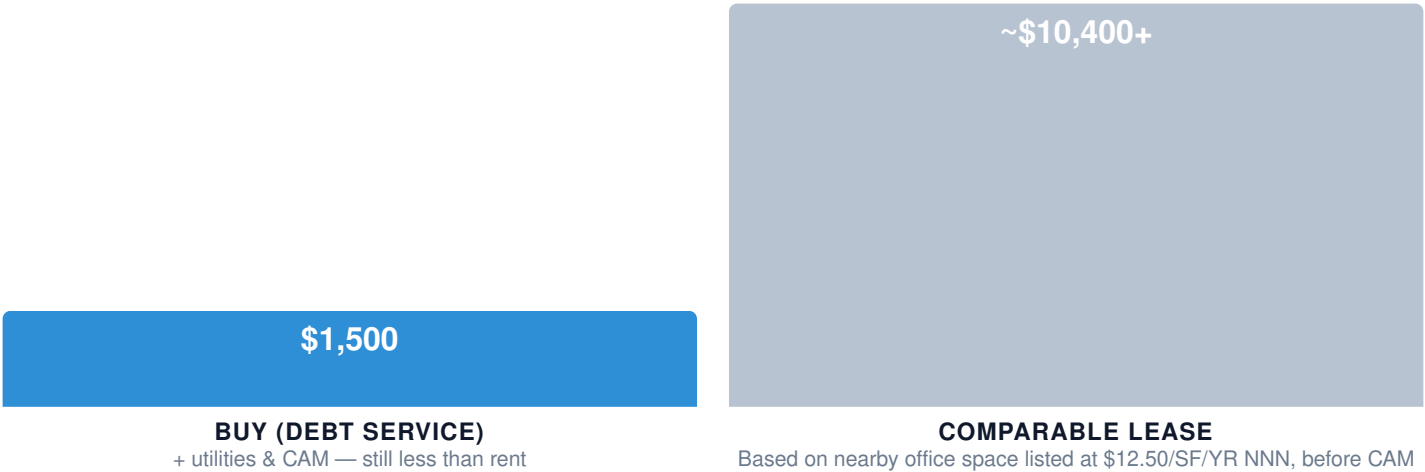
SELLER-FINANCED BALANCE

\$200,000

PLUS

Utilities & CAM

Own vs. Rent — 10,000 SF, monthly cost



Scalable To Your Business

UNIT SIZE	PURCHASE PRICE	20% DOWN	EST. MONTHLY PAYMENT*
10,000 SF	\$250,000	\$50,000	\$1,500/mo
50,000 SF	\$1,250,000	\$250,000	\$7,500/mo
180,000 SF	\$4,500,000	\$900,000	\$27,000/mo

*Illustrative only, scaled proportionally from the 10,000 SF example (interest-only, 2-year balloon). Actual terms for larger units are subject to negotiation, buyer qualification, and seller approval. Rent comparison based on a nearby Taylor, MI office listing at \$12.50/SF/YR NNN; actual comparable rents vary by space and term. Figures exclude utilities, CAM, taxes, and insurance. Not financial or tax advice — consult your accountant or financial advisor.

Build Equity

Every payment builds ownership instead of disappearing into a landlord's pocket.

Control Your Space

No lease expirations, rent escalations, or landlord approval to renovate.

Scale As You Grow

Purchase 10,000 SF today or up to 180,000 SF — sized to fit your business now and later.

Turnkey Space & Shared Amenities



SHARED CONFERENCE & EVENT SPACE — ACCOMMODATES UP TO 1,000 PEOPLE



SKYLIT ATRIUM CONCOURSE | "THE MIX" CAFÉ | SHARED CAFETERIA | COMMERCIAL KITCHEN

At The Center Of Metro Detroit Commerce

DIRT
REALTY

21001 VAN BORN RD

TAYLOR, MI 48180

AT THE CENTER OF METRO DETROIT COMMERCE.

A premier location with unmatched connectivity, a strong labor pool, and extraordinary opportunity.

WHY THIS LOCATION IS IDEAL



DIRECT ACCESS TO I-94
Immediate access via Van Born Rd – one of the region's most connected business corridors.



HIGH TRAFFIC COUNTS
I-94 sees over 155,000 vehicles per day with Van Born Rd over 48,000 vehicles per day.



10 MINUTES TO DTW
Quick and easy access to Detroit Metropolitan Wayne County Airport – a global gateway.



18 MINUTES TO DOWNTOWN DETROIT
Convenient access to the region's thriving business, sports & entertainment districts.



10 MINUTES TO FORD HEADQUARTERS
Minutes from Ford Motor Company World Headquarters in Dearborn.



35 MINUTES TO ANN ARBOR & U-M
Close to the University of Michigan and the Ann Arbor innovation ecosystem.



STRONG LABOR POOL
Access to a skilled, diverse workforce from Wayne, Washtenaw and Oakland Counties.

CONNECTED TO EVERYTHING THAT MOVES YOUR BUSINESS FORWARD.

21001 Van Born Rd, Taylor, MI 48180



AN OPPORTUNITY-RICH LOCATION.
CONNECTIVITY. VISIBILITY. INCENTIVES.



LOCATED IN A FEDERALLY DESIGNATED OPPORTUNITY ZONE
Potential tax advantages for investors and businesses.



POPULATION
(5 MILE RADIUS)

273,000+

A DENSE & GROWING
CONSUMER BASE



**AVG HOUSEHOLD
INCOME** (\$ MILE)

\$63,800

ABOVE NATIONAL
AVERAGE



**DAYTIME
POPULATION** (5 MILE)

112,000+

STRONG DAYTIME
EMPLOYMENT



TRAFFIC COUNTS
I-94

155,000+

VAN BORN RD
48,000+ VPD



OPPORTUNITY ZONE

Located in a federally
designated Opportunity
Zone – offering potential
tax advantages for
investors and businesses.



VERSATILE SPACE

Ideal for office,
medical, R&D,
light industrial
or corporate users.

THE PROPERTY

- 415,606 SF on 18.05 Acres
- 726 Parking Spaces
- IP-1 Zoning (Industrial Park)
- Modern Office / Flex Opportunity



STRATEGIC TODAY. STRONGER TOMORROW.

Position your business for long-term success at one of Southeast Michigan's most connected and opportunity-rich locations.

DIRT
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248.264.1500

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Seller Financing Available

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Prospective buyers should conduct their own independent investigation of the property. This offering is subject to prior sale, price change, or withdrawal without notice.