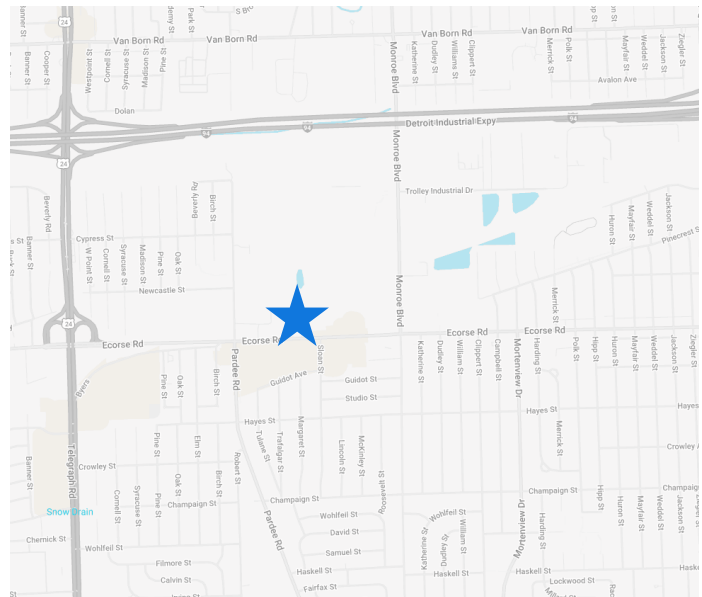




**22520 ECORSE ROAD**  
TAYLOR, MI 48180

## 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 (Parcel# 60 008 99 0012 000)
- Warehouse Ceiling Height is 16' - 19'
- (3) Exterior OH Doors Plus (2) Interior OH Doors
- Zoned I-1, Light Industrial
- High Capacity Electricity with 150 kVA Transformer
- Asking Sale Price: \$1,750,000



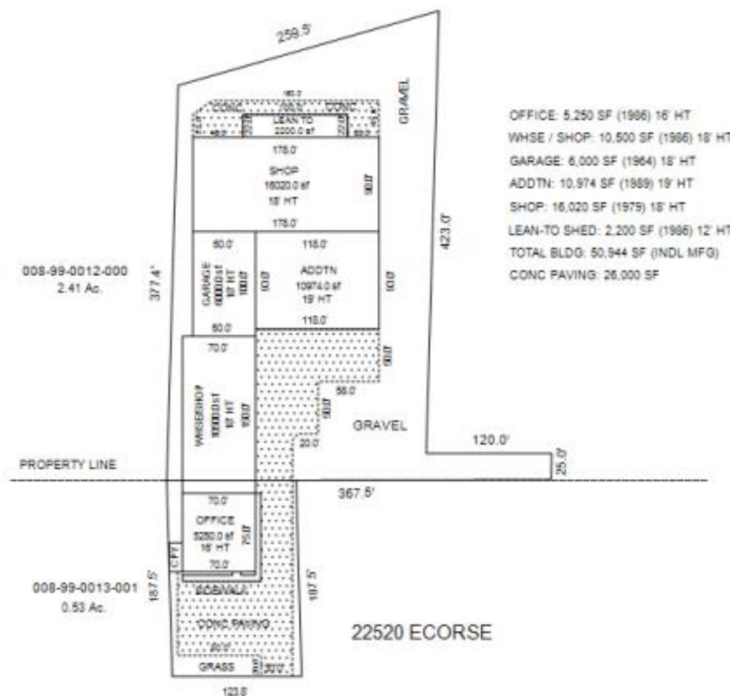
**AREA RETAIL**



**BUILDING & PROPERTY SKETCH**

22520 Ecorse Road,  
Taylor, Michigan 48180

**Image/Sketch for Parcel: 60 008 99 0012 000**



**GENERAL DATA**

|                          |                                                          |
|--------------------------|----------------------------------------------------------|
| Year Built:              | 1964, Periodic minor renovations                         |
| Actual Age               | 60 Years                                                 |
| Effective Age:           | 30 Years                                                 |
| Economic Life:           | 45 Years                                                 |
| Remaining Economic Life: | 15 Years                                                 |
| Building Area:           | 5,250 SF -Office (10.3%)<br>45,694 SF -Warehouse (89.7%) |
| GBA:                     | 50,944 SF - Total (per ownership record)                 |
| Building Height:         | 1-Story                                                  |
| Building Height:         | 16' to 19' per city of Taylor                            |
| Overall Condition:       | Fair                                                     |
| Deferred Maintenance:    | None noted                                               |

**CONSTRUCTION DETAIL**

22520 Ecorse Road,  
Taylor, Michigan 48180

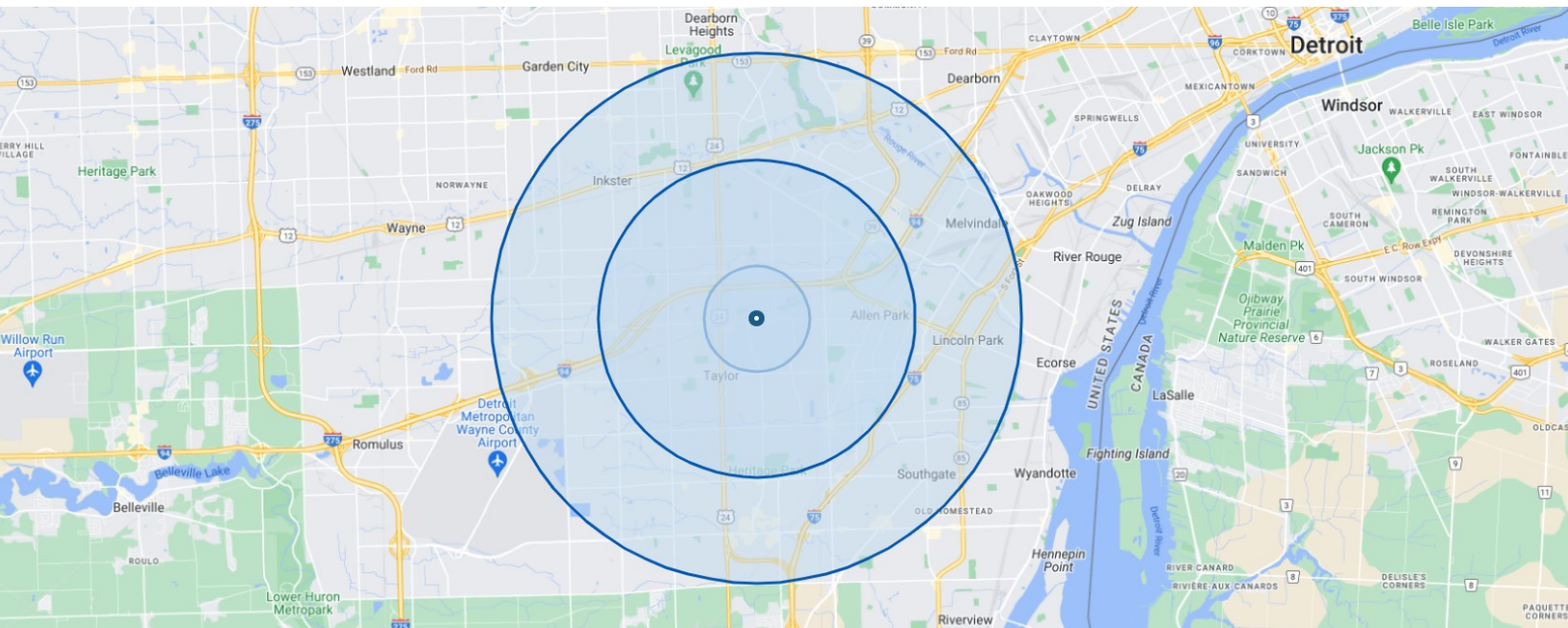
**CONSTRUCTION DETAIL**

|                                      |                                                                |
|--------------------------------------|----------------------------------------------------------------|
| 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 |