



### FOR LEASE



#### SUMMARY

Available SF:	\$12.50 - \$15.00/ SF/YR
Lease Terms:	NNN
Lot Size:	4.48 Acres
Year Built:	2024
Building Size:	12,000 SF
Zoning:	M1

#### PROPERTY HIGHLIGHTS

- First generation warehouse or contractor space
- Suites can be leased in increments of 2,000 sf
- Each suite has ground level 10' x 10' overhead door, office and restroom
- Rent includes TI for the buildout of 250 sf for office and restroom
- Located in Van Buren Township just off Michigan Avenue approximately halfway between I-275 and I-94
- Across from Amazon distribution center
- Ample at the door parking

180 Little Lake Dr, Suite 4 Ann Arbor, MI 48103

734.663.0501

Jeff Evans

734.926.0222

JEFFEVANS@SWISHERCOMMERCIAL.COM

Scott Schmunk

734.223.0278

SSCHMUNK@SWISHERCOMMERCIAL.COM

**Building  
relationships.**

# Warehouse/Contractor Space for Lease

6060 SCHOONER DR, VAN BUREN TWP, MI 48111

**Swisher**  
COMMERCIAL



## PROPERTY DESCRIPTION

Conveniently located just off Michigan Avenue, this brand-new warehouse space is strategically positioned approximately halfway between I-275 and I-94, across from the Amazon Distribution Center. The property offers excellent accessibility for businesses seeking a prime location in the Van Buren Township area.

### Key Features:

- Flexible Leasing Options: Suites available in increments of 2,000 SF, making it ideal for businesses of varying sizes.
- Customizable Buildouts: Rent includes Tenant Improvements (TI) for a 250 SF office and restroom buildout per suite.
- Ground-Level Accessibility: Each suite features a 10' x 10' overhead door for easy loading and unloading.
- Modern Amenities: All suites include an office space and restroom for tenant convenience.
- Ample Parking: Generous at-the-door parking ensures ease of access for employees and customers.

This property is an excellent opportunity for contractors, small businesses, or warehouse operations looking for a customizable, centrally located space near major highways and local amenities.

## ZONING PERMISSIONS

Permitted Uses: Wholesale Sales; Warehousing (excluding Distribution Centers); Manufacturing and Processing (Light); Laboratories, Minor; Laboratories, Major; Retail Dry Cleaning Plants and Laundries; Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations and including storage yards, when necessary to serve the immediate vicinity; High Tech, Data Processing, and Computer Centers; Accessory Outdoor Industrial Storage; Accessory structures and uses customarily incidental to the above permitted uses; Indoor Recreation.

180 Little Lake Dr, Suite 4 Ann Arbor, MI 48103

734.663.0501

Jeff Evans

734.926.0222

JEFFEVANS@SWISHERCOMMERCIAL.COM

Scott Schmunk

734.223.0278

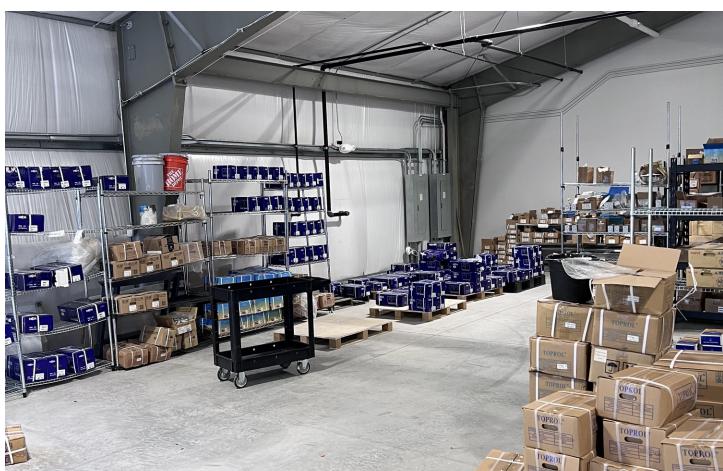
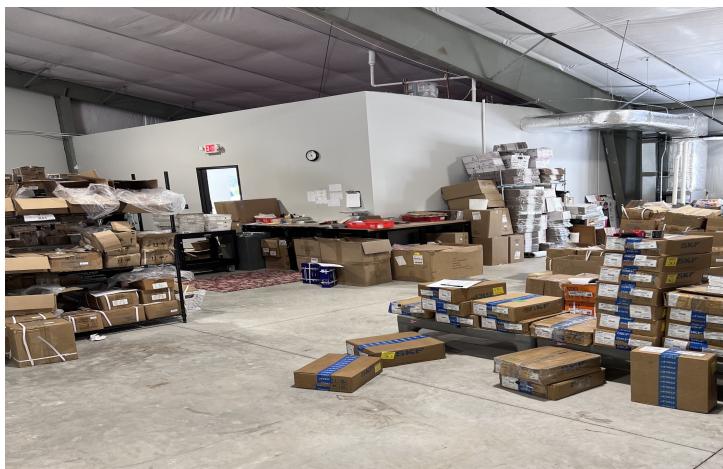
SSCHMUNK@SWISHERCOMMERCIAL.COM

**Building  
relationships.**

SWISHERCOMMERCIAL.COM

# Warehouse/Contractor Space for Lease

6060 SCHOONER DR, VAN BUREN TWP, MI 48111



**Building  
relationships.**

180 Little Lake Dr, Suite 4 Ann Arbor, MI 48103

734.663.0501

Jeff Evans  
Scott Schmunk

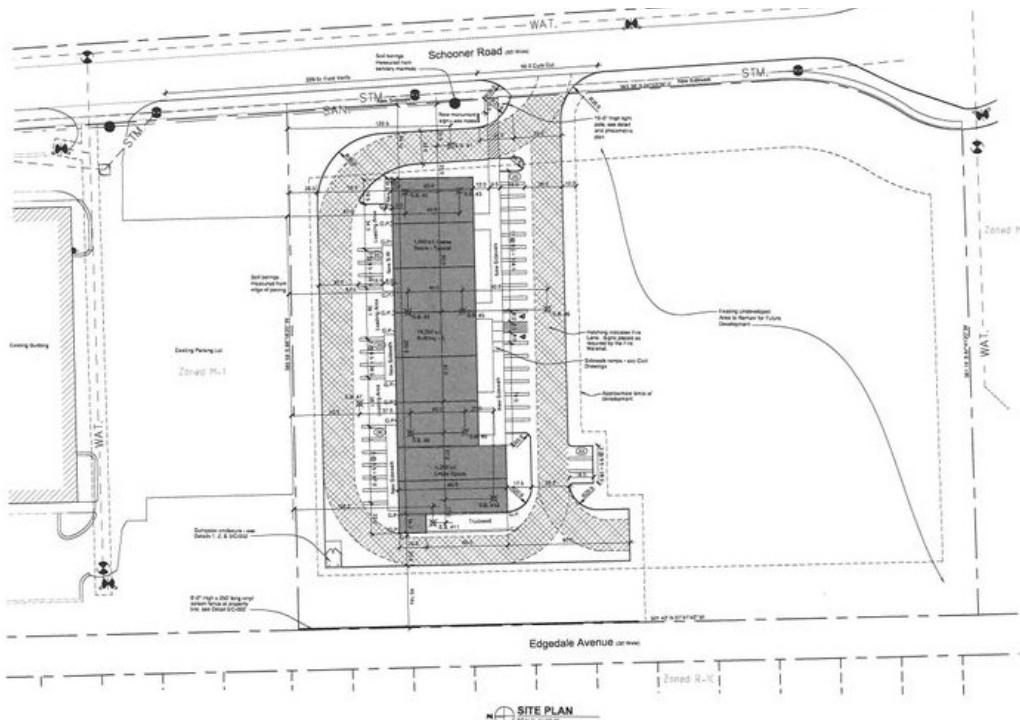
734.926.0222  
734.223.0278  
JEFFEVANS@SWISHERCOMMERCIAL.COM  
SSCHMUNK@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

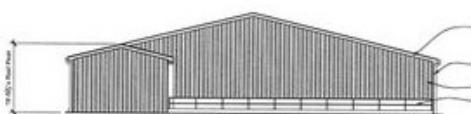
# Warehouse/Contractor Space for Lease

6060 SCHOONER DR, VAN BUREN TWP, MI 48111

**Swisher**  
COMMERCIAL



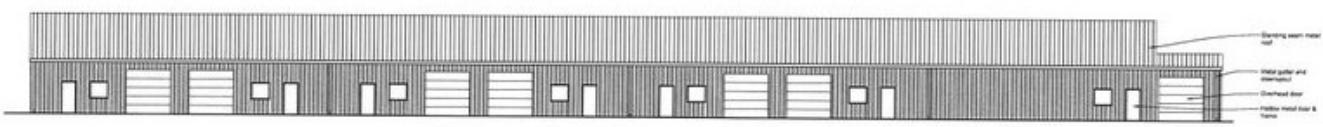
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

**Building  
relationships.**

180 Little Lake Dr, Suite 4 Ann Arbor, MI 48103

734.663.0501

Jeff Evans

734.926.0222

JEFFEVANS@SWISHERCOMMERCIAL.COM

Scott Schmunk

734.223.0278

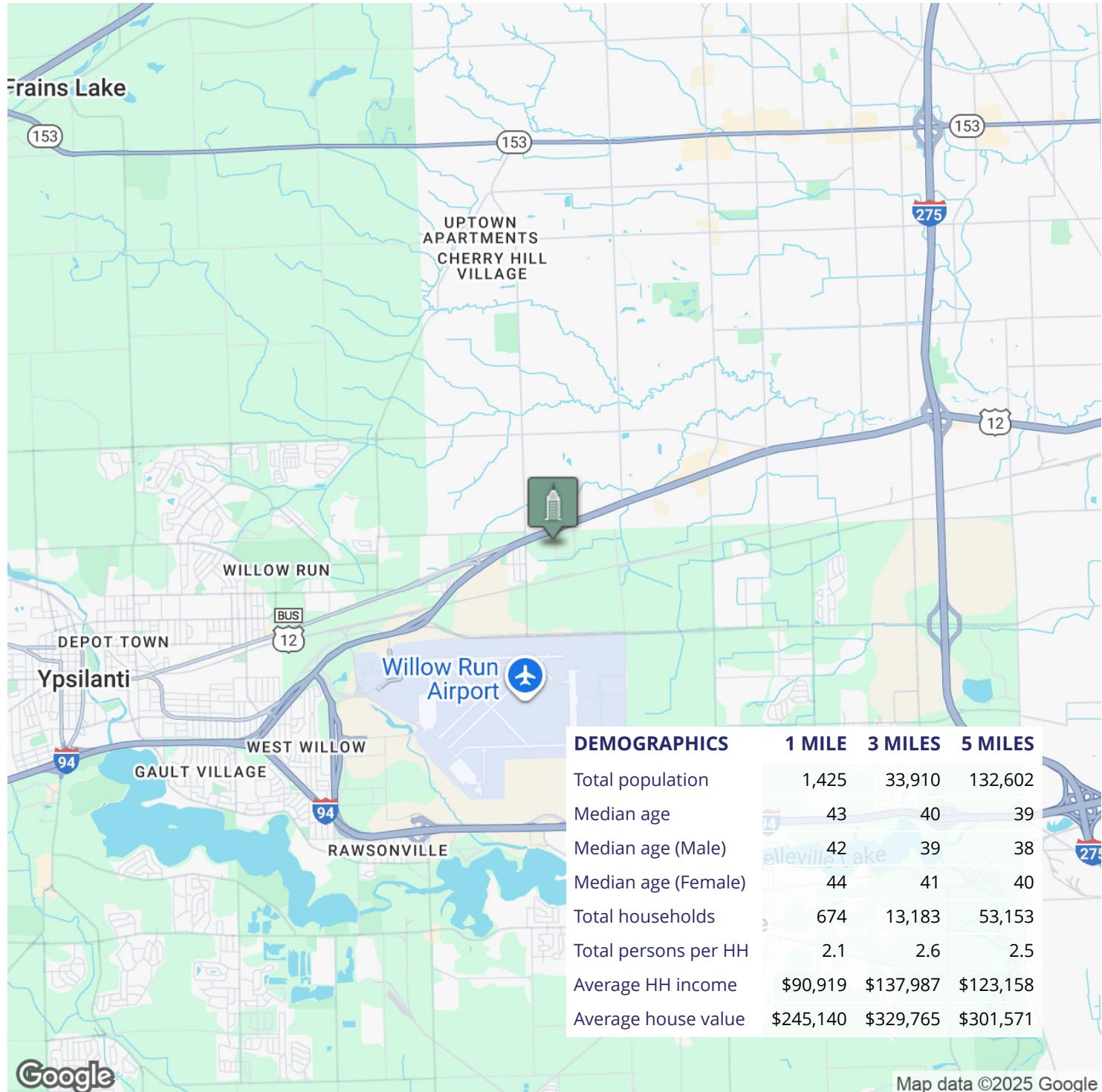
SSCHMUNK@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

# Warehouse/Contractor Space for Lease

6060 SCHOONER DR, VAN BUREN TWP, MI 48111

**Swisher**  
COMMERCIAL



**Building  
relationships.**

180 Little Lake Dr, Suite 4 Ann Arbor, MI 48103

734.663.0501

Jeff Evans

734.926.0222

JEFFEVANS@SWISHERCOMMERCIAL.COM

Scott Schmunk

734.223.0278

SSCHMUNK@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM