

Industrial - Build to Suit Pittsfield Twp

E Morgan Rd, Ypsilanti, MI 48197



FOR LEASE



OFFERING SUMMARY

Total Building Size:	9,962 SF
Available Lease SF:	2,458 - 9,962SF
Lease Rate:	\$15 SF/yr NNN - TBD
Number of Units:	Up to 4 Units
Zoning:	General Industrial

PROPERTY HIGHLIGHTS

- 9,962 SF building to be built on 1.76 acres
- Suites from ±2,500 SF; combinable units (available areas: 2,523 / 2,458 / 2,458 / 2,523 SF)
- 20' warehouse ceiling height, 18' clear height
- 12'x14' grade-level overhead door and grade-level loading zone
- Public sewer/water; 3-phase electric available
- Build to suit by Vanston/O'Brien
- One mile to US-23 with access to I-94 and US-12

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PROPERTY DESCRIPTION

To be built by Vanston/O'Brien. Light industrial flex space available for lease in Pittsfield Township. This 9,962 SF building will sit on a 1.76-acre lot and offers suites starting at approximately 2,500 SF, with multiple units available to combine for tenants who need more room. Whether you're running a small manufacturing operation, a warehouse, a wholesale distribution business or a contractor business, the flexible layout and custom build-out options let you tailor the space to fit.

Each base unit is approximately 2,500 SF and includes a single-occupancy restroom and dedicated mechanical room. The shop/warehouse area features 20' ceilings, 18' clear height, and a 12'x14' grade-level, motor-operated overhead door for easy loading. The property is served by public sewer and water, with three-phase electric available—ideal for equipment-intensive tenants.

Positioned for logistics, the site offers quick access to US-23, I-94, and US-12 via class A roads, and sits close to the Ann Arbor Amazon fulfillment center. It's just 8.3 miles to downtown Ann Arbor and 4.9 miles to downtown Ypsilanti.

Zoned General Industrial, the property accommodates light manufacturing, limited industrial, wholesale, and warehousing uses, with minor auto repair and limited retail also possible (verify intended use with the township).

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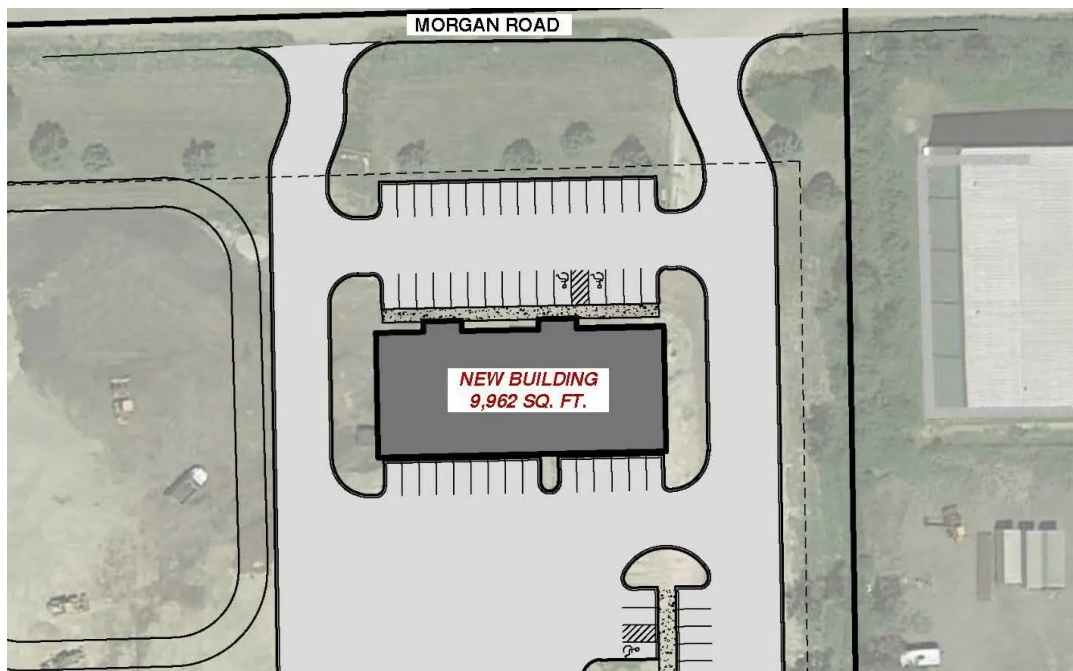
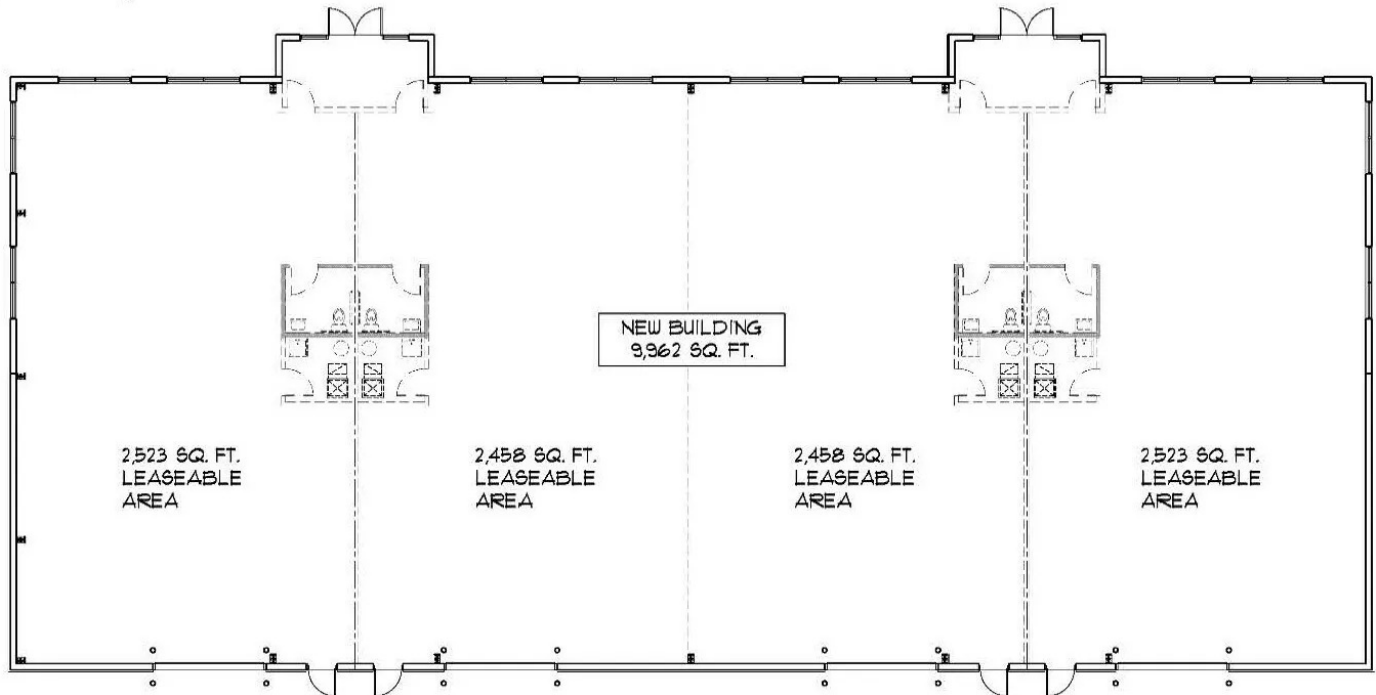
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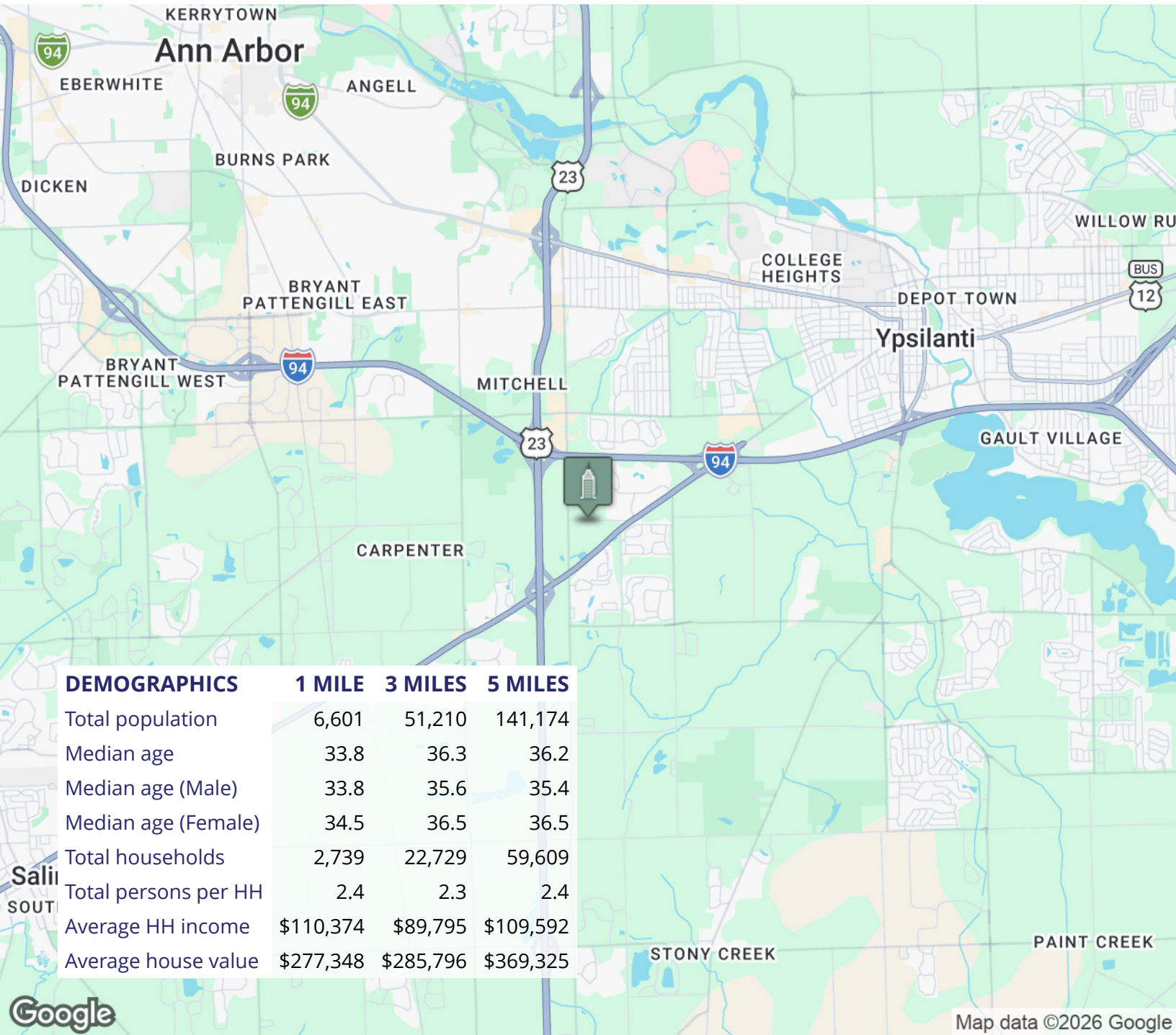
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