



Hi-Tech For Sale

Property Name: State Street Business Park
Location: 5683 Hines Drive
City, State: Ann Arbor, MI
Cross Streets: NEC of State Street & Textile Road
County: Washtenaw
Zoning: PUD

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	50,266	Available Shop Sq. Ft.:	34,226	Office Dim:	N/A
Available Sq. Ft.:	50,266	Available Office Sq. Ft.:	16,040	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	2007
Clear Height:	16'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1	Security:	Yes	Signage:	Yes
Truckwells or Docks:	1	Interior:	No	Exterior:	Yes
Exterior Construction:	Brick/Block	Lighting:	LED	Roof:	Rubber
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Concrete
Air-Conditioning:	100%	Restrooms:	Men & Women	Floor Drains:	Yes
Heating:	Gas Forced Air	Cranes:	Yes, 1	Acreage:	5.700
Availability:	TBD	Parking:	233, On-Site	Land Dimensions:	N/A
Power (Amps/Volts):	3000 Amps, 480 Volts				

PRICING INFORMATION					
Sale Price:	\$8,042,560 (\$160.00/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$51,318 (2024)	Options:	N/A	Assessor #:	N/A
Parcel #:	L-12-21-310-015				

COMMENTS

State-of-the-art office/research facility in a beautiful, natural landscaped corporate campus park setting. There is a 2500 KVA transformer on-site that provides Primary Electrical Service to the building. Building is designed to accommodate the installation of additional grade level overhead doors. Clear height is 14'8" under the truss and 15.5'-16' under the joist.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.