



Industrial For Lease

Property Name: Ann Arbor Commerce Center
Location: 3901-3913 Varsity Drive
City, State: Ann Arbor, MI
Cross Streets: N. off E. Ellsworth Road
County: Washtenaw
Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	20,027	Available Shop Sq. Ft.:	2,210 - 4,420	Office Dim:	N/A
Available Sq. Ft.:	2,400 - 4,800	Available Office Sq. Ft.:	190 - 380	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1974 (Retrofit: 2008)
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 14	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Brick/Block/Metal	Lighting:	N/A	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	100% HVAC	Restrooms:	1 Unisex	Floor Drains:	No
Heating:	Gas Forced Air	Cranes:	No	Acreage:	1.700
Availability:	02/01/27	Parking:	78	Land Dimensions:	N/A
Power (Amps/Volts):	N/A				

PRICING INFORMATION

Lease Rate:	\$13.95	Mthly Rate:	\$2,790.00/mo	TD:	N/A
Lease Type:	MG + U + J	Taxes:	\$1.50/SF (2025)	Deposit:	N/A
Lease Term:	3-5 Year(s)	Parcel #:	09-12-09-400-039	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: Lease rate includes real estate taxes, building insurance, & CAM. Estimate for 2026 OPEX is \$4.00/SF

COMMENTS

2,400 sq. ft. available at Unit 3909 and 2,400 sq. ft. available at adjacent Unit 3911, which combined yields 4,800 sq. ft. These units can be leased separately or together. Both units are 100% heated and air-conditioned.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jay Chavey, (248) 948-4196, jchavey@signatureassociates.com
 Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com