

Industrial - Scio Township

7232 Jackson Road, Ann Arbor, MI 48103



FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$10.95 SF/yr Modified Gross Plus Utilities, lawn, snow, and trash
Available SF:	23,533 SF
Warehouse SF:	21,005 SF
Office SF:	2,528 SF
Lot Size:	1.94 Acres
Zoning:	I-1 (Limited Industrial)

PROPERTY HIGHLIGHTS

- Three overhead doors
- Two loading docks
- 15' clear height
- 1,200 AMP 3-phase power
- Updated office and warehouse lighting
- Fresh warehouse paint
- New office drop ceiling, carpet and LVP flooring, fresh office paint throughout
- New foyer windows
- Newer roof
- ±20,000 SF fenced yard area
- Ann Arbor mailing address
- Clear span

Jeff Evans

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PROPERTY DESCRIPTION

7232 Jackson Rd offers a turnkey industrial building for lease in Scio Township with $\pm 23,533$ SF of functional office and warehouse space. The building includes approximately 2,528 SF of newly refinished office space and approximately 21,005 SF of warehouse area, providing a practical layout for industrial, warehouse, distribution, contractor, or service-related users.



Recent office upgrades include new drop ceiling, carpet and LVP flooring, fresh paint throughout, and new foyer windows. The warehouse area features updated lighting and paint, 15' clear height, 1,200 AMP 3-phase power, three overhead doors in varying sizes, and two loading docks. The property also includes a newer roof and approximately 20,000 SF of fenced yard area behind the building.



LOCATION DESCRIPTION

Situated on Jackson Road in Scio Township, the property offers convenient access to I-94 and M-14, providing efficient connectivity to Ann Arbor, Dexter, Chelsea, and the greater Southeast Michigan region. The Jackson Road corridor includes a mix of industrial, flex, office, retail, and service-oriented uses.

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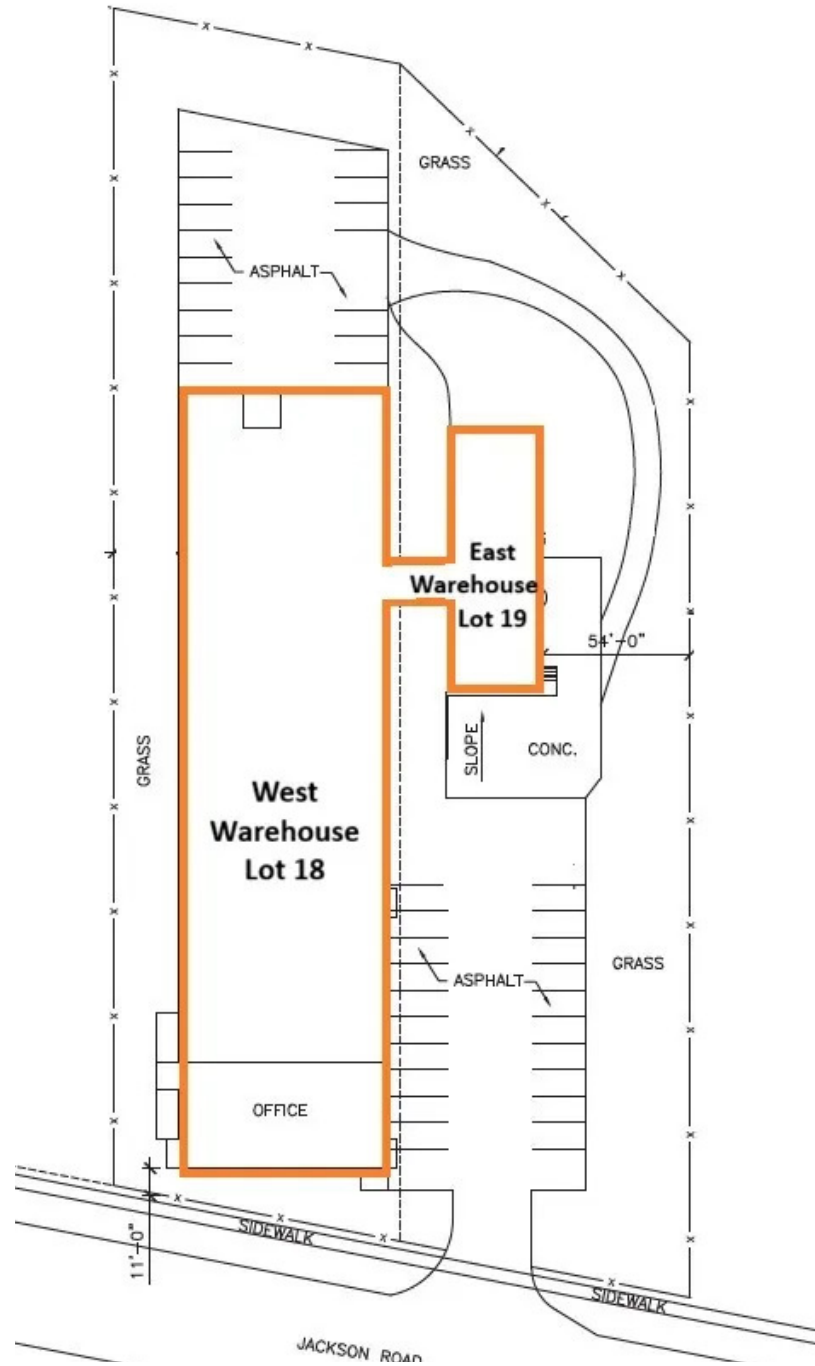
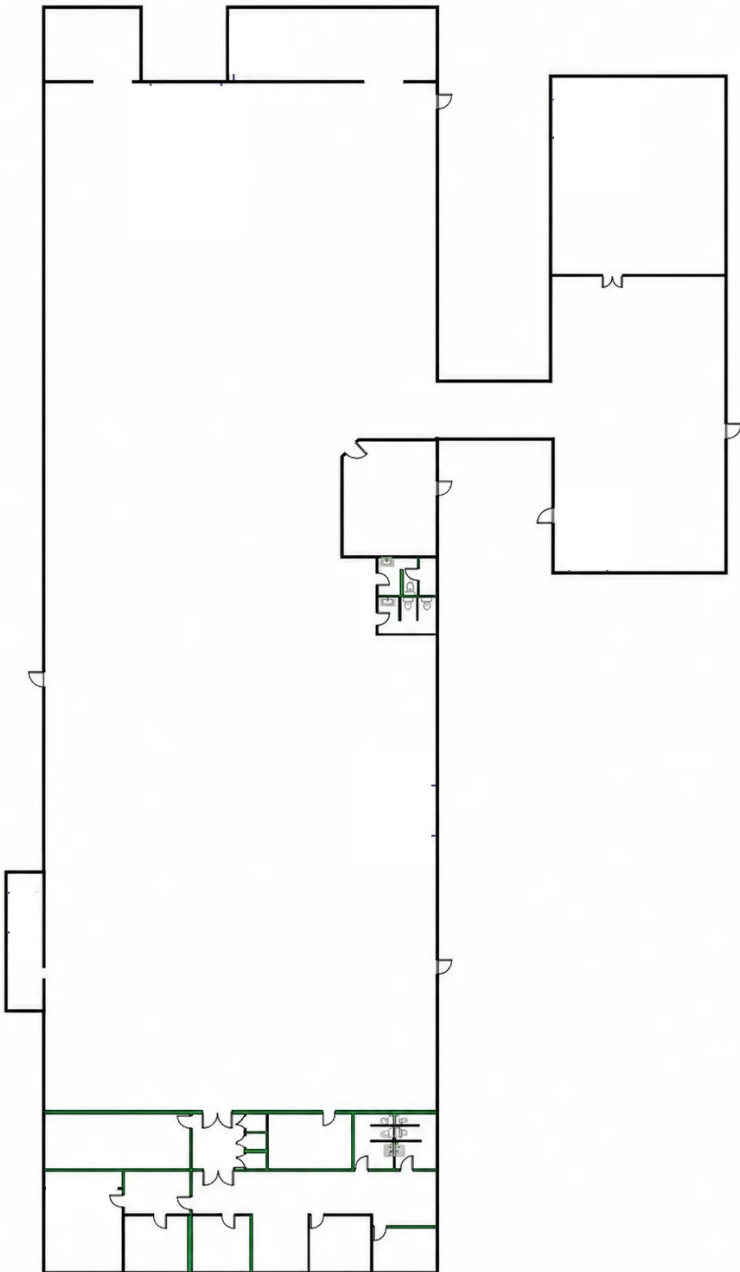
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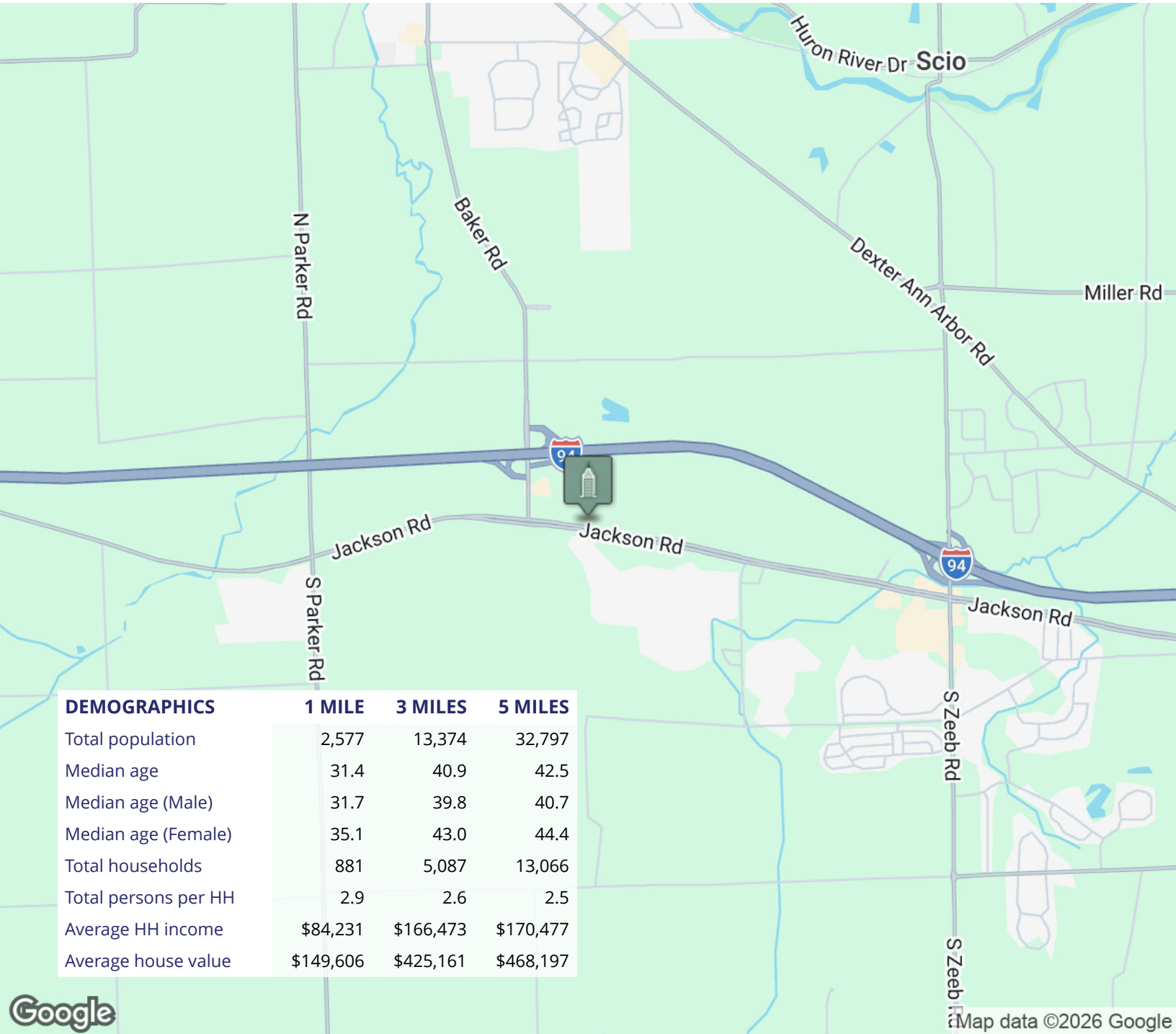
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