

802-864 PHOENIX DRIVE

UNIT #830

ANN ARBOR, MICHIGAN

INDUSTRIAL/HI-TECH FOR LEASE

4,275 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

ANN ARBOR COMMERCE CENTER



PROPERTY FEATURES

- Available Unit: #830
- Office Space: 2,193 Sq. Ft.
- Hi-Bay Space: 2,082 Sq. Ft.
- Total: 4,275 Sq. Ft.
- Unit 830 (4,275 sq. ft.) can be combined with unit 832 (4,222 sq. ft.) for a total of 8,497 square feet
- Unit is 100% heated and air-conditioned
- Can accommodate hi-tech and light industrial users
- 16' clear height
- (1) 10' x 12' grade level door per unit
- Zoned M-1, Limited Industrial
- Available Immediately
- Lease Rate: \$13.95/sq. ft. MG + Utilities. Rate includes R.E. taxes, building insurance and CAM



For more information, please contact:

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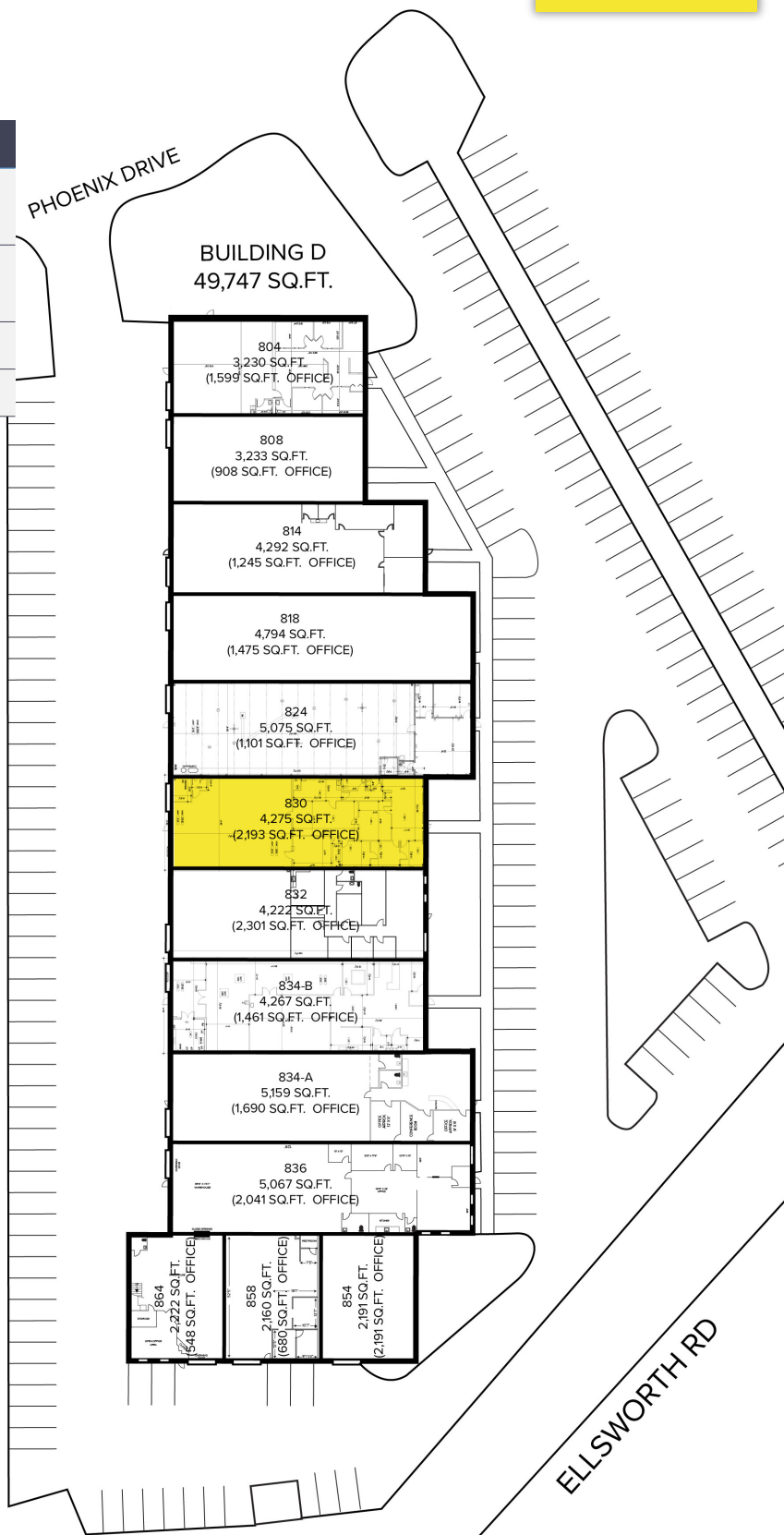
802-864 Phoenix Drive, Unit #830 – Ann Arbor, Michigan

Industrial/Hi-Tech For Lease

4,275
Square Feet
AVAILABLE

Site Plan

AVAILABILITY			
UNIT	TOTAL SF /OFFICE SF	OHD	RATE
UNIT 830	4,275/2,193	1	\$13.95/sq. ft. MG + Utilities
TOTAL ACRES: 4.03 ACRES			
2025 OPEX Budget is \$4.00/sq. ft.			



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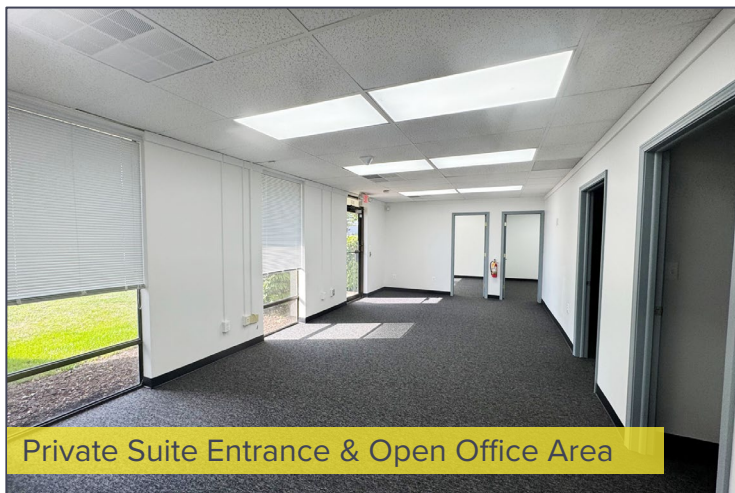
Industrial/Hi-Tech For Lease

4,275
Square Feet
AVAILABLE

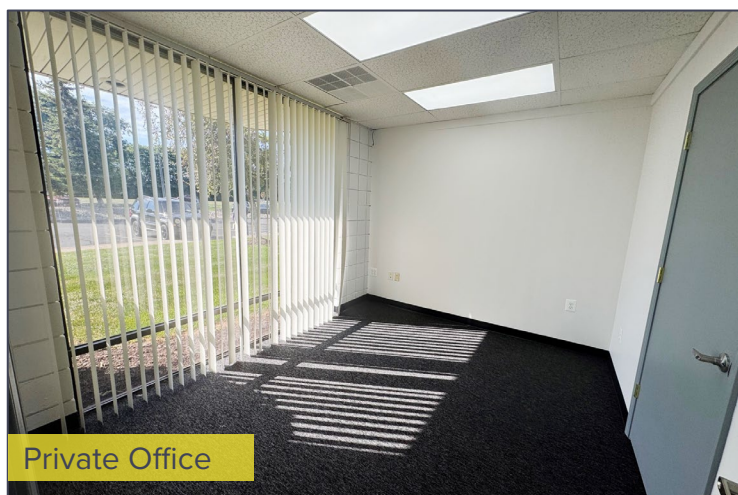
Interior Photos Unit 830



Open Office Engineering Area



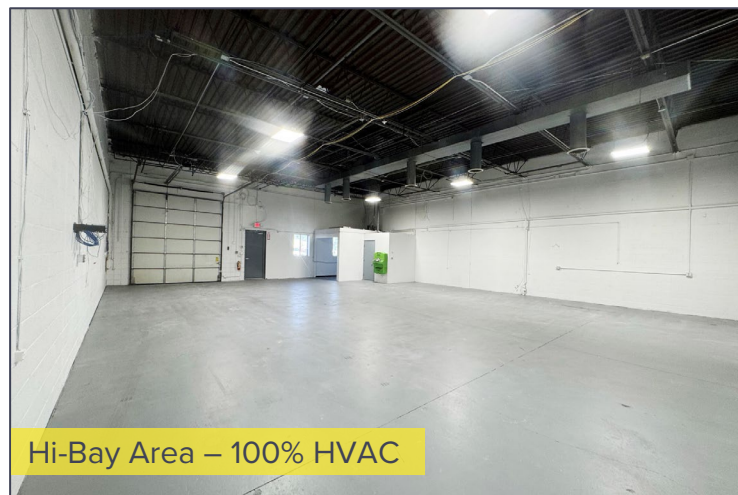
Private Suite Entrance & Open Office Area



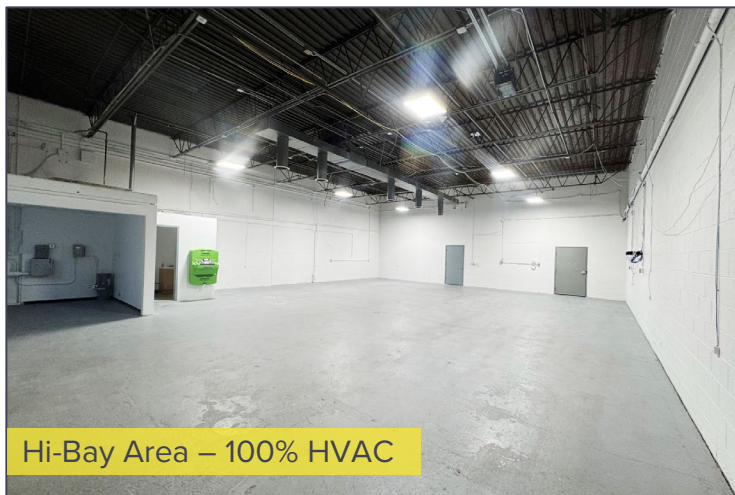
Private Office



Breakroom



Hi-Bay Area – 100% HVAC



Hi-Bay Area – 100% HVAC

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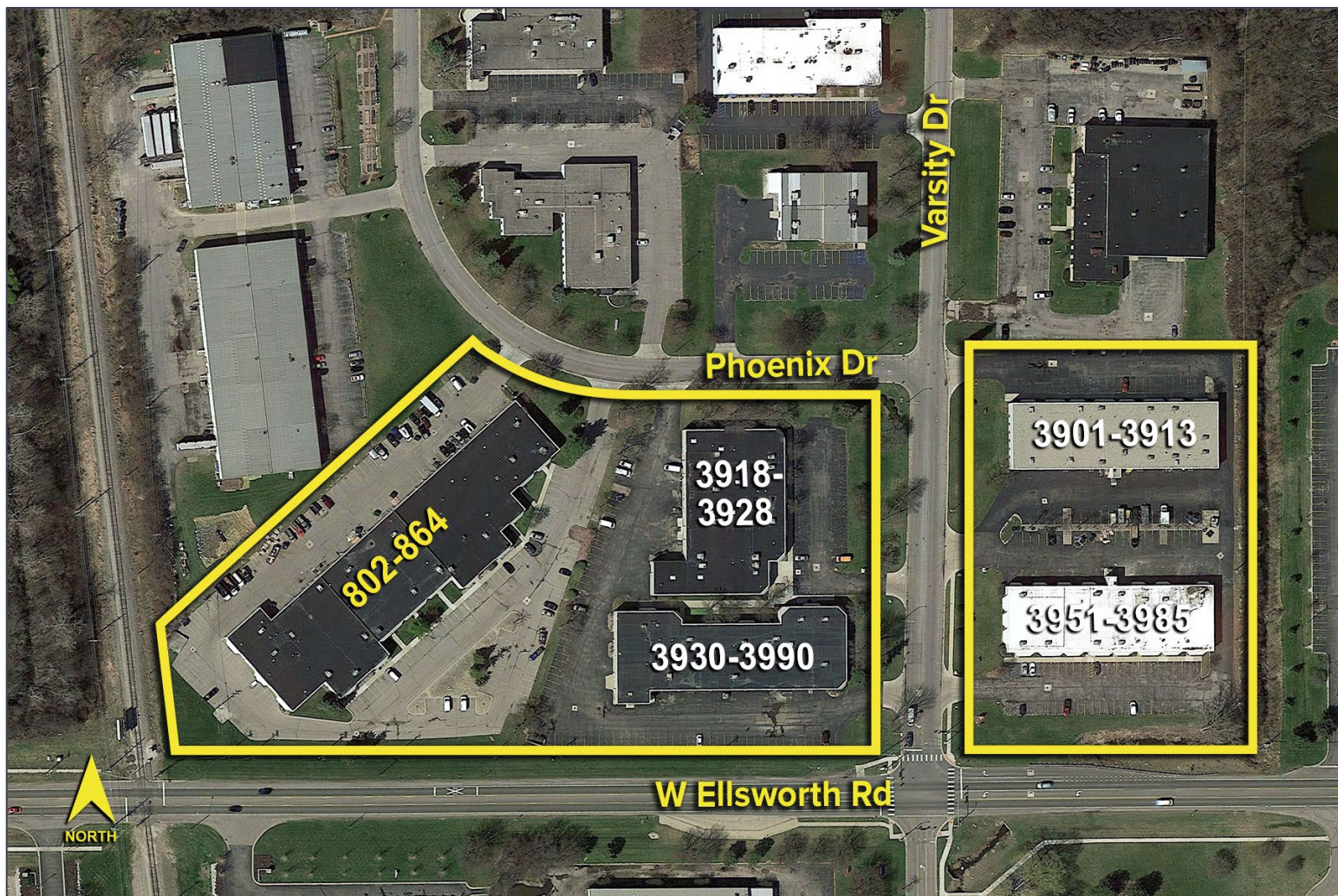
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Aerial



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