



Industrial For Lease/Sublease

Property Name: Ann Arbor Commerce Center
Location: 802-864 Phoenix Drive
City, State: Ann Arbor, MI
Cross Streets: NW Corner of Varsity and Ellsworth
County: Washtenaw
Zoning: Limited Ind.

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	49,747	Available Shop Sq. Ft.:	1,921 - 2,082	Office Dim:	N/A
Available Sq. Ft.:	4,222 - 8,497	Available Office Sq. Ft.:	2,193 - 2,301	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1976 (Retrofit: 2010)
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 10 x 12	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Brick	Lighting:	Metal Halide	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Concrete
Air-Conditioning:	Office HVAC	Restrooms:	M and W	Floor Drains:	Yes
Heating:	GFA/HVAC	Cranes:	No	Acreage:	4.030
Availability:	Immediately	Parking:	N/A	Land Dimensions:	N/A
Power (Amps/Volts):	2000 Amps, 480 Volts, Heavy				

PRICING INFORMATION

Lease Rate:	\$12.95 - \$13.95	Mthly Rate:	\$4,613.44/mo	TD:	N/A
Lease Type:	MG+Utilities	Taxes:	\$1.35/SF (2024)	Deposit:	N/A
Lease Term:	3-5 Year(s)	Parcel #:	09-12-09-400-020	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: 2025 Budget for Operating Expenses is \$4.00/SF

COMMENTS

Taxes, insurance and CAM estimated at \$4.00/sf 2025. Unit is 100% heated and air-conditioned. Unit 830 (4,275 sq. ft.) can be combined with Unit 832 (4,222 sq. ft.) which combined yields 8,497 sq. ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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