

802-864 PHOENIX DRIVE

UNIT #832

ANN ARBOR, MICHIGAN

INDUSTRIAL/HI-TECH FOR SUBLEASE

4,222 Square Feet Available



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ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

ANN ARBOR COMMERCE CENTER



PROPERTY FEATURES

- Available Unit: #832
- Office Space: 2,301 Sq. Ft.
- Hi-Bay Space: 1,921 Sq. Ft.
- Total: 4,222 Sq. Ft.
- 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 September 1, 2025. Sublease through August 31, 2026
- Sublease Rate \$12.95/sq. ft. MG + Utilities. Rate includes R.E. Taxes, building insurance and CAM



For more information, please contact:

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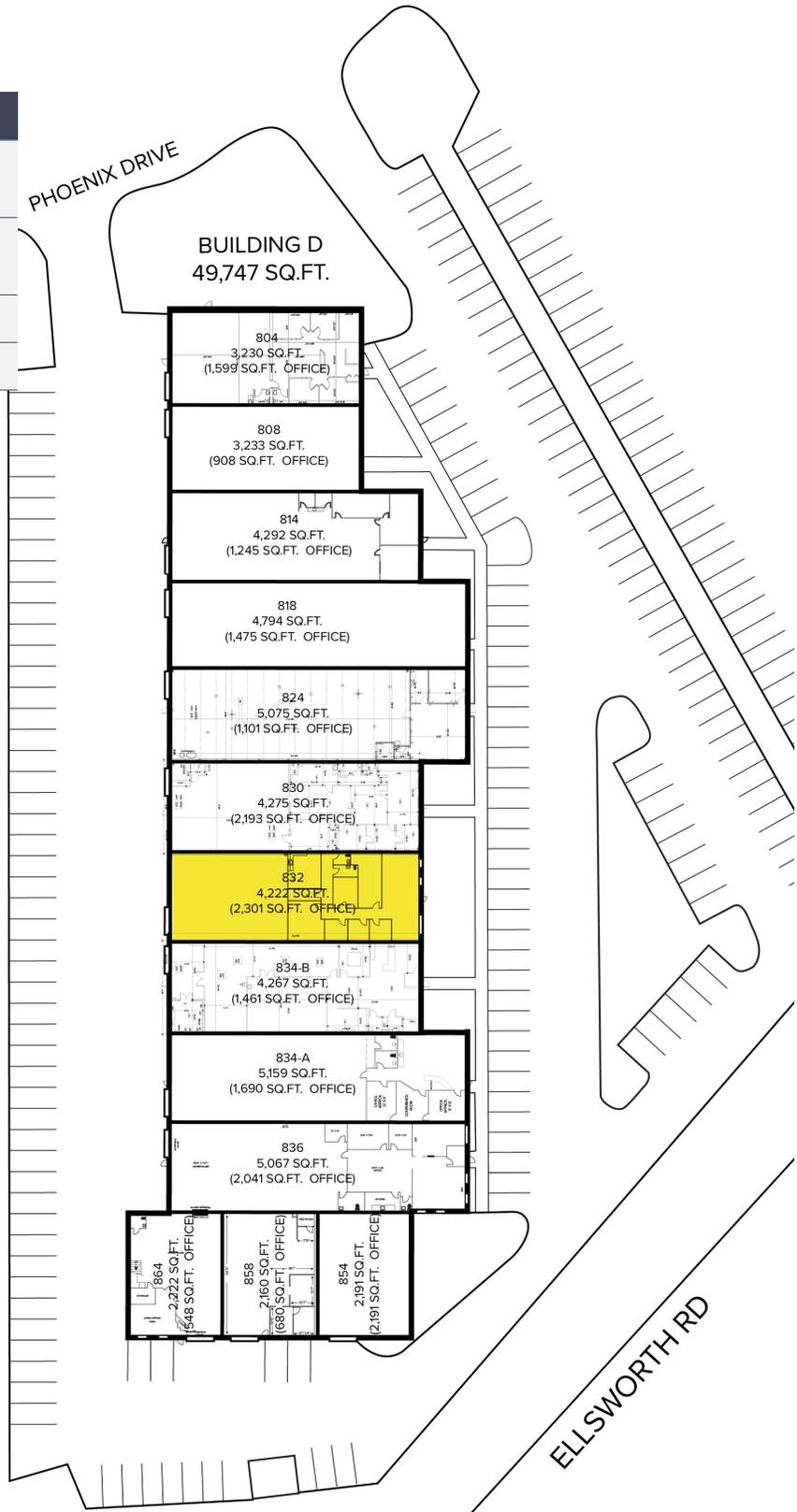
802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

Industrial/Hi-Tech For Sublease

4,222
Square Feet
AVAILABLE

Site Plan

AVAILABILITY			
UNIT	TOTAL SF /OFFICE SF	OHD	RATE
UNIT 832	4,222/2,301	1	\$12.95/sq. ft. MG
TOTAL ACRES: 4.03 ACRES			
2025 OPEX Budget is \$4.00/sq. ft.			



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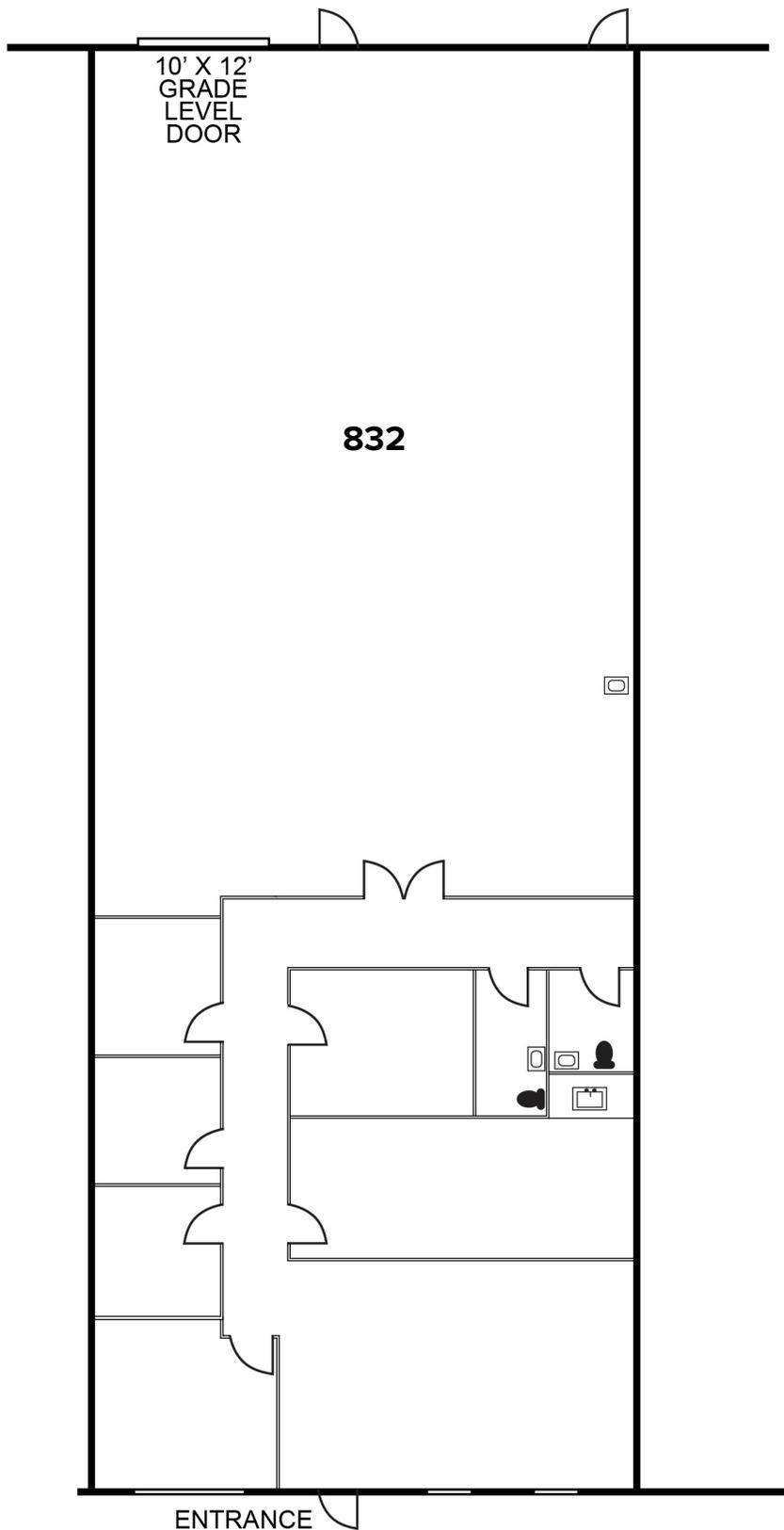
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Industrial/Hi-Tech For Sublease

4,222
Square Feet
AVAILABLE

Floor Plan
Unit 832

2,301 SQ. FT. OFFICE
1,921 SQ. FT. SHOP
4,222 SQ. FT. TOTAL

100% heated and air-conditioned
Sublease thru August 31st, 2026



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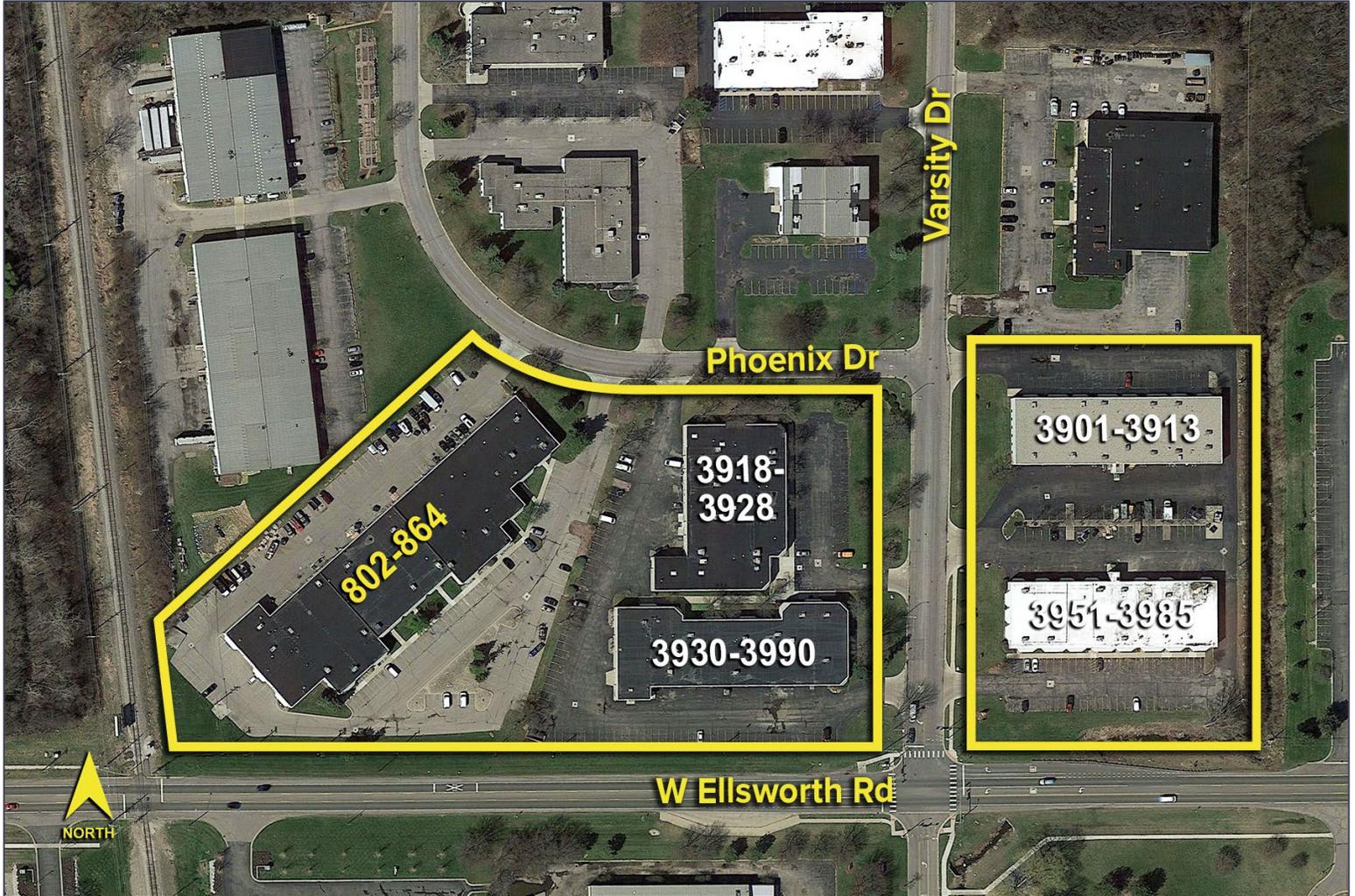
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Aerial



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