

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 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 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:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

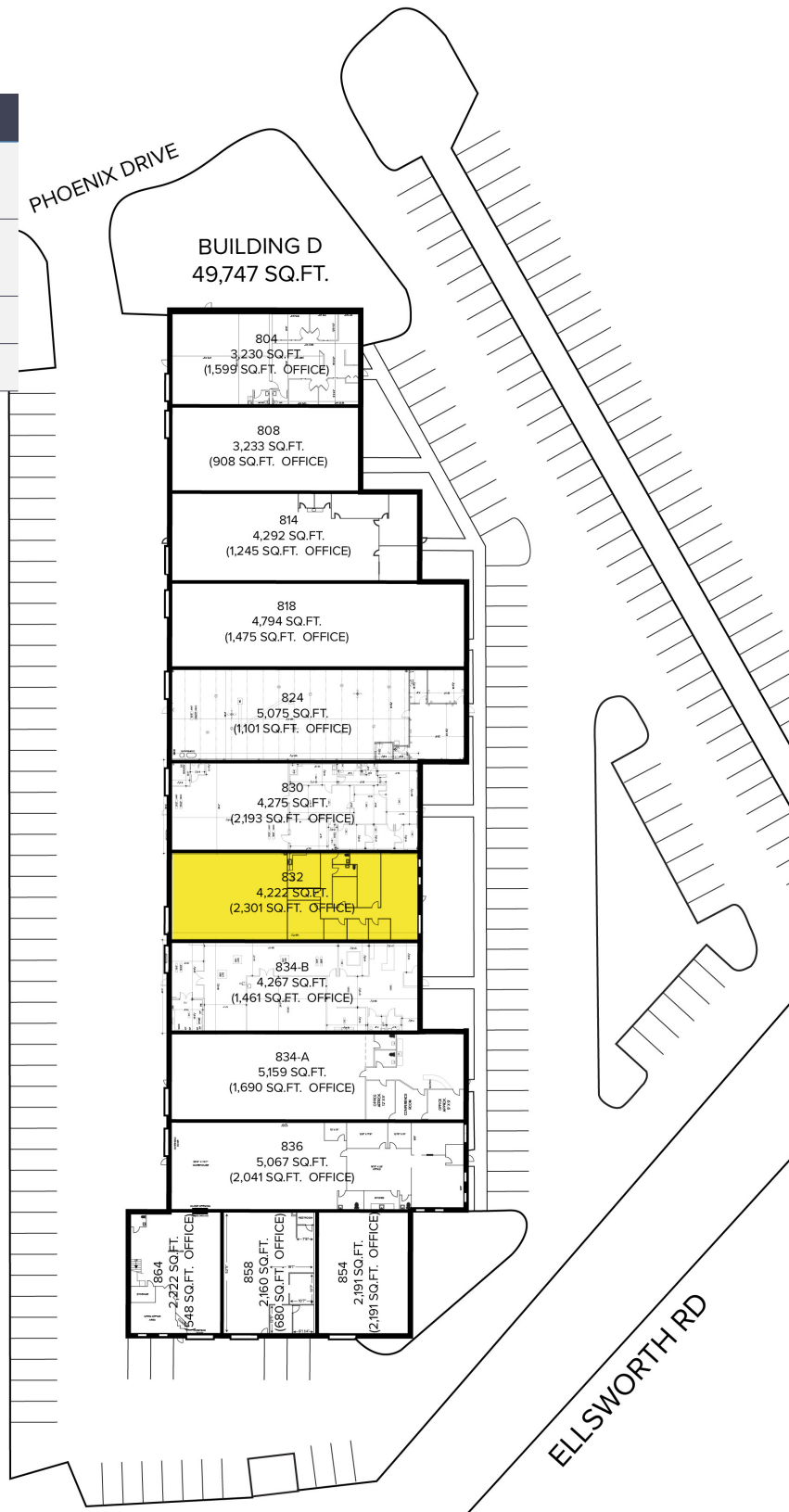
802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

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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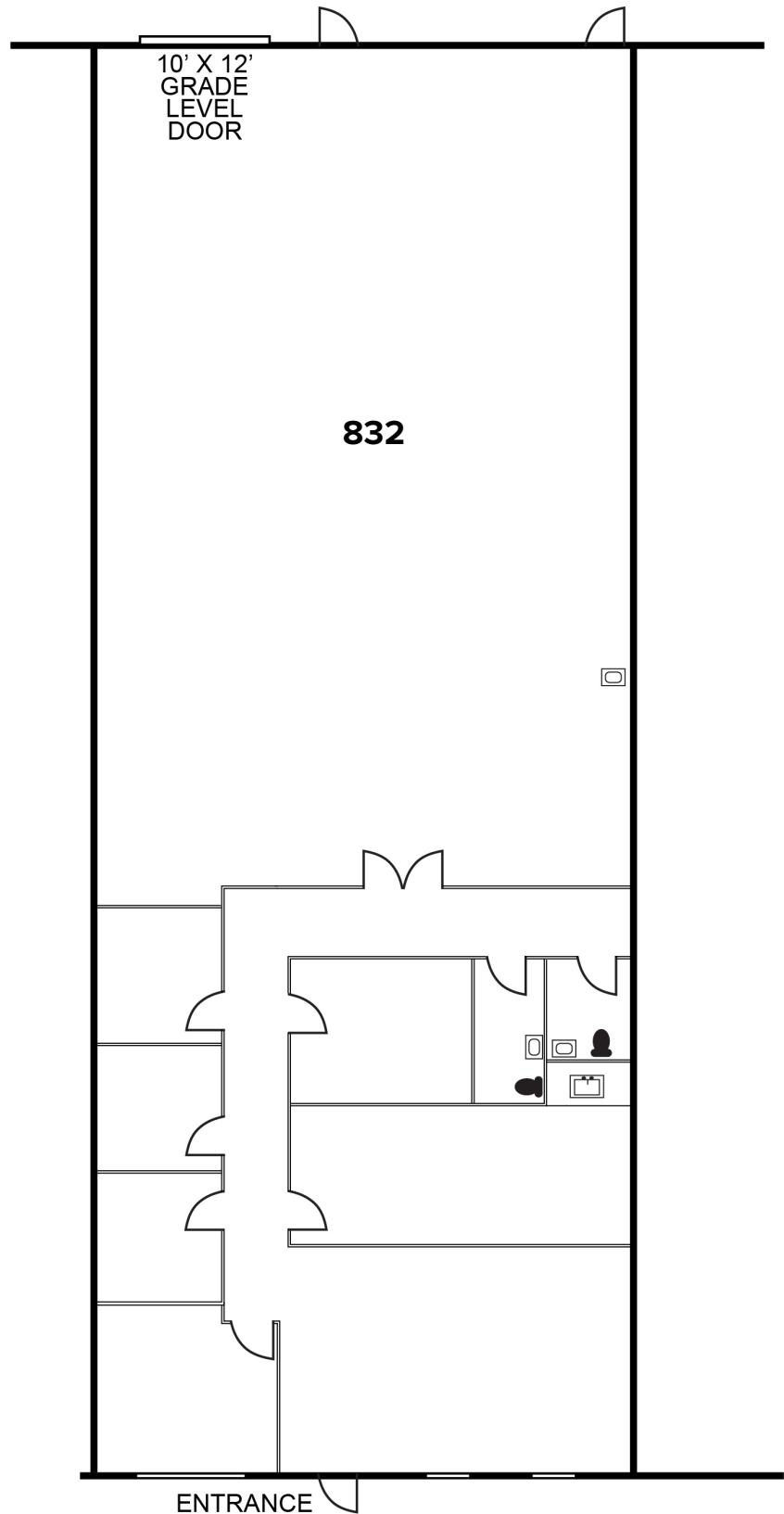
802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan
Industrial/Hi-Tech For Sublease

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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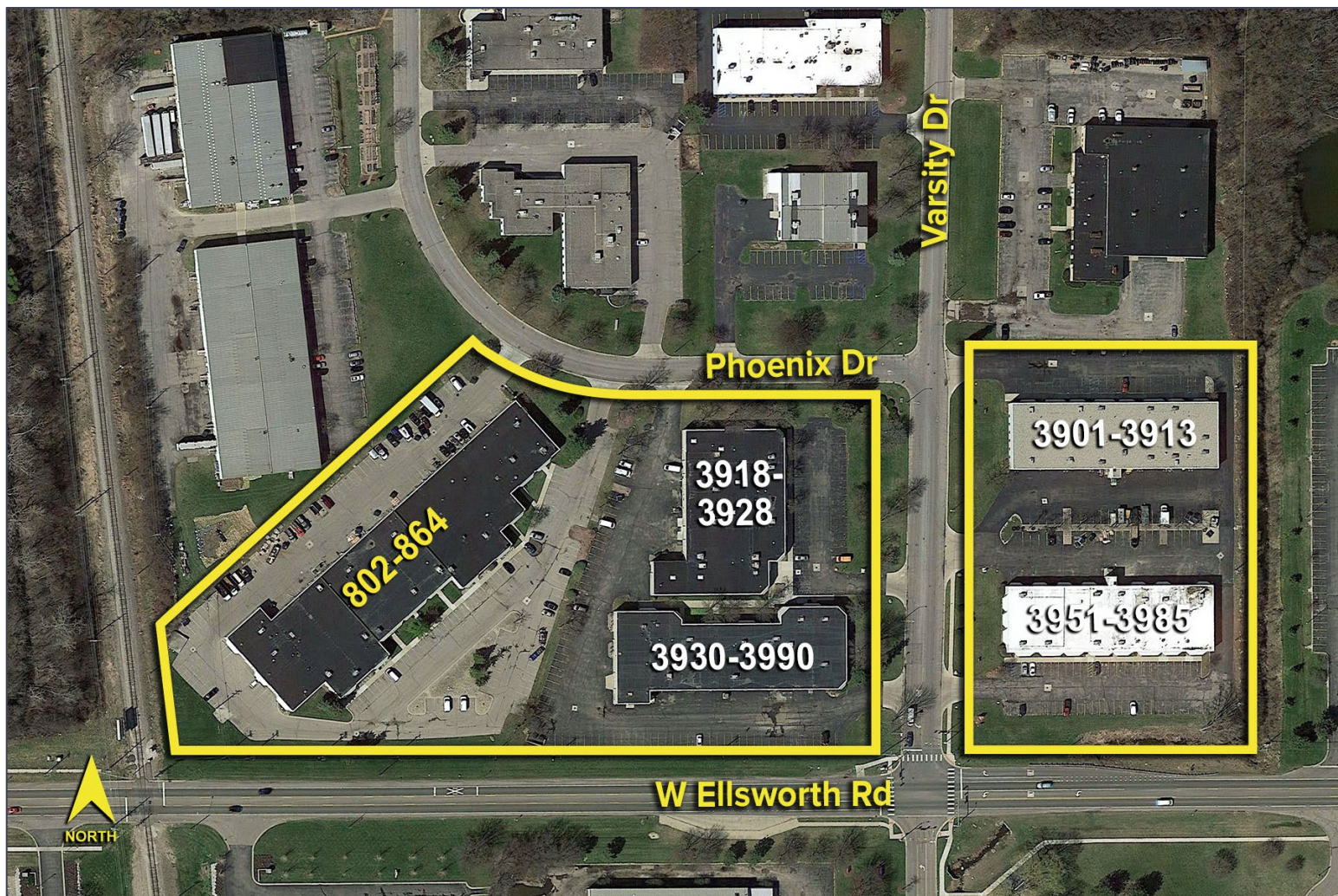
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Aerial



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