



## Industrial For Lease

**Property Name:** Ann Arbor Commerce Center  
**Location:** 802-864 Phoenix Drive, Unit: #858  
**City, State:** Ann Arbor, MI  
**Cross Streets:** NW Corner of Varsity and Ellsworth  
**County:** Washtenaw  
**Zoning:** Limited Ind.

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	49,747	<b>Available Shop Sq. Ft.:</b>	1,480
<b>Available Sq. Ft.:</b>	2,160	<b>Available Office Sq. Ft.:</b>	680
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	1976 (Retrofit: 2010)
<b>Clear Height:</b>	16'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	1: 10 x 12	<b>Security:</b>	No
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Block/Brick	<b>Lighting:</b>	Metal Halide
<b>Structural System:</b>	Steel	<b>Bay Sizes:</b>	N/A
<b>Air-Conditioning:</b>	100% HVAC	<b>Restrooms:</b>	M and W
<b>Heating:</b>	GFA/HVAC	<b>Cranes:</b>	No
<b>Availability:</b>	Immediately	<b>Parking:</b>	N/A
<b>Power (Amps/Volts):</b>	N/A	<b>Roof:</b>	Rubber
		<b>Floors:</b>	Concrete
		<b>Floor Drains:</b>	Yes
		<b>Acreage:</b>	4.030
		<b>Land Dimensions:</b>	N/A

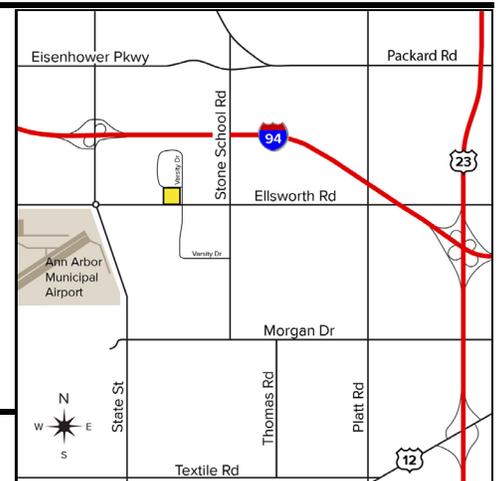
### PRICING INFORMATION

<b>Lease Rate:</b>	\$13.95	<b>Mthly Rate:</b>	\$2,511.00/mo	<b>TD:</b>	N/A
<b>Lease Type:</b>	MG+Utilities	<b>Taxes:</b>	\$1.35/SF (2024)	<b>Deposit:</b>	N/A
<b>Lease Term:</b>	3-5 Year(s)	<b>Parcel #:</b>	09-12-09-400-020	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	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.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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