

802-864 PHOENIX DRIVE

UNIT #858

ANN ARBOR, MICHIGAN

INDUSTRIAL/HI-TECH FOR LEASE

2,160 Square Feet Available



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

## ANN ARBOR COMMERCE CENTER



### PROPERTY FEATURES

- Available Unit: #858
- Office Space: 680 Sq. Ft.
- Hi-Bay Space: 1,480 Sq. Ft.
- Total: 2,160 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 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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**SIGNATURE ASSOCIATES**

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# 802-864 Phoenix Drive, Unit #858 – Ann Arbor, Michigan

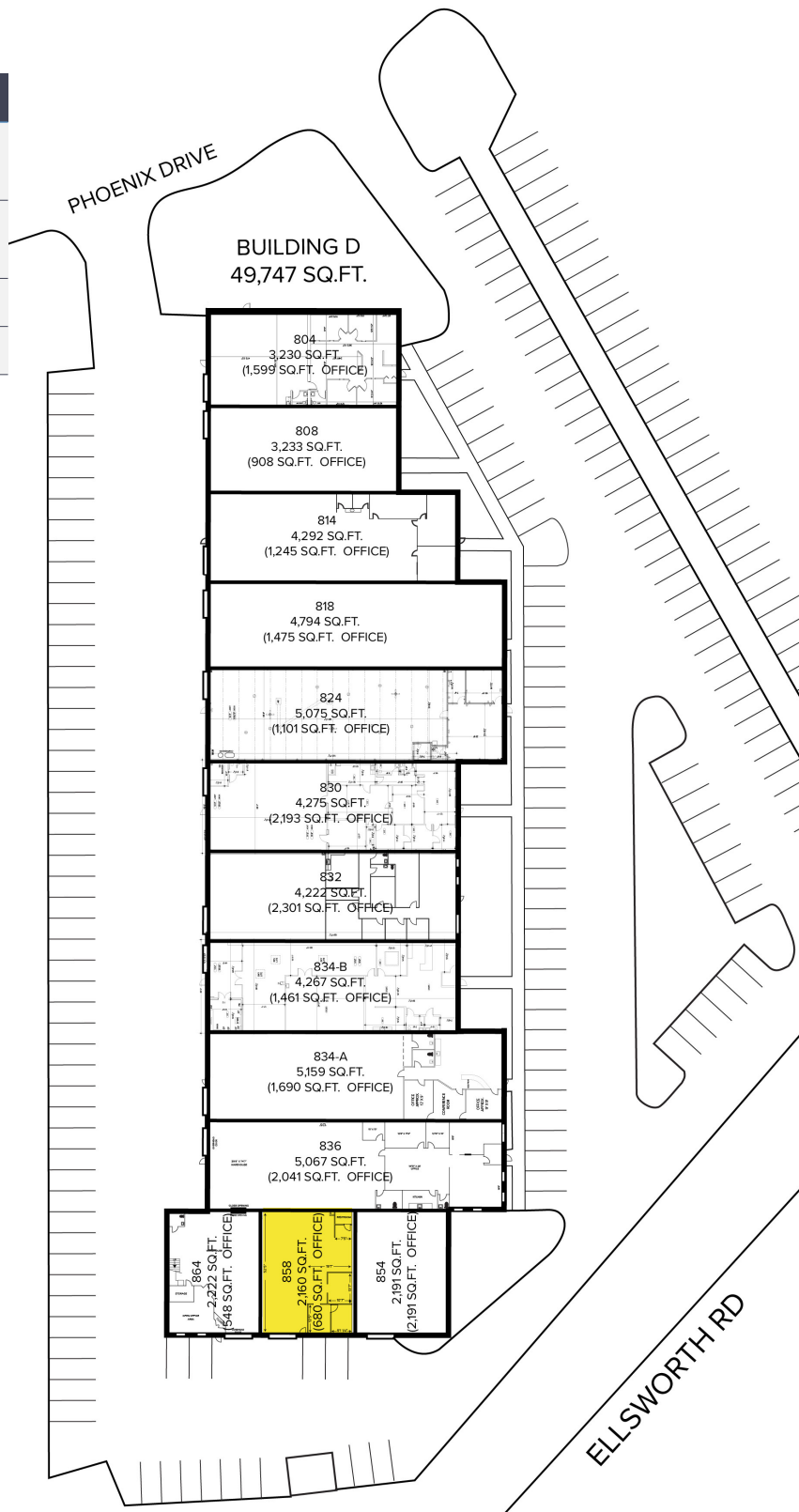
## Industrial/Hi-Tech For Lease

2,160  
Square Feet  
AVAILABLE

### Site Plan

#### AVAILABILITY

| UNIT                               | TOTAL SF<br>/OFFICE SF | OHD | RATE                              |
|------------------------------------|------------------------|-----|-----------------------------------|
| UNIT 858                           | 2,160/680              | 1   | \$13.95/sq. ft.<br>MG + Utilities |
| TOTAL ACRES: 4.03 ACRES            |                        |     |                                   |
| 2025 OPEX Budget is \$4.00/sq. ft. |                        |     |                                   |



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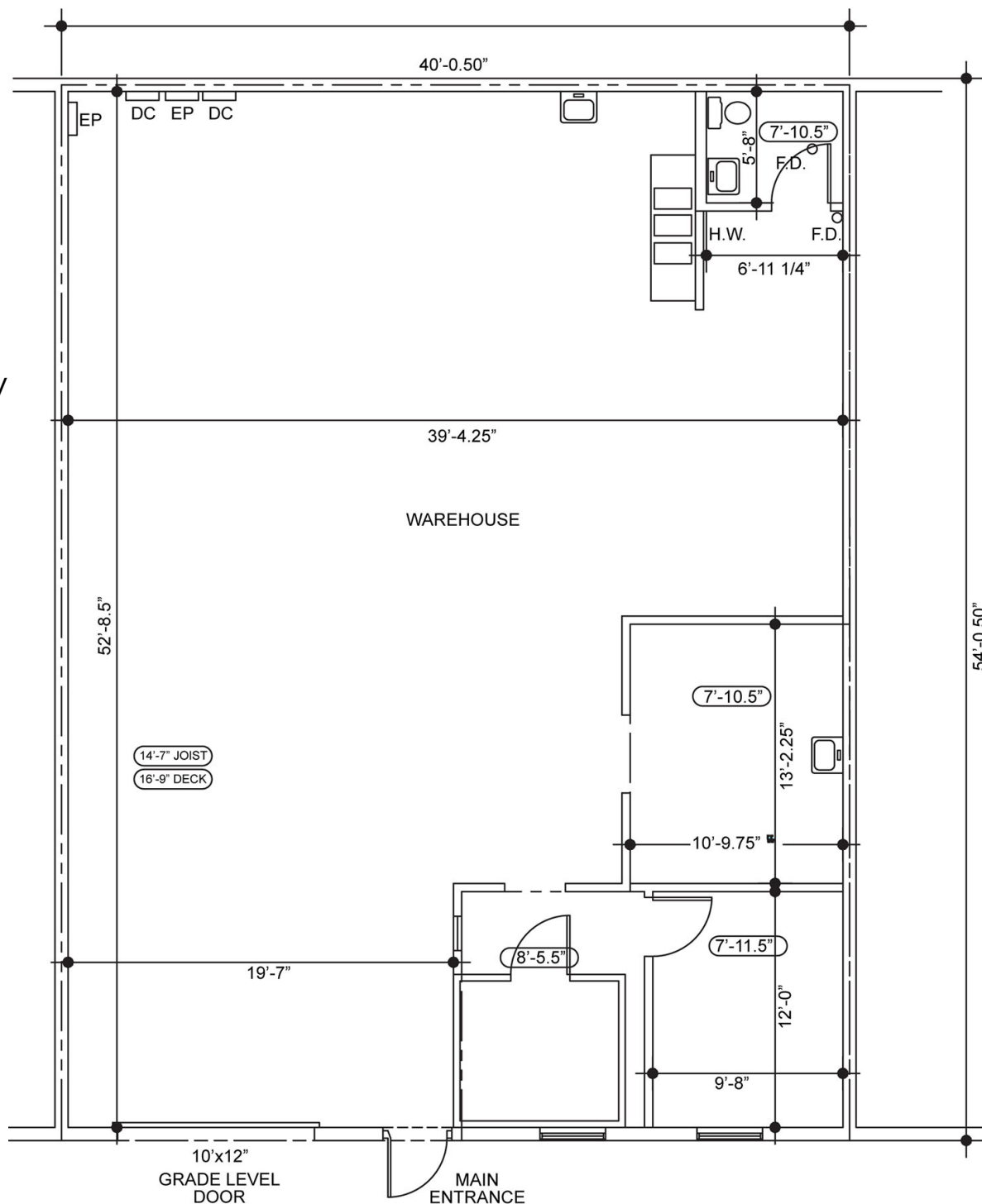
### Floor Plan

### Unit 858

680 SQ. FT. OFFICE  
1,480 SQ. FT. SHOP  
2,160 SQ. FT. TOTAL

100% heated and  
air-conditioned

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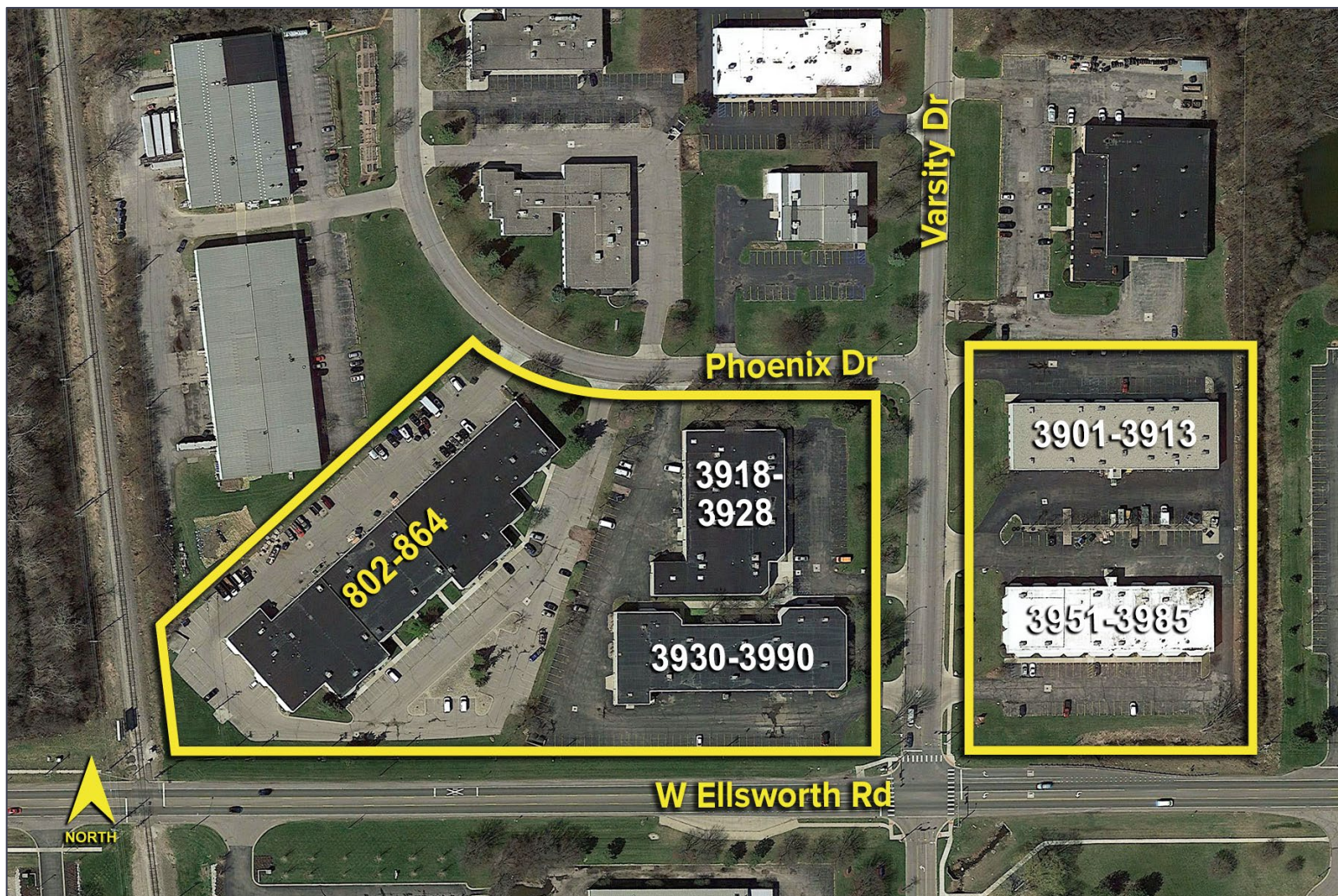
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Aerial



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