



Industrial For Sublease

Property Name: Ann Arbor Commerce Center
Location: 802-864 Phoenix Drive, Unit: #832
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
Available Sq. Ft.:	4,222	Available Office Sq. Ft.:	2,301
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

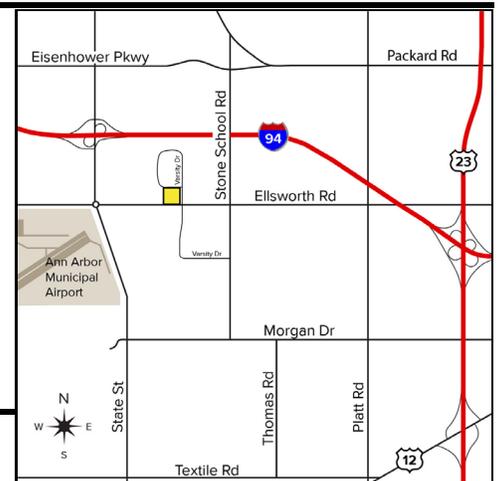
Multi-Tenant:	Yes	Year Built:	1976 (Retrofit: 2010)
Clear Height:	16'	Rail:	No
Grade Level Door(s):	1: 10 x 12	Security:	No
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Block/Brick	Lighting:	Metal Halide
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	100% HVAC	Restrooms:	M and W
Heating:	GFA/HVAC	Cranes:	No
Availability:	Immediately	Parking:	160
Power (Amps/Volts):	N/A	Roof:	Rubber
		Floors:	Concrete
		Floor Drains:	Yes
		Acreage:	4.030
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$12.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	MG	Taxes:	\$1.35/SF (2024)	Deposit:	N/A
Lease Term:	-	Parcel #:	09-12-09-400-020	Assessor #:	N/A
Sublease Term:	thru 8/31/2026	Imprv Allow:	N/A	Options:	N/A
Tenant Responsibility:	2025 Budget for Operating Expenses is \$4.00/SF				

COMMENTS

Sublease thru August 31st, 2026.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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