



## 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	Office Dim:	N/A
Available Sq. Ft.:	4,222	Available Office Sq. Ft.:	2,301	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1976 (Retrofit: 2010)
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 10 x 12	Security:	No	Signage:	None
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Brick	Lighting:	Metal Halide	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Concrete
Air-Conditioning:	Office HVAC	Restrooms:	M and W	Floor Drains:	Yes
Heating:	GFA/HVAC	Cranes:	No	Acreage:	4.030
Availability:	Immediately	Parking:	160	Land Dimensions:	N/A
Power (Amps/Volts):	2000 Amps, 480 Volts, Heavy				

### 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. Unit 830 (4,275 sq. ft.) can be combined with Unit 832 (4,222 sq. ft.) which combined yields 8,497 sq. ft.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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