

Flex / Industrial / R&D

5200 Venture, Ann Arbor, MI 48108



FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,799,500
Lot Size:	9.48 Acres
Building Size:	25,494 SF
APN:	L-12-21-200-031
Zoning (Pittsfield Twp):	BD (Business District)

PROPERTY HIGHLIGHTS

- 25,494 SF flex / industrial building
- ±9.48-acre site, building location and design provides for flexible expansion potential
- 14,316 SF office / R&D and 11,178 SF warehouse
- 24' clear warehouse with dock and overhead door
- 3-phase, 1,200 AMP, 480V power
- New roof and interior renovation in 2020
- Passenger elevator
- Fire suppression
- Ample parking

Jeff Evans

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PROPERTY DESCRIPTION

Highly visible 25,494 SF flex building situated on ± 9.48 acres. The property includes 14,316 SF of office / R&D space and 11,178 SF of warehouse space, providing a flexible combination of professional, research, light industrial, and warehouse areas. The large site, paired with the building's location and design, provides significant flexibility for outdoor use or potential future facility expansion.

In addition to a new roof installation in 2020, the interior was also renovated featuring a modern, flexible layout with abundant natural light and walls of west-facing windows. The ground floor includes a formal entrance with vestibule, open work areas, former lab areas, kitchen and break area, conference rooms, and warehouse space. The warehouse offers 24' clear height, one loading dock, one overhead door, a storage mezzanine, restroom, and locker rooms with showers.

The upper level includes private offices, conference rooms, and an open area overlooking the warehouse. Additional building features include 3-phase, 1,200 AMP, 480V power, passenger elevator, full fire suppression, and substantial on-site parking.

LOCATION DESCRIPTION

Located at 5200 Venture Drive in Pittsfield Charter Township. The property offers a highly visible business park setting with convenient access to the Ann Arbor market and the surrounding Southeast Michigan transportation network.

Its Ann Arbor location provides convenient connections to major employment, research, manufacturing, and service-business corridors while offering a substantial site that is difficult to duplicate in the immediate market.

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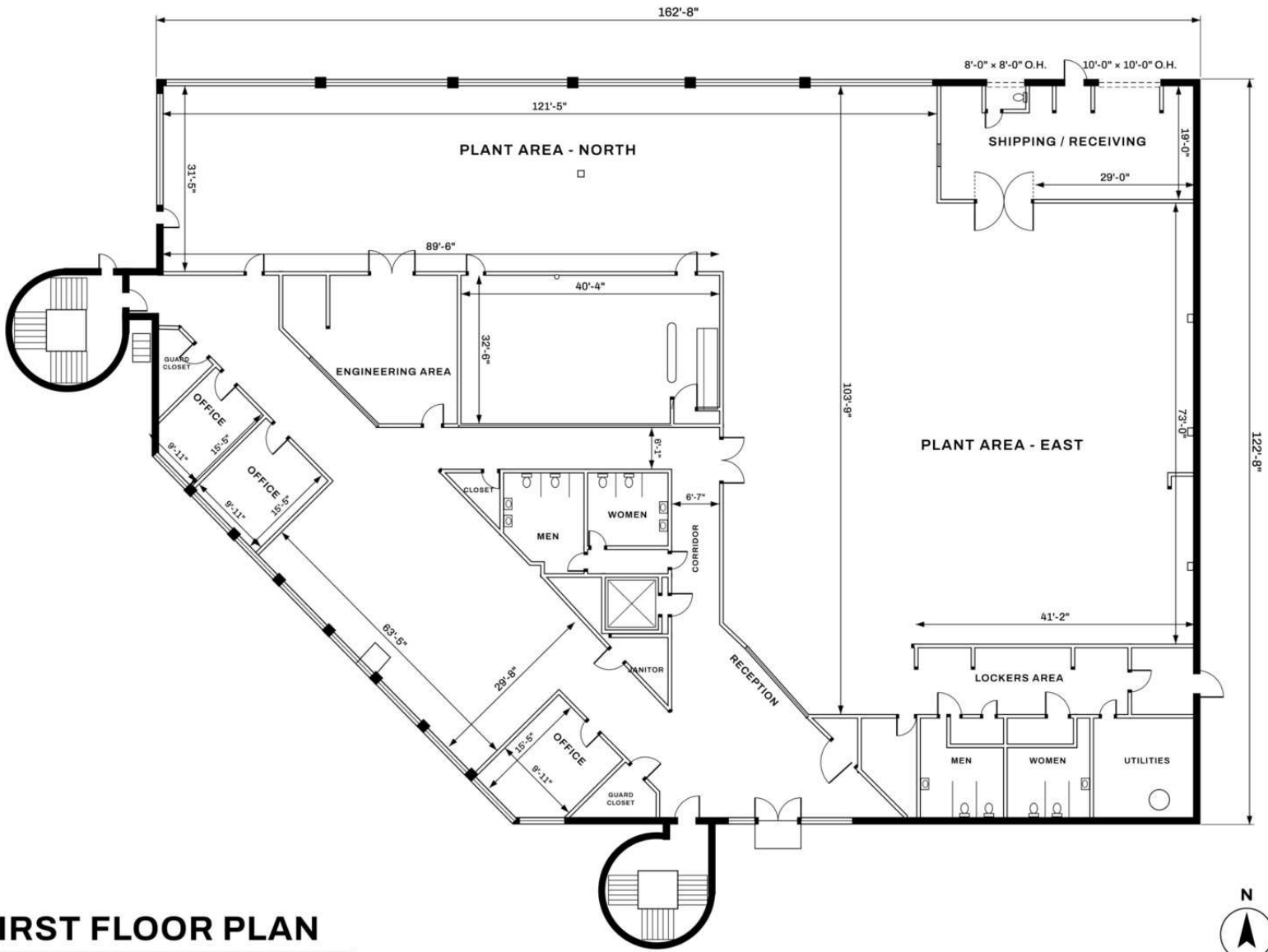
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FIRST FLOOR PLAN

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25,494 SF

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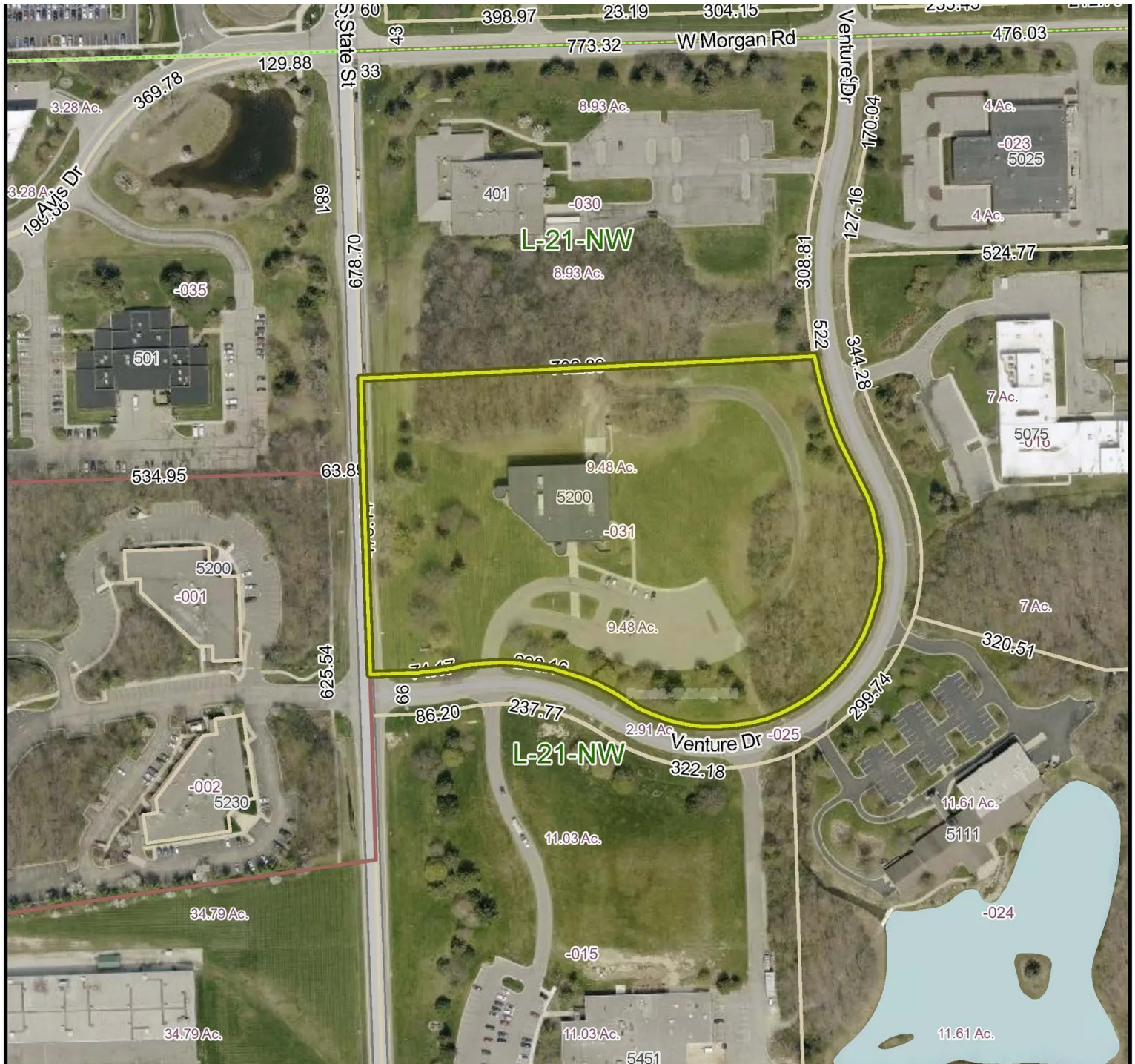
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COMMERCIAL

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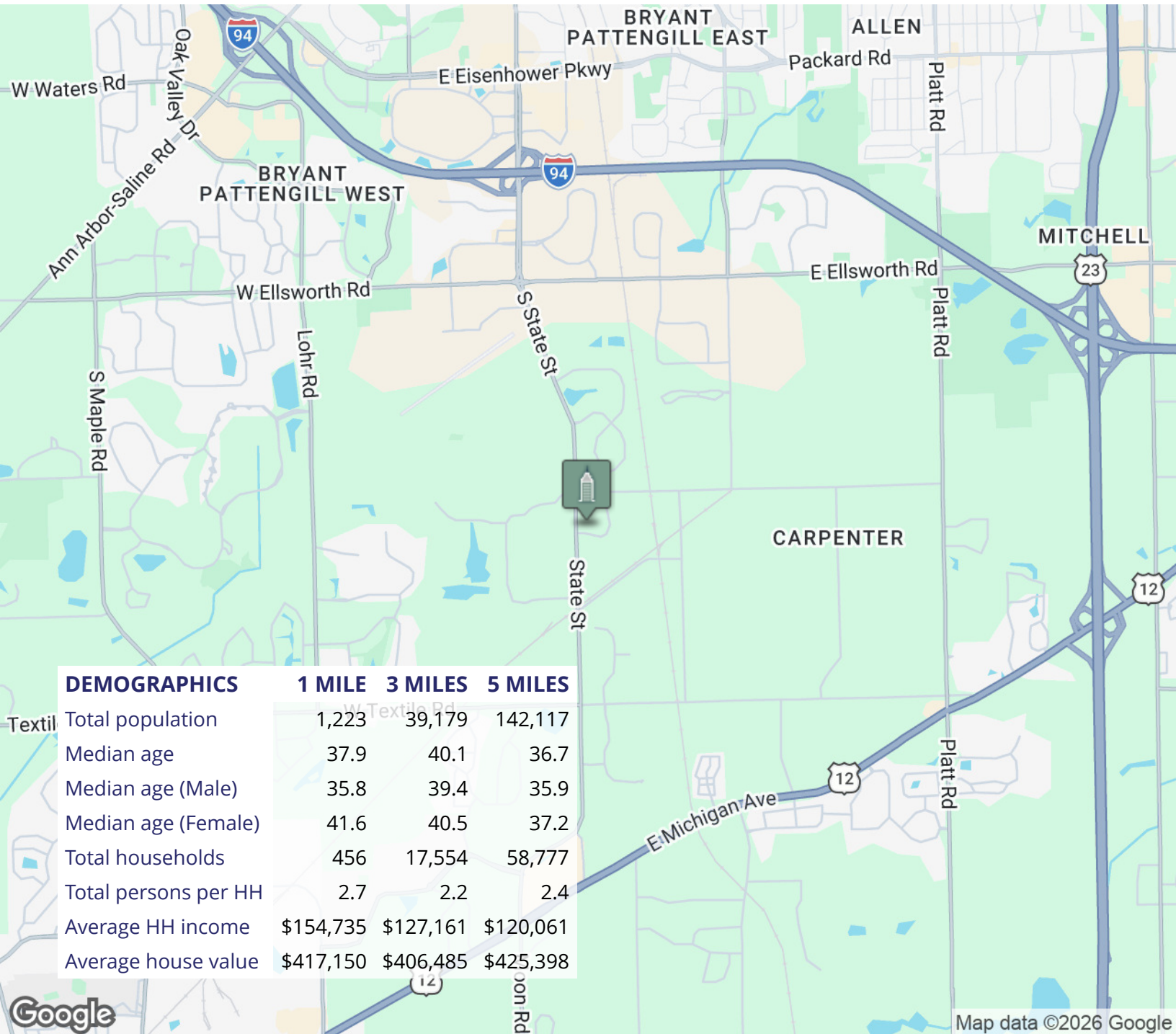
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