

Industrial - Ann Arbor Twp

4180 Gleaner Hall Rd, Ann Arbor, MI 48105



FOR SALE & LEASE



SUMMARY

Sale Price:	\$1,100,000
Lease Rate:	\$12.00 SF/yr Plus Utilities/Lawn/Snow
Available SF:	8,348 SF
Lot Size:	3 Acres
Zoning:	I-1 (Limited Industrial)
APN #:	I-09-04-400-008
SEV 2026:	\$294,000
Taxable Value:	\$257,042
Taxes 2025	\$13,572.18



Charlie Koenn

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PROPERTY DESCRIPTION

Unique light industrial machine shop (I-1 zoning) located in Ann Arbor Township. Just 2 miles from U-M North Campus and only 3.5 miles from downtown Ann Arbor, this property offers a rare opportunity to avoid the congestion of the south and west industrial corridors while enjoying the quiet and scenic northside greenbelt. Offers easy access to M-14, US-23, and I-94.

Perfectly suited for a startup in a growth phase, a mid-stage company looking to expand production capacity, or a prototype operation. The property would also make an excellent headquarters for an architectural products manufacturer, custom builder, or design/build company. Agricultural operations, equipment sales, bulk feed and fertilizer, canvas products, and food processing may also be possible, along with many conditional and accessory uses.

PROPERTY HIGHLIGHTS

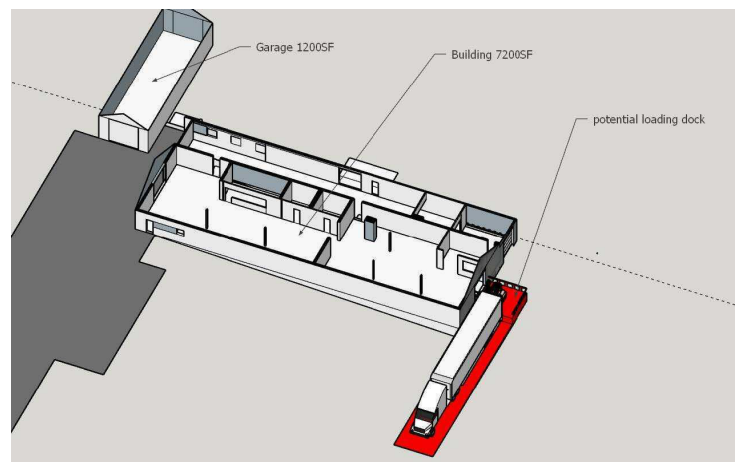
- 3 Acre Site Light Industrial Zoning (I-1)
- 8,348 SF (7,128 SF shop/office and 1,220 SF garage)
- 800 amp 3-phase, 440V, 220V 120V (2- phase 220V & 120V in Garage)
- Overhead high voltage buss duct bars for machinery
- 9' overhead door on grade and 9' ceilings in building
- 10' overhead door on grade and 13' ceilings in garage
- Three zone heating and air conditioning in the main building (220v space heater in garage)
- Compressed air lines and power distribution throughout the building
- Office area with in floor power and Ethernet distribution
- 22 parking spaces
- Open plan for flexibility
- Two restrooms (one barrier free and recently renovated)

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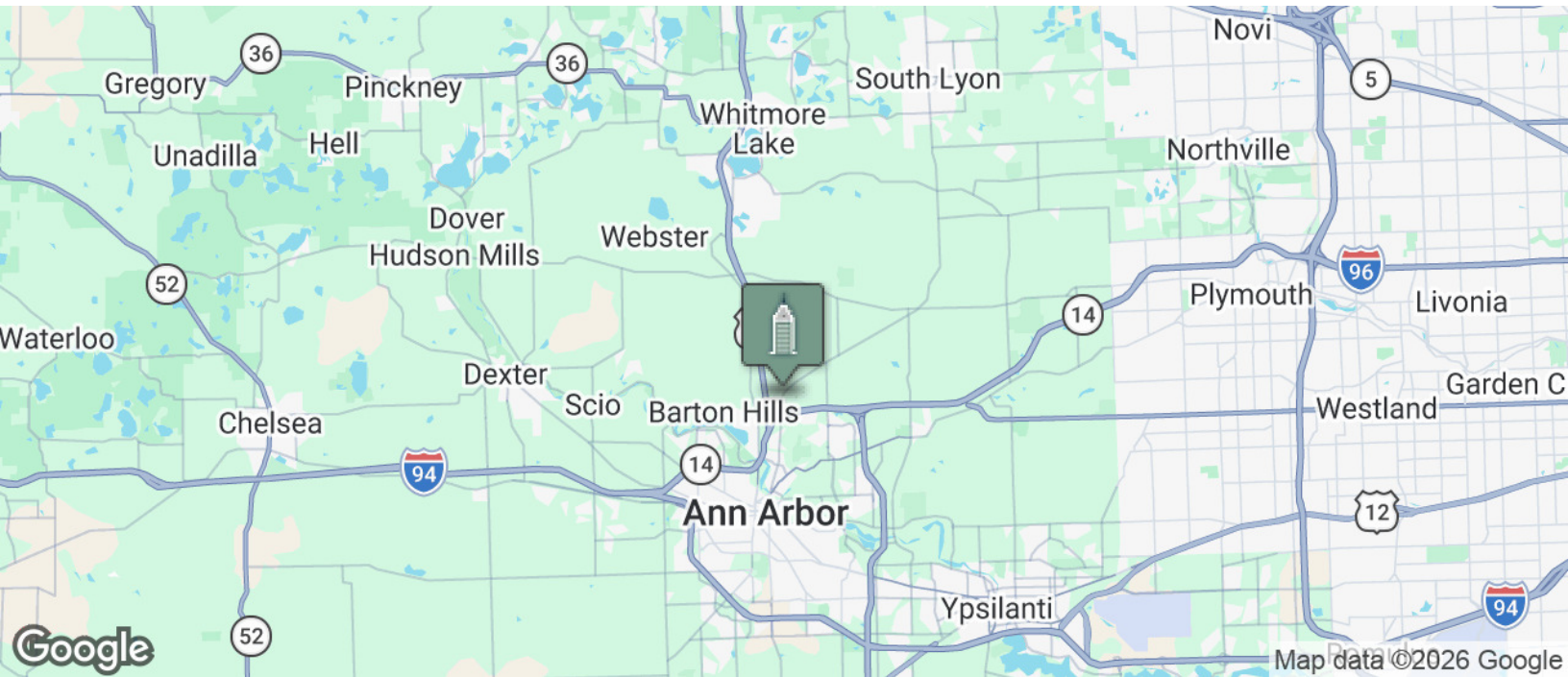
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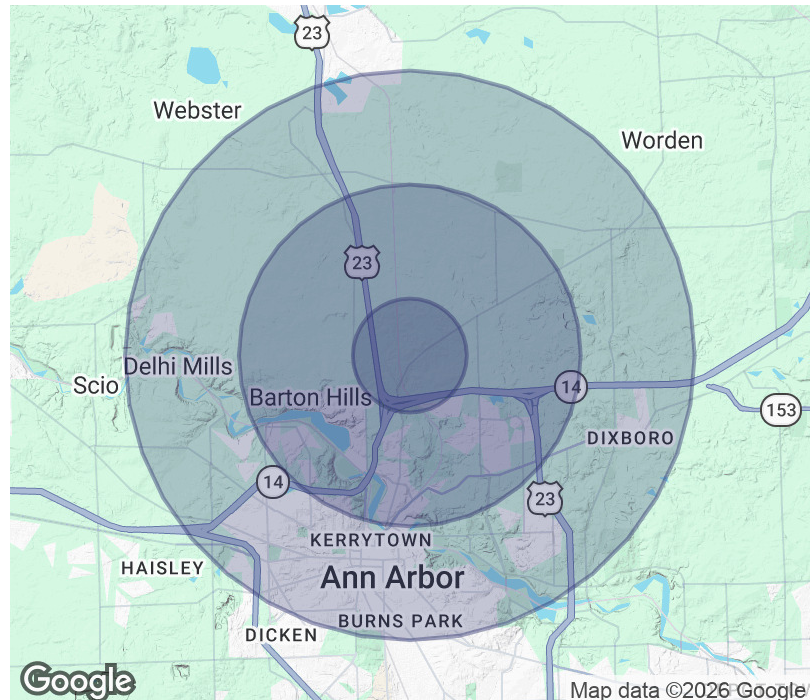
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	739	26,259	101,107
Average Age	44.2	36.9	34.2
Average Age (Male)	39.6	35.2	33.4
Average Age (Female)	47.2	39.1	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	255	10,596	39,173
# of Persons per HH	2.9	2.5	2.6
Average HH Income	\$270,509	\$149,729	\$138,333
Average House Value	\$809,510	\$515,051	\$532,121

2023 American Community Survey (ACS)



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