



## Industrial For Lease

**Property Name:** Sauk Trail Business Park  
**Location:** 1294 Beach Court  
**City, State:** Saline, MI  
**Cross Streets:** Michigan Avenue  
**County:** Washtenaw  
**Zoning:** I-2

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	1,360
Total Building Sq. Ft.:	105,418	Available Shop Sq. Ft.:	13,000	Office Dim:	N/A
Available Sq. Ft.:	13,000	Available Office Sq. Ft.:	Negotiable	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	2005/2025
Clear Height:	30'	Rail:	No	Sprinklers:	ESFR
Grade Level Door(s):	1: 14 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	4	Interior:	No	Exterior:	Yes
Exterior Construction:	Metal Panel	Lighting:	LED	Roof:	Metal
Structural System:	Steel	Bay Sizes:	N/A	Floors:	8" Concrete
Air-Conditioning:	Office	Restrooms:	Yes	Floor Drains:	Yes
Heating:	RTU/Radiant	Cranes:	No	Acreage:	13.593
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	8950 Amps, 480 Volts				

PRICING INFORMATION		Mthly Rate:	\$9,750.00/mo	TD:	N/A
Lease Rate:	\$9.00	Taxes:	\$2.59/SF (2024)	Deposit:	N/A
Lease Type:	Full Service Gross	Parcel #:	18-12-31-480-023 & 024	Assessor #:	N/A
Lease Term:	3-5 Year(s)	Imprv Allow:	N/A	Options:	N/A

**Tenant Responsibility:** N/A

### COMMENTS

The approximately 13,000 sq. ft. space is located in the 32,496 sq. ft. warehouse section of the 105,418 sq. ft. building. The approximately 13,000 sq. ft. has 30' clear height with ESFR fire protection. "Full Service Gross" lease rate included all operating expenses and utilities.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Jay Chavey, (248) 948-4196, jchavey@signatureassociates.com  
 Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com