

Industrial / Flex - Pittsfield Twp

5500 South State Street, Ann Arbor, MI 48108



FOR SALE OR LEASE



OFFERING SUMMARY

Sale Price:	\$4,400,000
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	46,356 SF
Lot Size:	4.63 Acres
Zoning:	I-1 (General Industrial District)
APN (Pittsfield Twp):	12-21-200-033

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	370	20,456	66,501
Total Population	700	45,152	161,651
Average HH Income	\$115,969	\$140,942	\$121,636



Bart Wise

734.662.3778

bartw@swishercommercial.com

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HIGHLIGHTS:

Building Size: 46,356 SF total

- o Approx. 9,000 SF office
- o Approx. 37,000 SF high-bay industrial space

Air-conditioned office and high-bay space

Ceiling Height: Up to 24 feet

Lighting: LED throughout

Loading Access:

- o 16 loading docks
- o 1 overhead door

Power: 2,000 amps / 480 volts / 3-phase

Lot Size: 4.63 acres with ample on-site parking

Zoning: I-1 General Industrial District is suitable for industrial, flex, R&D, and office uses

Access:

- o Immediate access to I-94 via State Street
- o Easy connectivity to US-23 via Michigan Ave/US-12

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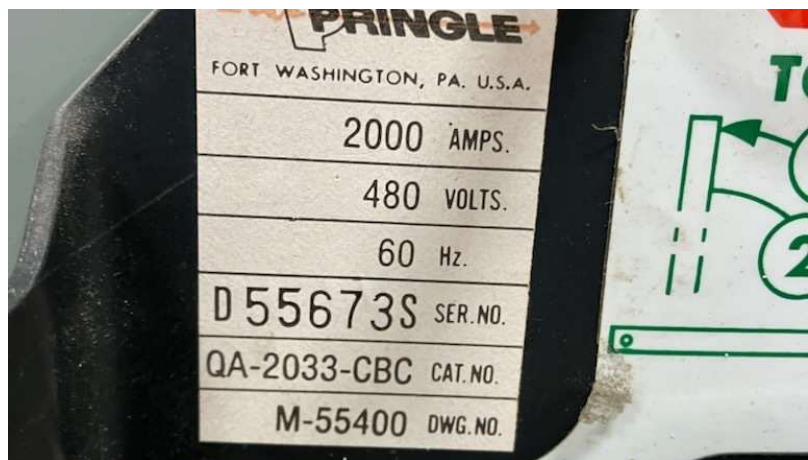
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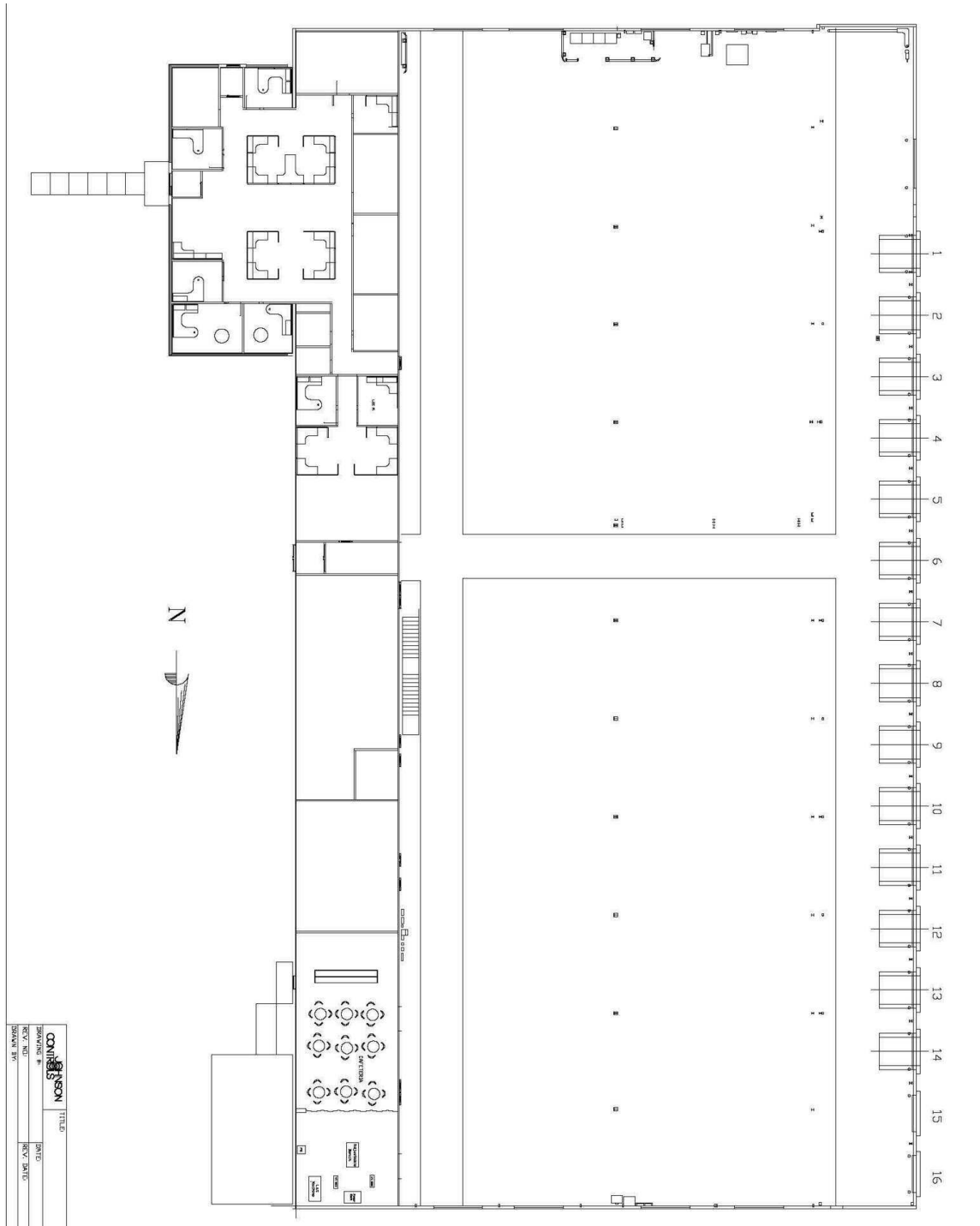
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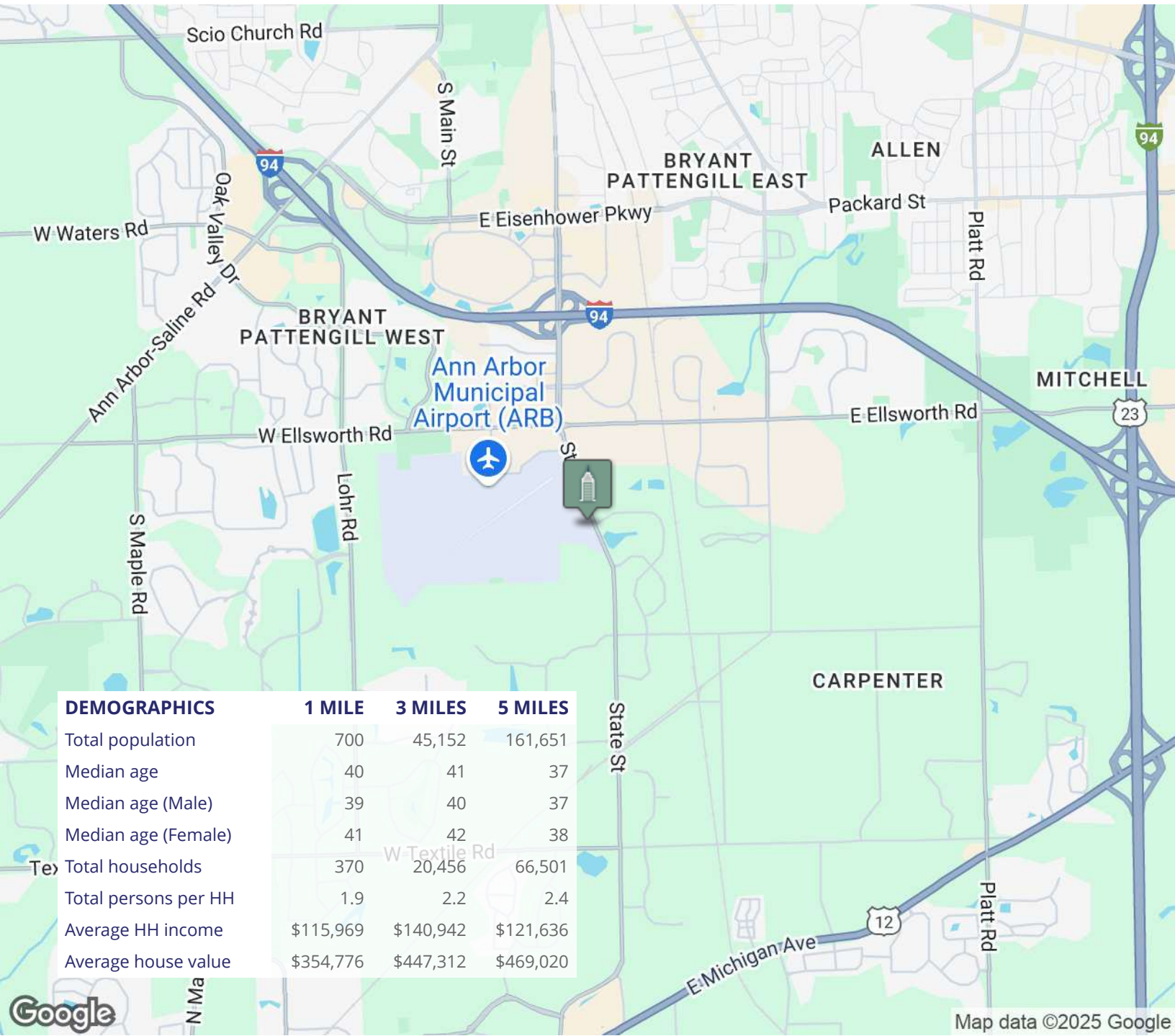
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