

Manchester Industrial

715 E Duncan, Manchester, MI 48158



FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$4.75 SF/yr Plus \$1.50/SF Base Utilities
Available SF:	840 - 6,710 SF
Zoning:	I-1 (Limited Industrial)

PROPERTY HIGHLIGHTS

- On the East side of Manchester, 2 blocks off M-52 (Class A road)
- 10 miles south of I-94 and 20 miles southwest of Ann Arbor
- 18' ceiling height
- I-1 (Limited Industrial) zoning
- Efficient radiant gas heating & fully sprinklered
- Municipal water/sewer and gas
- Two paved parking lots with approximately 200 spaces
- Shared access to grade-level overhead door, indoor dock, and outdoor dock

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A1	2,684 SF	Gross	\$1,398 per month	Includes \$1.50/SF Base Utilities
A2	6,710 SF	Gross	\$3,495 per month	Includes \$1.50/SF Base Utilities
A3	6,160 SF	Gross	\$3,208 per month	Includes \$1.50/SF Base Utilities
D1	2,337 SF	Gross	\$1,217 per month	Includes \$1.50/SF Base Utilities
F	3,562 SF	Gross	\$1,855 per month	Includes \$1.50/SF Base Utilities
P	840 SF	Gross	\$438 per month	Includes \$1.50/SF Base Utilities
X	5,040 SF	Gross	\$2,625 per month	Includes \$1.50/SF Base Utilities

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PROPERTY DESCRIPTION

This single-story brick industrial building sits on the east side of Manchester, just two blocks off M-52, a Class A road, giving tenants easy regional access. Located roughly 10 miles south of I-94 and 20 miles southwest of Ann Arbor, the building offers a convenient middle ground for tenants serving both the Manchester area and greater Washtenaw and Jackson County.

The property is fully sprinklered and heated by an efficient radiant gas system, with municipal water, sewer, and gas service to the site. Industrial and warehouse tenants have shared access to a grade-level overhead door, an indoor loading dock, and an outdoor loading dock, supporting a range of warehouse, distribution, and light manufacturing uses. Two paved surface parking lots provide roughly 200 spaces for employees and visitor parking.

Seven suites are currently available, ranging from 840 SF to 6,710 SF, giving tenants flexibility to lease space sized to their operation within a single well-located building.

LOCATION DESCRIPTION

The building is located on the east side of Manchester, just minutes from M-52 and Downtown Manchester. The property offers close proximity to banks, restaurants, schools, and other local amenities in a welcoming small-town setting.

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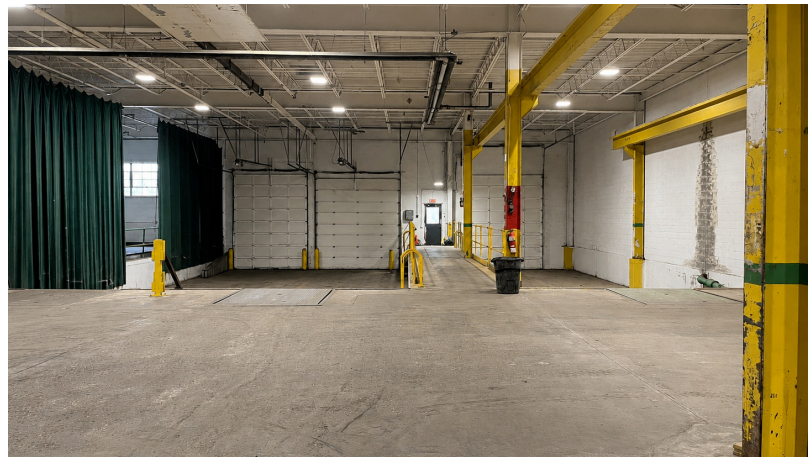
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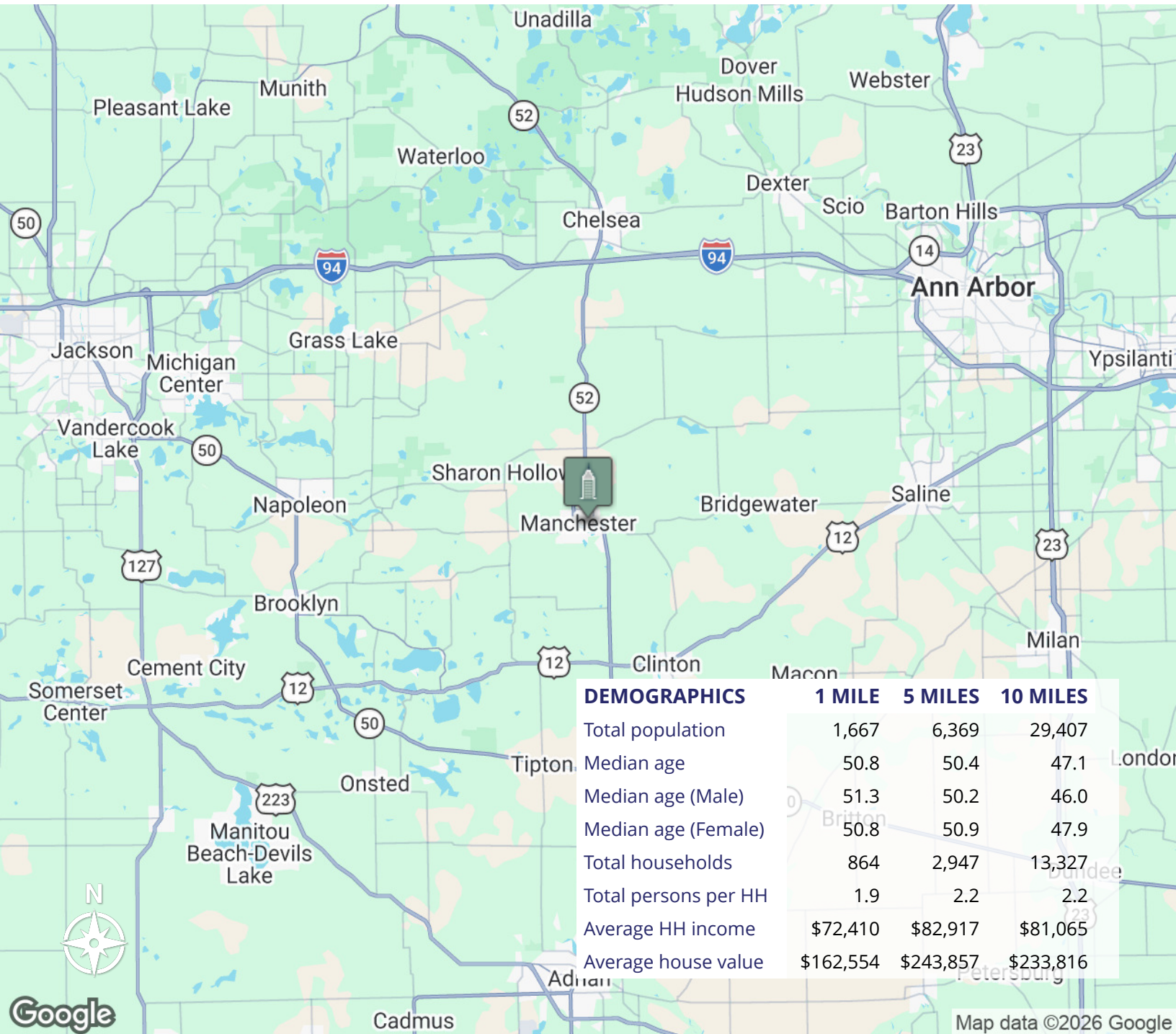
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