

# FOR LEASE



**CHACONAS GROUP**  
ANN ARBOR AREA



## 1100 Baker Road | Dexter, MI

14,000 SF of Industrial/Flex Space Available

Colliers Ann Arbor  
1955 Pauline Blvd, Suite 400  
Ann Arbor, MI 48103  
colliersannarbor.com





# FOR LEASE

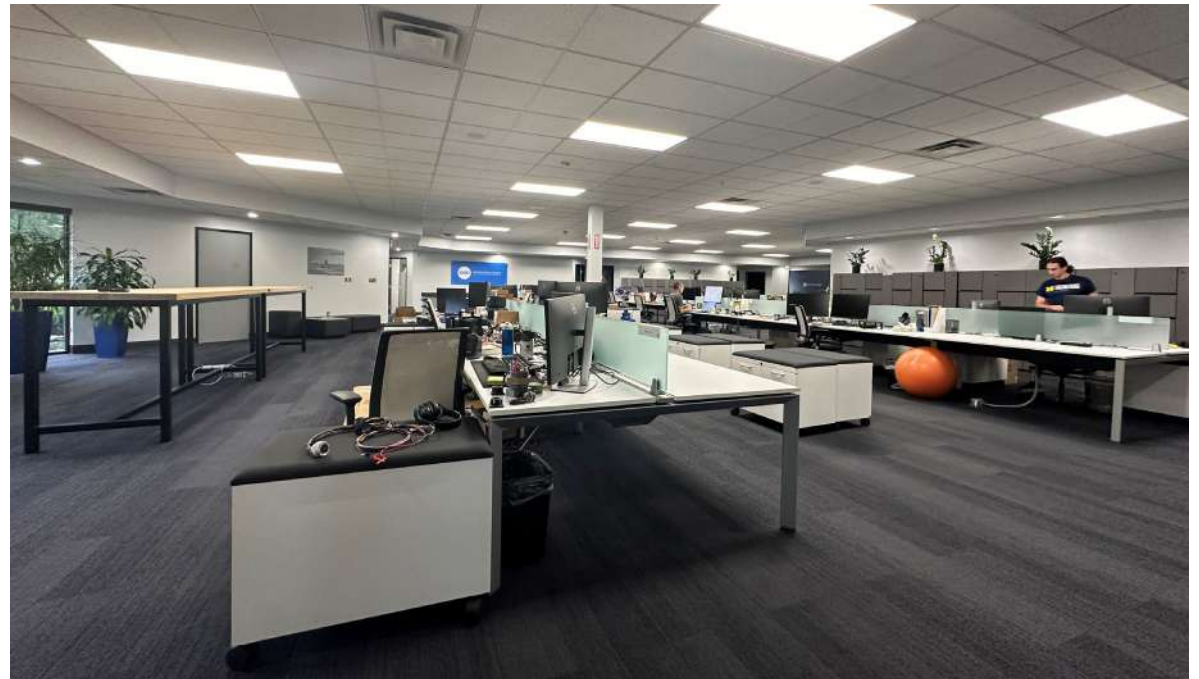
14,000 SF of Industrial/Flex Space Available

## PROPERTY HIGHLIGHTS

- 14,000 SF Available
  - 9,000 SF Office, 5,000 SF Warehouse
- \$17.00 PSF NNN
- NNN's Estimated at \$2.50 PSF
- Freestanding Building on 2.5 Acres with 45 Parking Spaces
- Updated Office Space in Move-In Condition offers a Secure Entry, an Open Workspace, Private Offices, Conference Room, Large Kitchen, Restrooms, and Storage
- The Warehouse offers 1 Loading Dock, and 1 Drive-In & 16' Ceilings
- Zoned Limited Industrial (I-1), Intended for Limited Assembly and Manufacturing Industrial Operations & Facilities
- Great Location with Frontage on Baker Road, Adjacent to Tech Park West, Nearby Downtown Dexter, and Just Minutes from I-94
- Locally Owned and Managed

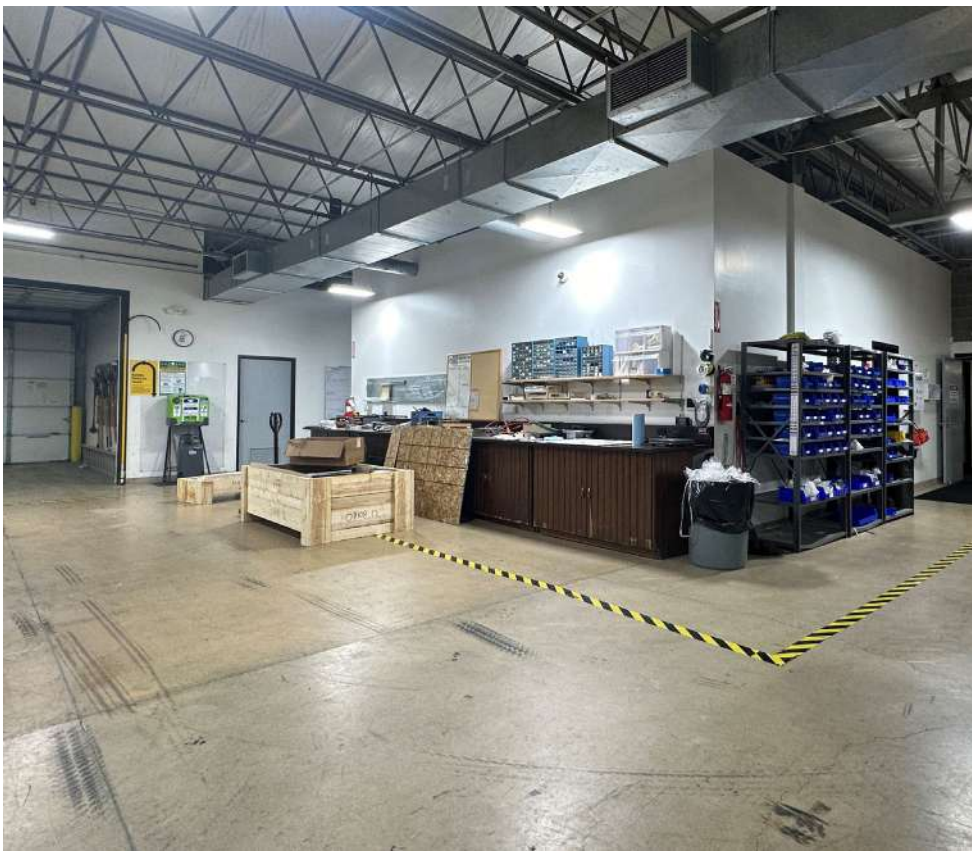


**CHACONAS GROUP**  
ANN ARBOR AREA

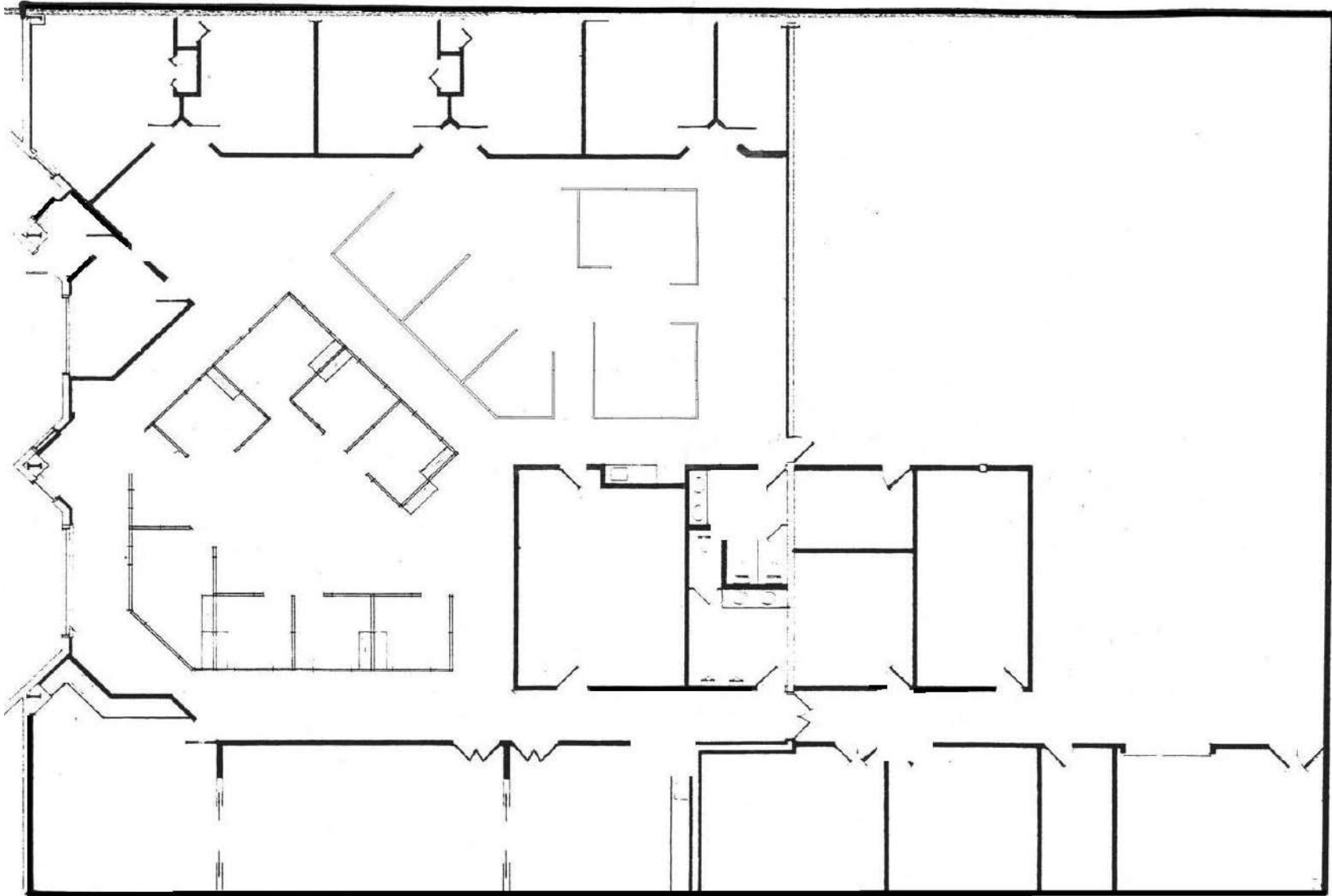


**FOR LEASE**

14,000 SF of Industrial/Flex Space Available



**FOR LEASE**  
14,000 SF of Industrial/Flex Space Available



# FLOOR PLAN

14,000 SF of Industrial/Flex Space Available



**CHACONAS GROUP**  
ANN ARBOR AREA

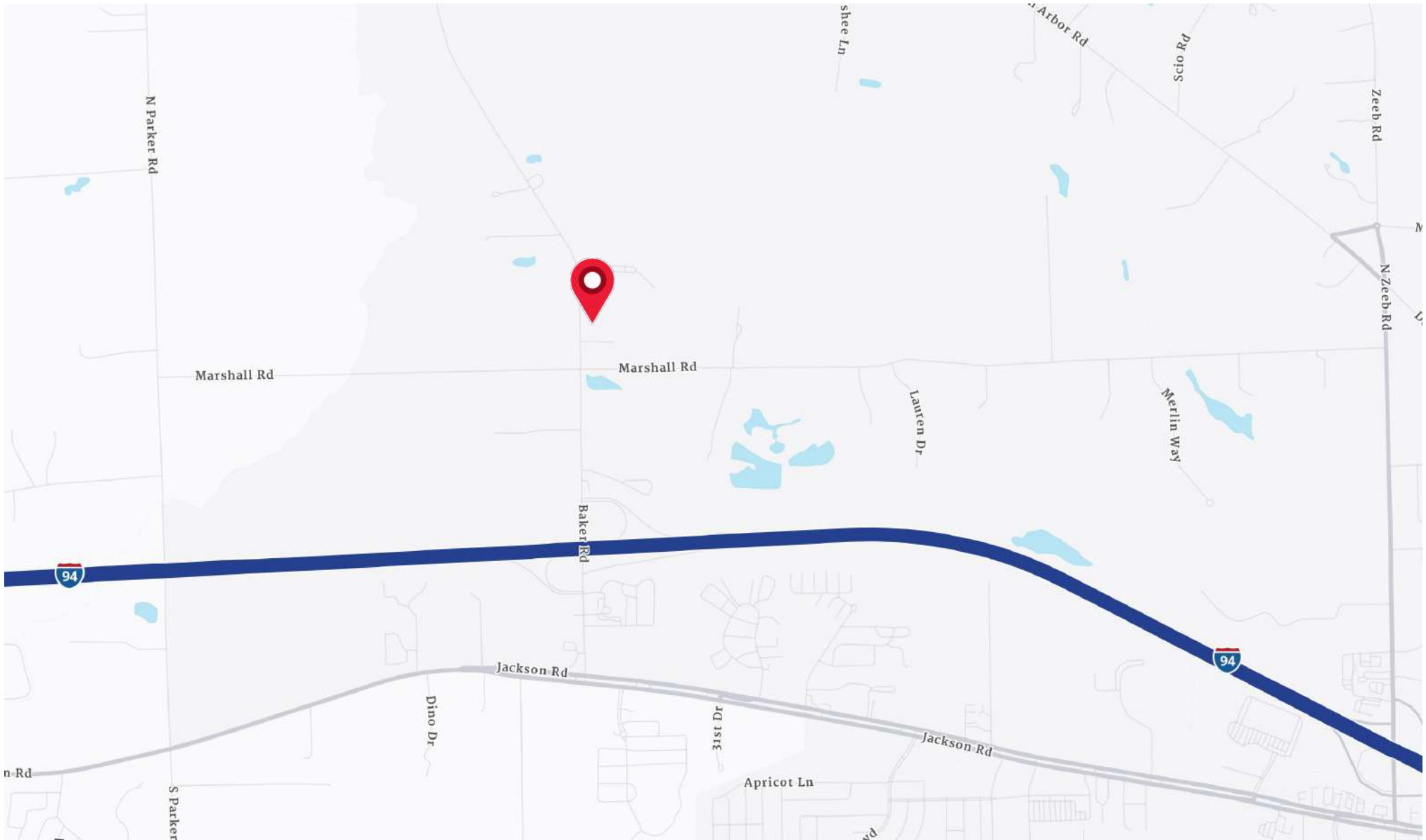


# FOR LEASE

14,000 SF of Industrial/Flex Space Available



**CHACONAS GROUP**  
ANN ARBOR AREA



# LOCATION MAP

14,000 SF of Office Space Available



**CHACONAS GROUP**  
ANN ARBOR AREA



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

# AERIAL MAP

14,000 SF of Industrial/Flex Space Available



**CHACONAS GROUP**  
ANN ARBOR AREA