



Hi-Tech For Lease

Property Name: Building 1
Location: 7322 Newman Boulevard
City, State: Dexter/Twp., MI
Cross Streets: I-94 / Baker Road
County: Washtenaw
Zoning: L-1, Limited Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 26,000
Available Sq. Ft.: 26,000

Building Type: Built
Available Shop Sq. Ft.: 4,864
Available Office Sq. Ft.: 21,136

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 12'6"
Grade Level Door(s): 1: 10'11" x 10'
Truckwells or Docks: 1
Exterior Construction: Precast Conc.
Structural System: Steel
Air-Conditioning: 100%
Heating: 100%
Availability: Immediately
Power (Amps/Volts): 1600 Amps, 208/120/277 Volt, 3-Phase

Freestanding: Yes
Rail: No
Security: No
Interior: No
Lighting: Fluorescent
Bay Sizes: Clear Span
Restrooms: Men & Women
Cranes: No
Parking: 120+

Year Built: 1985 (Retrofit: 1993)
Sprinklers: No
Signage: Yes
Exterior: Yes
Roof: Metal
Floors: Concrete
Floor Drains: No
Acreage: 20.000
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$7.95
Lease Type: NNN
Lease Term: N/A

Mthly Rate: N/A
Taxes: \$1.13/SF (2025)
Parcel #: 08-17-200-016
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: N/A
Options: N/A

Tenant Responsibility: N/A

COMMENTS

26,000 sq. ft. freestanding hi-tech building in a three (3) building corporate campus on 20 acres at I-94 & Baker Road, minutes from Ann Arbor. Built out with 21,136 sq. ft. of office and 4,864 sq. ft. of hi-tech/flex with a dock and a grade door. Hi-Tech area can be easily expanded by approximately 3,430 sq. ft. Dropped ceiling in office range from 9'0" to 10'11". Hi-Tech/Flex area clear heights from 9'11" underbeam to 13'10" under joists. It's a good fit for a corporate office user, a regional HQ, an engineering/R&D center, or a satellite location that needs shipping and receiving. The space has a reception area, conference and training rooms, and a server room with a mix of open office areas and private offices.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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