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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	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	26,000	**Available Shop Sq. Ft.:**	4,864	**Office Dim:**	N/A
		Available Office Sq. Ft.:	21,136	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	12'6"	**Freestanding:**	Yes	**Year Built:**	1985 (Retrofit: 1993)
Grade Level Door(s):	1: 10'11" x 10"	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	1	**Security:**	No	**Signage:**	Yes
Exterior Construction:	Precast Conc.	**Interior:**	No	**Exterior:**	Yes
Structural System:	Steel	**Lighting:**	Fluorescent	**Roof:**	Metal
Air-Conditioning:	100%	**Bay Sizes:**	Clear Span	**Floors:**	Concrete
Heating:	100%	**Restrooms:**	Men & Women	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	20.000
Power (Amps/Volts):	1600 Amps, 208/120/277 Volt, 3-Phase	**Parking:**	120+	**Land Dimensions:**	N/A

PRICING INFORMATION

Lease Rate:	$10.95	**Mthly Rate:**	N/A	**TD:**	N/A
Lease Type:	MG + Utilities	**Taxes:**	$1.13/SF (2025)	**Deposit:**	N/A
Lease Term:	N/A	**Parcel #:**	08-17-200-016	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: Lease rate includes: $3/SF for 2027 Base Year Operating Expense

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. Natural gas power back-up generator on site. Gas, water, and electric are separately metered.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.