802-864 PHOENIX DRIVE
UNIT #832
ANN ARBOR, MICHIGAN

INDUSTRIAL/HI-TECH FOR LEASE
4,265 Square Feet Available

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

ANN ARBOR COMMERCE CENTER



PROPERTY FEATURES

- Available Unit: #832
  Office Space: 1,740 Sq. Ft.
  Hi-Bay Space: 2,525 Sq. Ft.
  Total: 4,265 Sq. Ft.
- Unit is 100% heated and air-conditioned
- Can accommodate hi-tech and light industrial users
- 16’ clear height
- (1) 10’ x 12’ grade level door per unit
- Zoned M-1, Limited Industrial
- Available September 1, 2026
- Lease Rate $13.95/sq. ft. MG + Utilities. Rate includes R.E. Taxes, building insurance and CAM



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

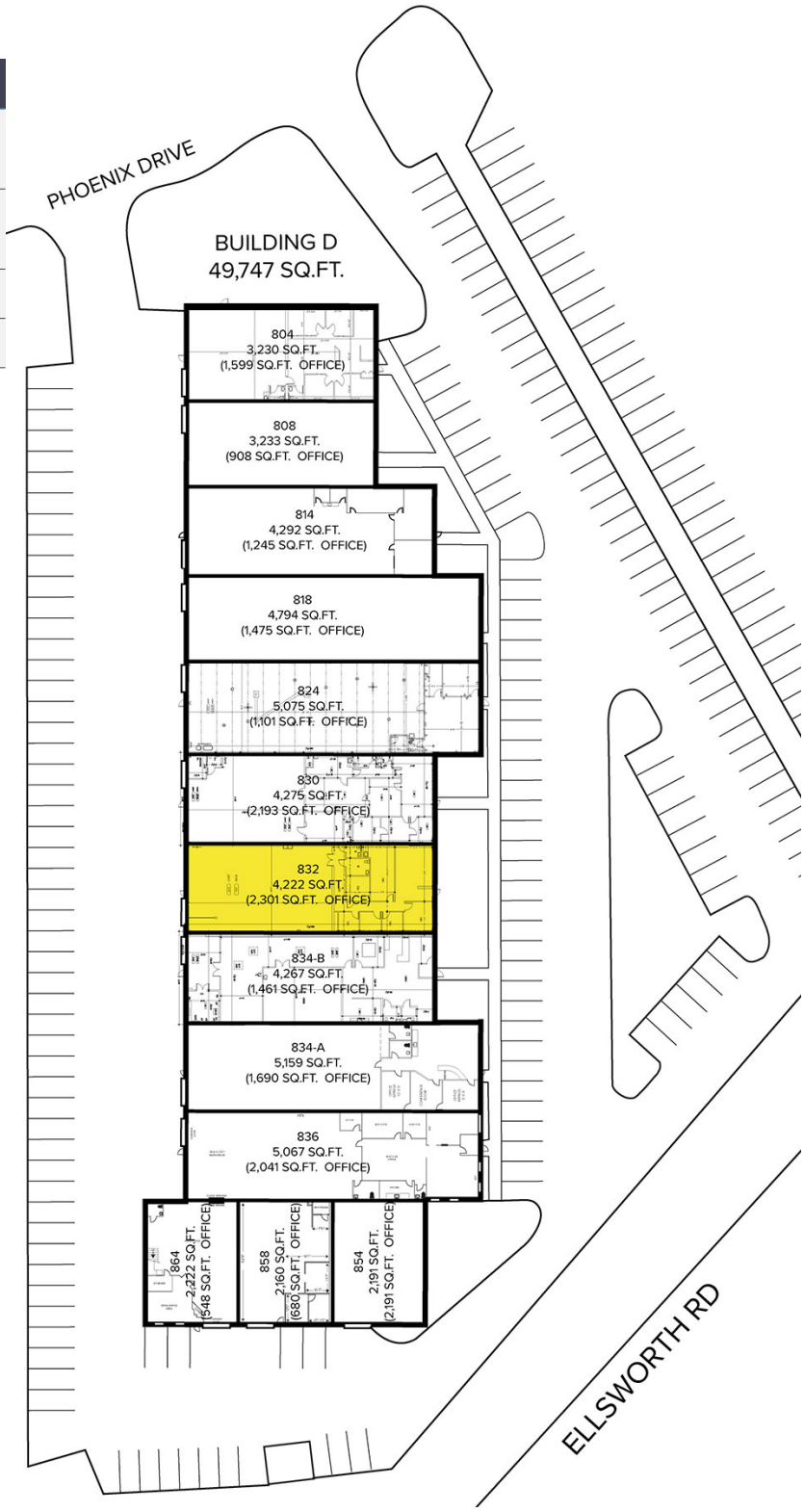
Industrial/Hi-Tech For Lease

4,265
Square Feet
AVAILABLE

Site Plan

AVAILABILITY			
UNIT	TOTAL SF /OFFICE SF	OHD	RATE
UNIT 832	4,265 / 1,740	1	$13.95/sq. ft. MG
TOTAL ACRES: 4.03 ACRES			
2026 OPEX Estimate is $4.00/sq. ft.			

153 on-site parking spaces provided for the entire building



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

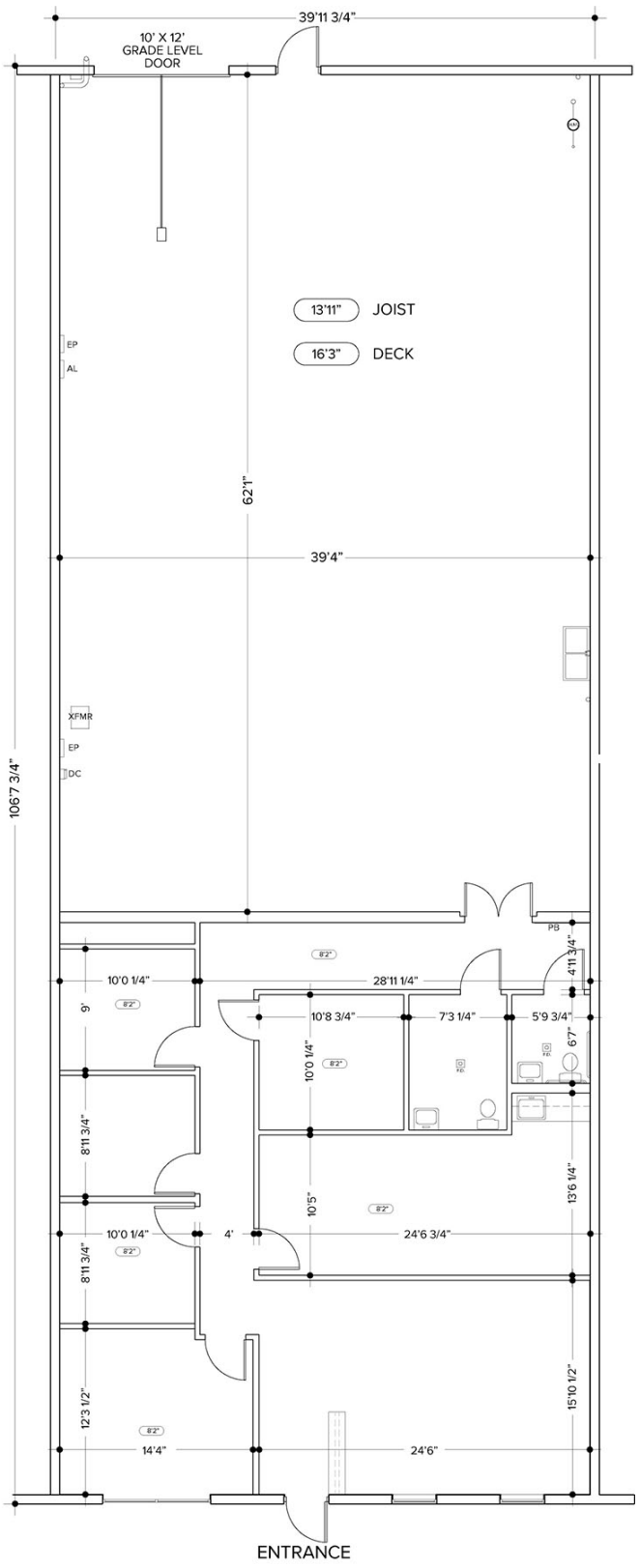
Industrial/Hi-Tech For Lease

4,265
Square Feet
AVAILABLE

Floor Plan
Unit 832

1,740 SQ. FT. OFFICE
2,525 SQ. FT. SHOP
4,265 SQ. FT. TOTAL

100% heated and air-conditioned



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

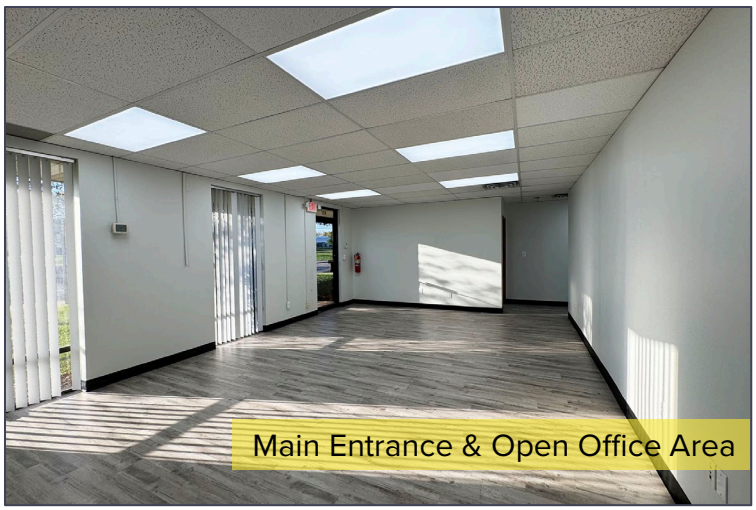
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

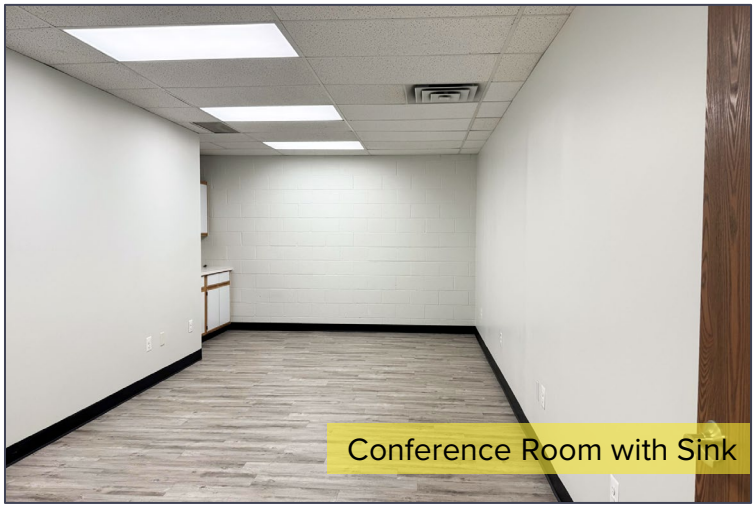
Industrial/Hi-Tech For Lease

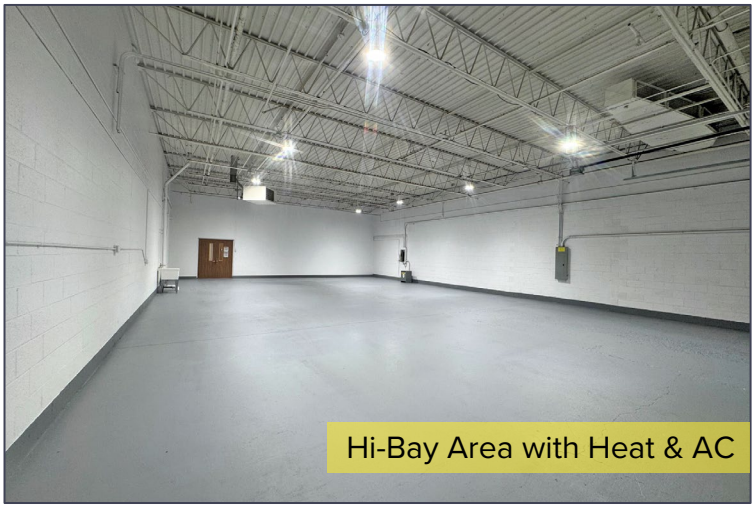
4,265
Square Feet
AVAILABLE

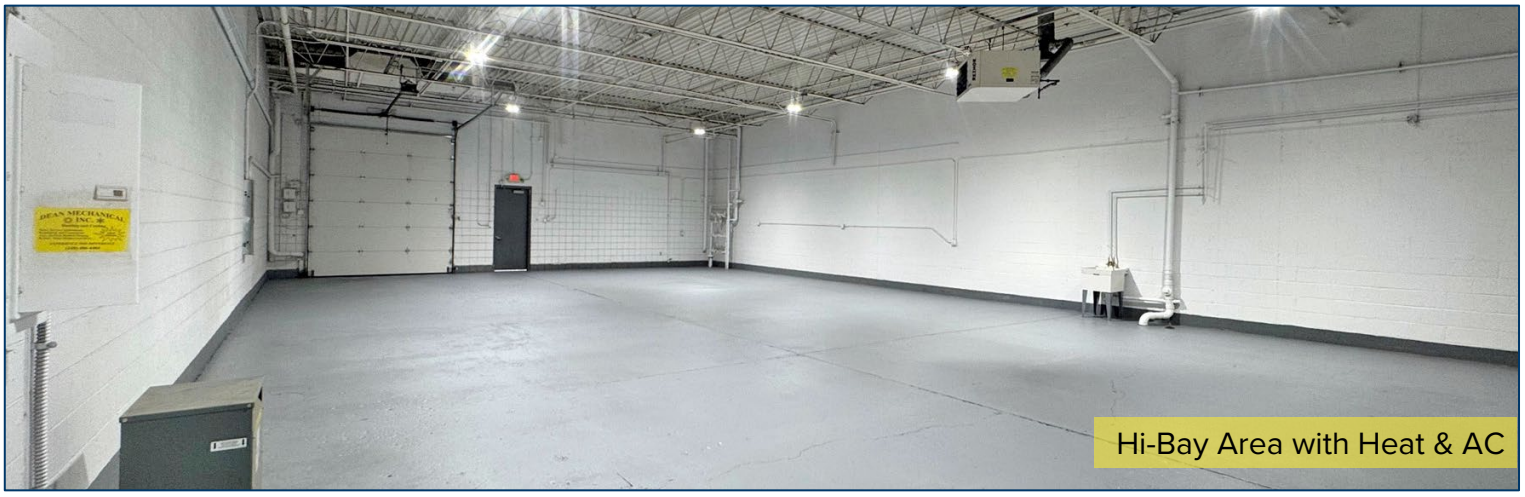
Interior Photos
Unit 832


Main Entrance & Open Office Area


Large Private Office with Windows


Conference Room with Sink


Hi-Bay Area with Heat & AC


Hi-Bay Area with Heat & AC

For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

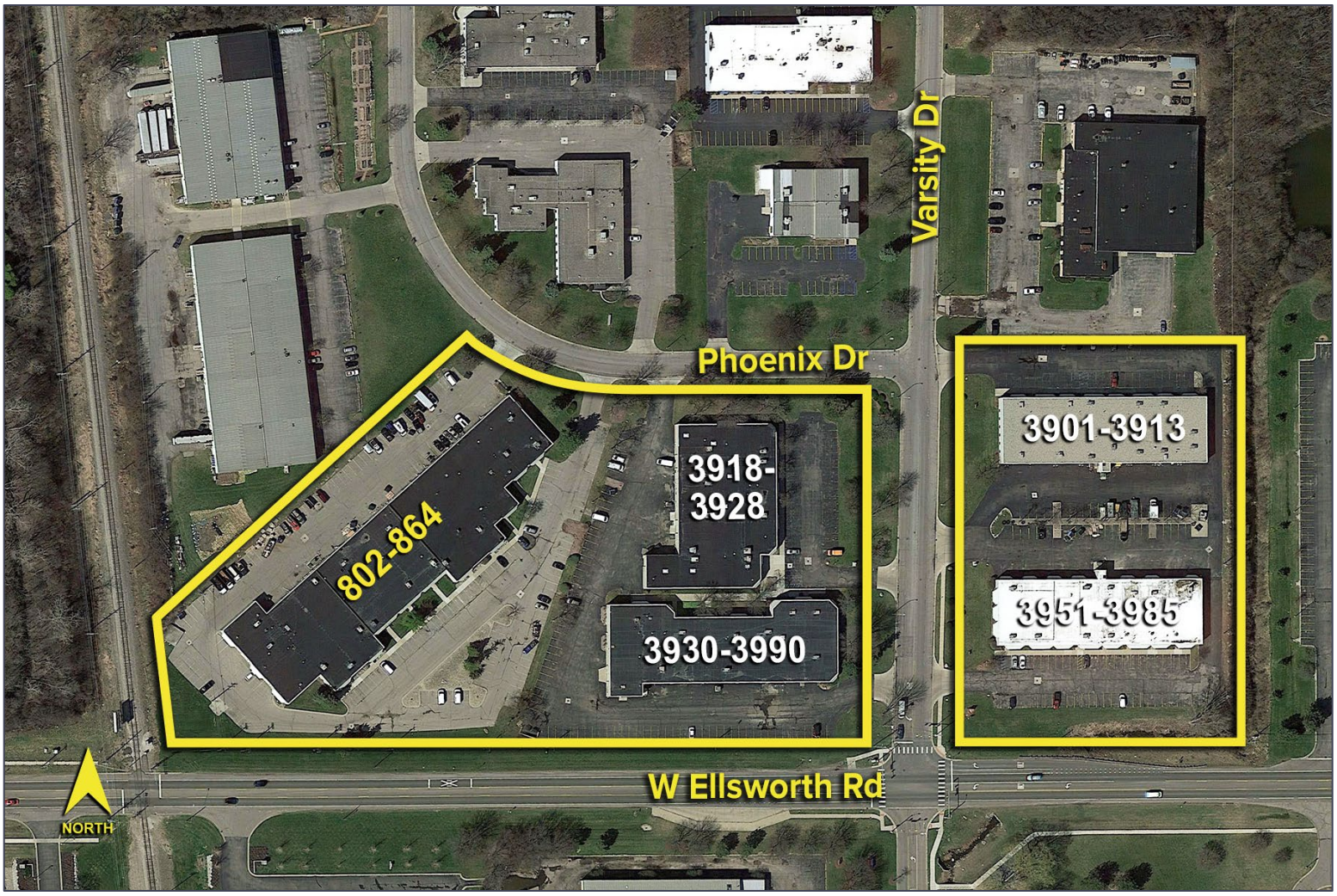
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

Industrial/Hi-Tech For Lease

4,265
Square Feet
AVAILABLE

Aerial



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.