

770 JAMES L. HART PARKWAY
YPSILANTI, MICHIGAN

INDUSTRIAL/FLEX/SPECIALTY FOR SALE
30,604 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

SALE PRICE REDUCED – ASSUMABLE SBA LOAN



PROPERTY FEATURES

- 30,604 square feet available including 11,604 square feet office and 19,000 square feet of hi-bay area - Possible expansion of 32,000 SF plus
- 16' clear height
- (2) exterior truck docks
- (3) grade level overhead doors
- 800 amps/480 volts electrical service
- Hi-density ESFR fire protection system
- Great exposure along I-94 expressway with quick easy access via Huron Street Interchange
- Plenty of amenities located in the immediate area including hotels, restaurants, gas, fast food options
- Reduced Sale Price: \$2,675,000 (\$87.40/sq. ft.)



For more information, please contact:

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jchavey@signatureassociates.com

DRAKE FILIPPIS
(248) 799 3161
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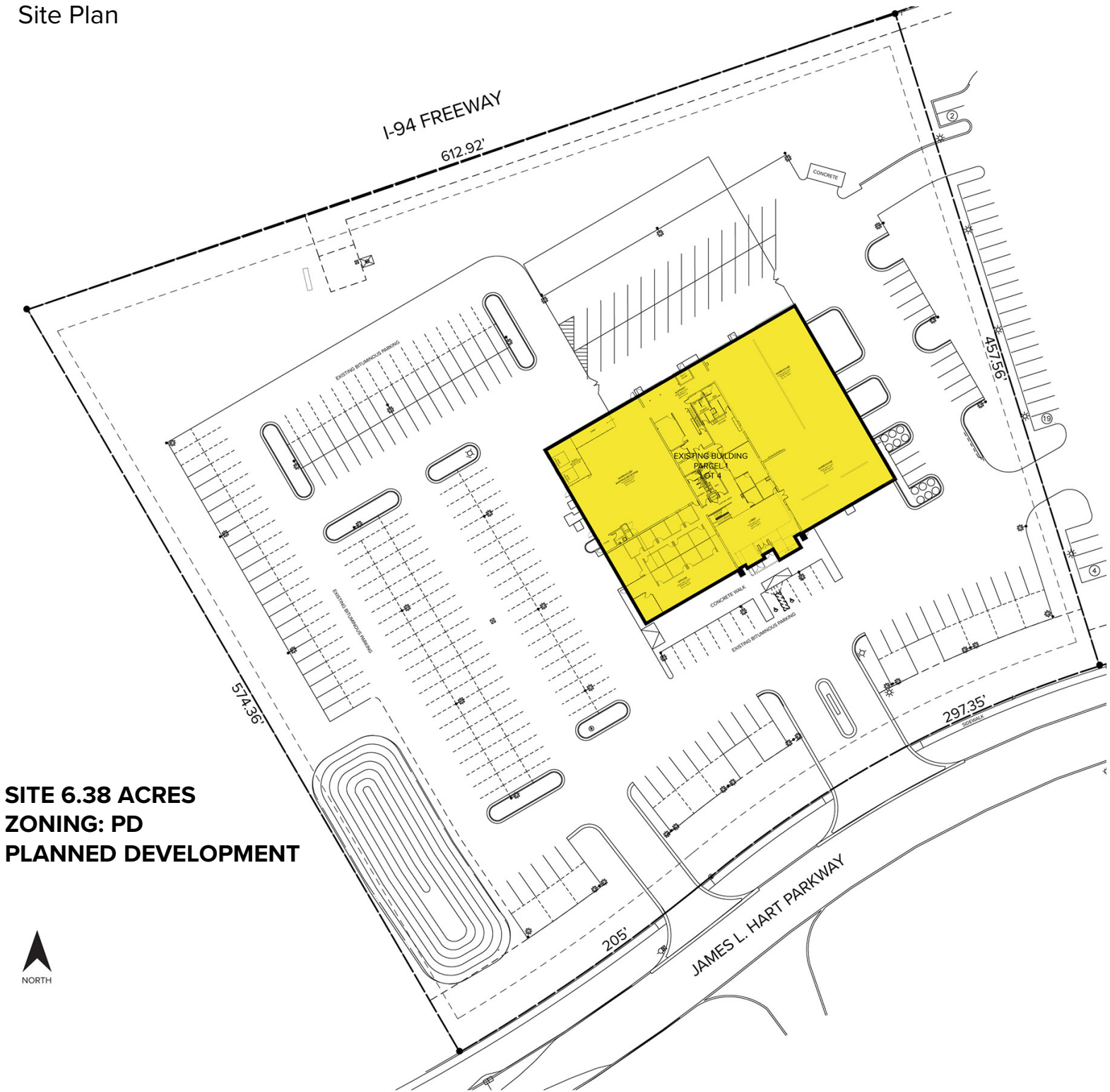
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One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

770 James L. Hart Parkway – Ypsilanti, Michigan

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Site Plan



SITE 6.38 ACRES
ZONING: PD
PLANNED DEVELOPMENT



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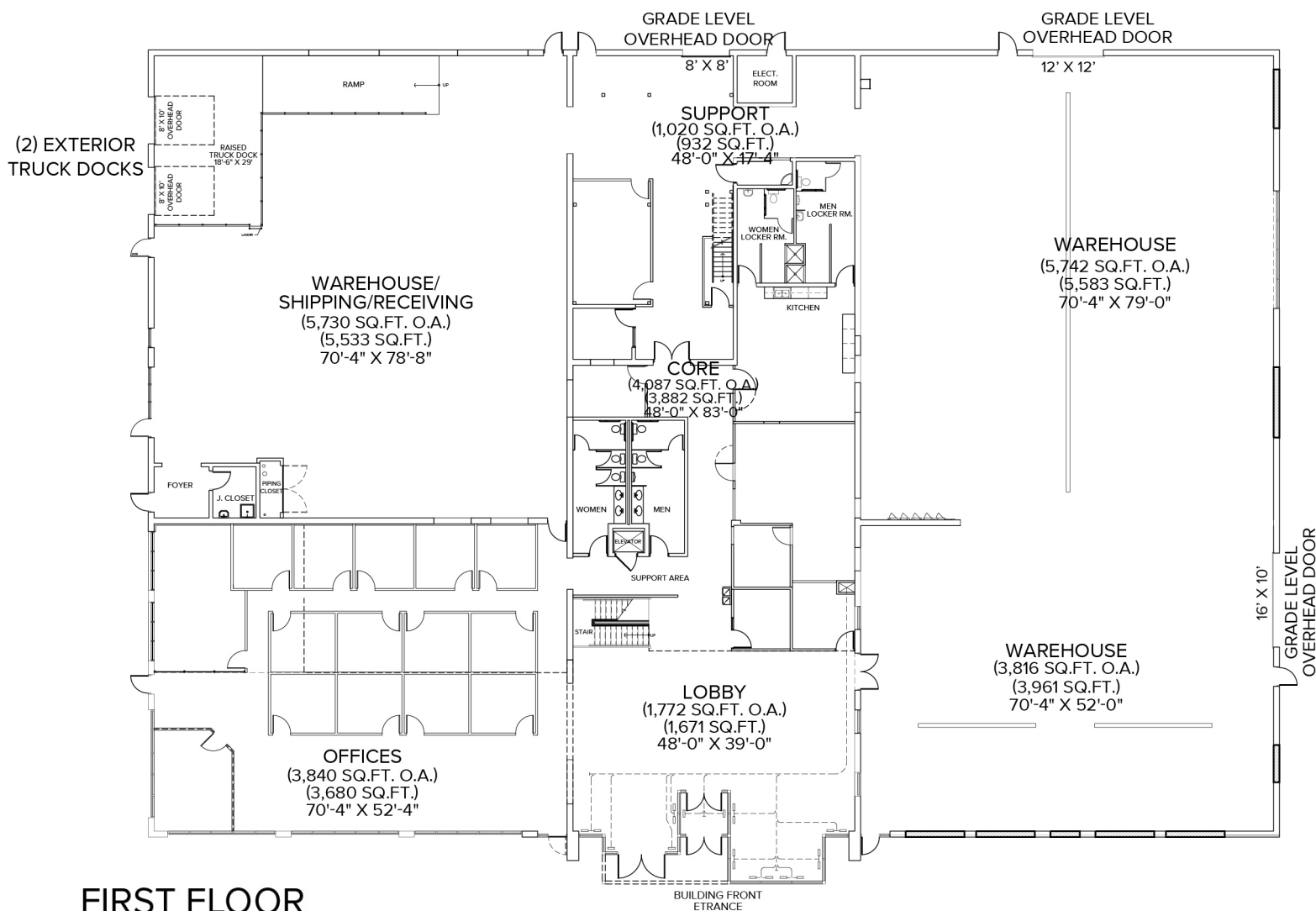
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Floor Plan – First Floor



FIRST FLOOR

CLEAR HEIGHT

15'6" – 16'

OFFICE	6,970 SQ.FT.
SHOP	19,000 SQ.FT.
TOTAL	25,970 SQ.FT.

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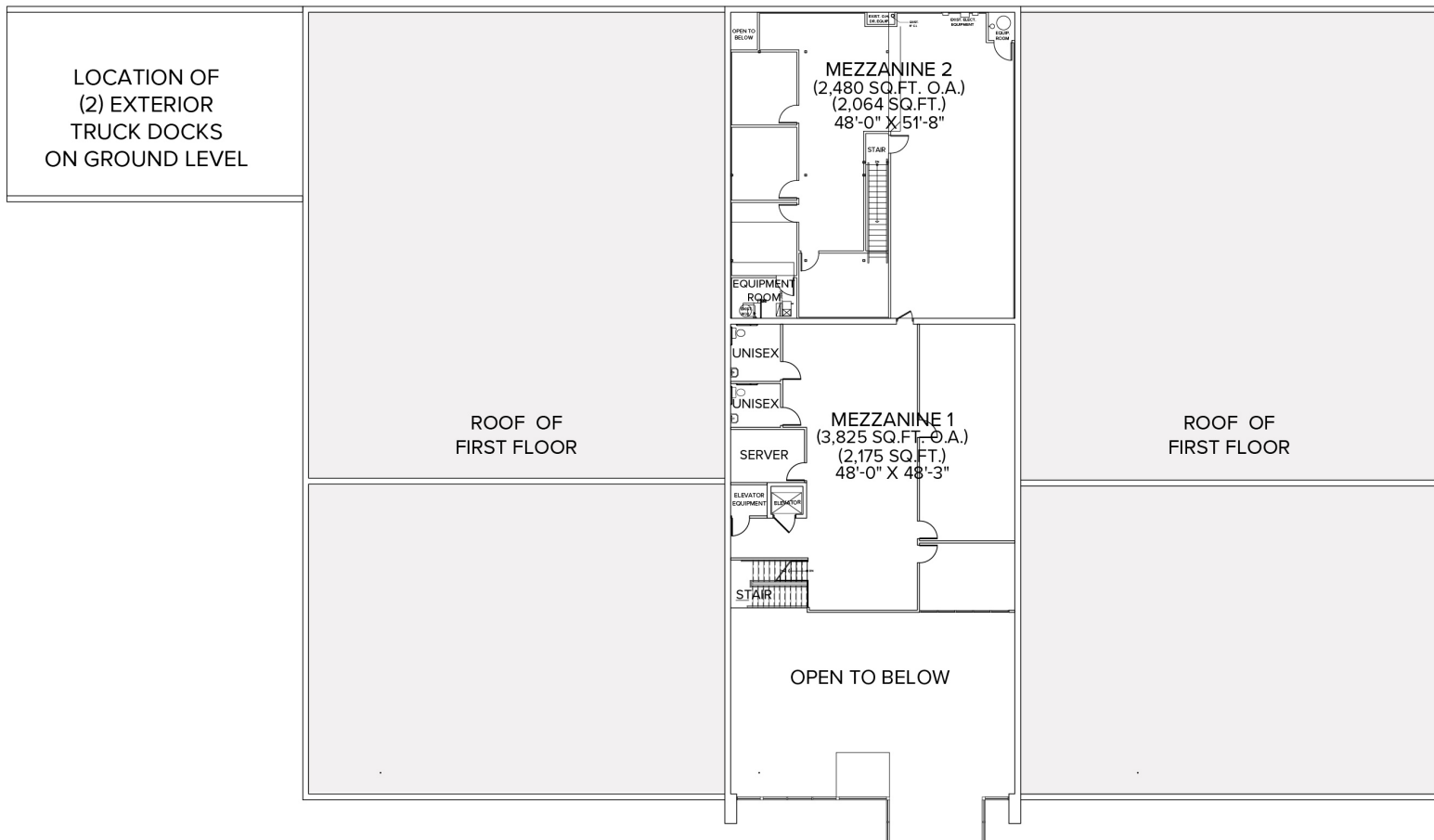
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Floor Plan – Second Floor



SECOND FLOOR

OFFICE 4,634 SQ.FT.

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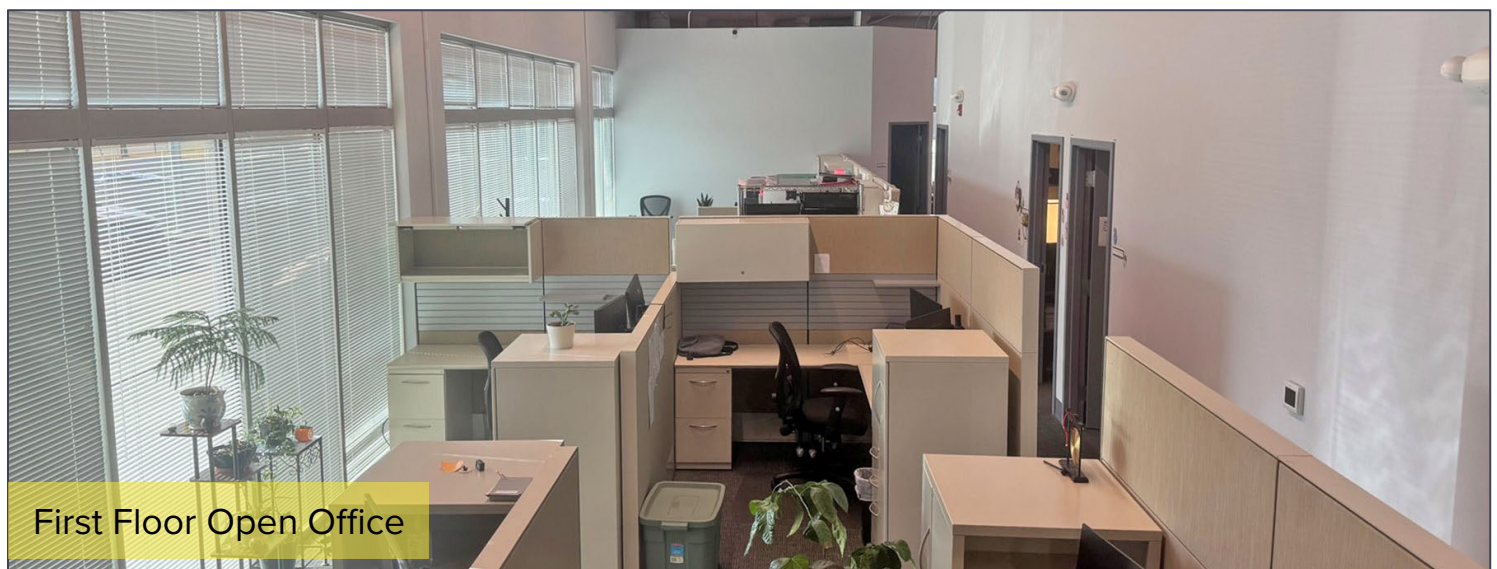
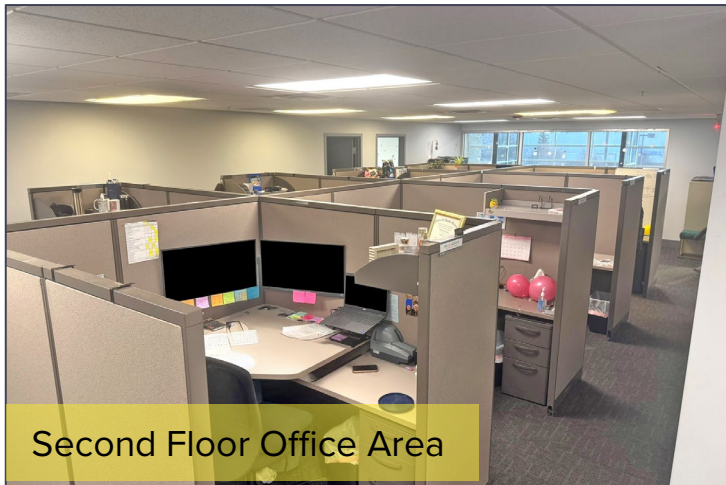
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Interior Photos



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Exterior Photos



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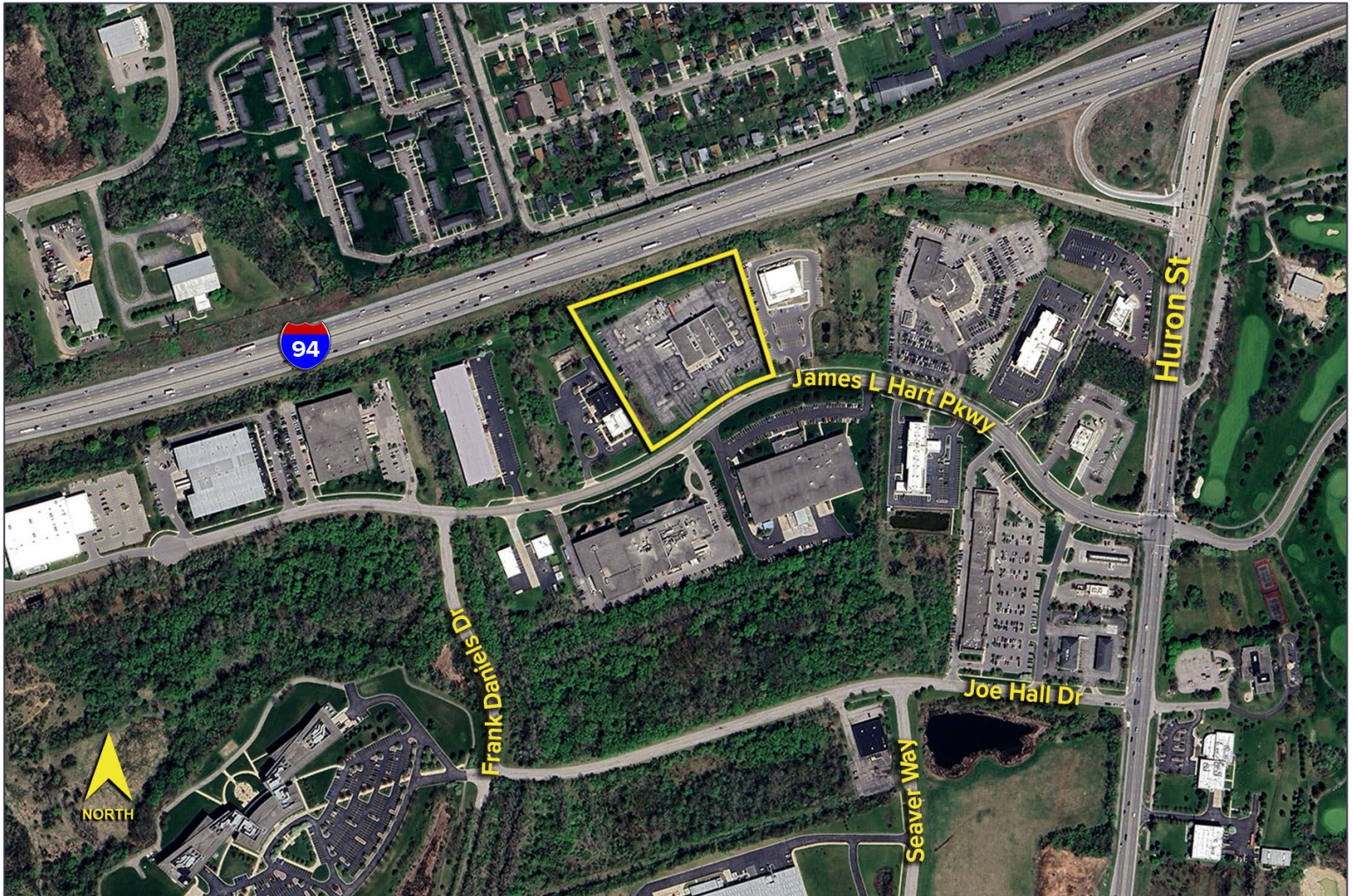
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Aerial



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