



Industrial For Sale

Property Name: Washtenaw Business Park
Location: 770 James L. Hart Parkway
City, State: Ypsilanti/Twp., MI
Cross Streets: W. off Huron Street/S. of I-94 Expressway
County: Washtenaw
Zoning: Planned Dev.

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	30,604	Available Shop Sq. Ft.:	19,000	Office Dim:	N/A
Available Sq. Ft.:	30,604	Available Office Sq. Ft.:	11,604	Shop Dim:	N/A
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1998 (Retrofit: 2020)
Clear Height:	16'	Rail:	No	Sprinklers:	ESFR
Grade Level Door(s):	3	Security:	Yes	Signage:	Yes
Truckwells or Docks:	2	Interior:	No	Exterior:	Yes
Exterior Construction:	Glass/Block	Lighting:	N/A	Roof:	Rubber
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Concrete
Air-Conditioning:	Yes	Restrooms:	Men & Women	Floor Drains:	Yes
Heating:	Gas Forced Air	Cranes:	No	Acreage:	6.380
Availability:	Immediately	Parking:	187-231	Land Dimensions:	N/A
Power (Amps/Volts):	800 Amps, 480 Volts				
PRICING INFORMATION					
Sale Price:	\$2,675,000 (\$87.41/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$63,604 (2024)	Options:	N/A	Assessor #:	N/A
Parcel #:	K-11-17-361-005				

COMMENTS

Located in the Washtenaw Business Park in Ypsilanti Township. Expansion possible by 32,000 sq. ft. 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. Clear height ranges from 15'6" to 16'. There are 3 grade level doors: (1) 8'x8', (1) 16'x10', (1) 12'x12' and (2) truck docks.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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