

# Industrial / Flex Space

6544 Jackson Rd, Ann Arbor, MI 48103



**FOR LEASE**



## OFFERING SUMMARY

Lease Rate: \$11.00 SF/yr (NNN)  
Available SF: 6,324 SF  
Zoning: I-1 (Limited Industrial)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,515	6,221	15,857
Total Population	3,704	16,129	39,705
Average HH Income	\$107,096	\$151,333	\$162,171

## PROPERTY HIGHLIGHTS

- 6,324 SF single-story industrial/flex building on 0.695 acres
- Located on busy Jackson Road corridor across from Menards
- High visibility with on-building signage and ample parking
- Warehouse area with overhead door and renovated office space
- Separate office entrance for flexibility and privacy
- New A/C installed in warehouse
- Updated electrical systems
- Freshly painted throughout
- New drywall and paint in warehouse and office/retail areas
- Easy access to I-94

### Scott Schmunk

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# Industrial / Flex Space for Lease in Ann Arbor

6544 Jackson Rd, Ann Arbor, MI 48103



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## PROPERTY DESCRIPTION

6,324 SF industrial/flex building located on Ann Arbor's west side along the busy Jackson Road corridor, directly across from Menards. The property offers excellent visibility and convenient access to I-94, just two miles away.

The single-story building sits on 0.695 acres and features a flexible layout ideal for light industrial, warehouse/distribution, or flex office users. The space includes a warehouse area with two overhead doors (8' and 9'), private office space, on-building signage, and ample on-site parking. Two separate office entrances provide added flexibility, privacy, and efficient workflow options.

Recent improvements enhance both functionality and overall presentation, including new A/C in the warehouse, updated electrical systems, fresh paint throughout, and new drywall and finishes in both the warehouse and office/retail areas. These upgrades position the property as a clean, move-in-ready solution for a variety of users seeking a well-located and versatile space in Ann Arbor's west side commercial corridor.

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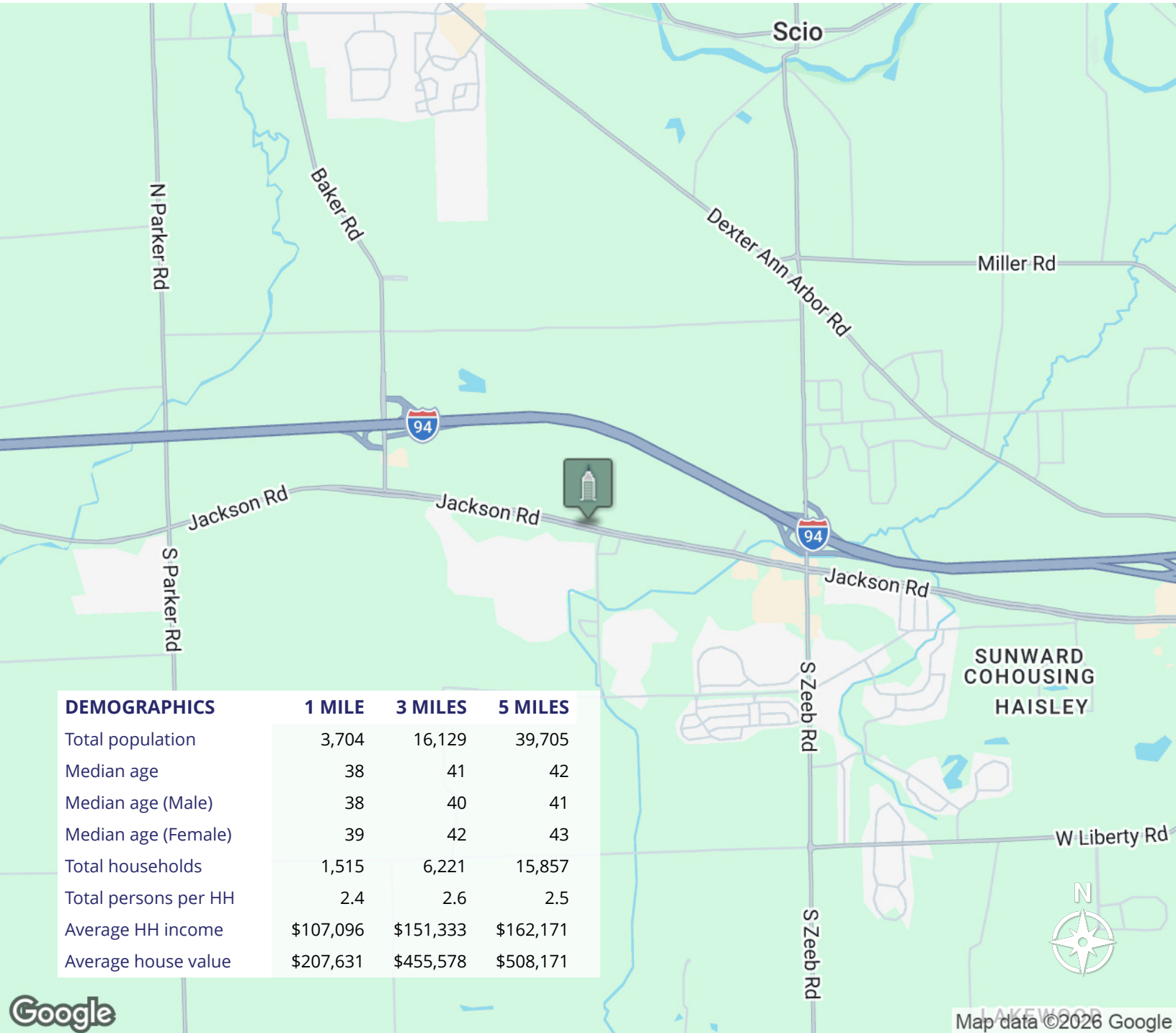
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