



Industrial For Lease

Property Name: Ann Arbor Commerce Center
Location: 3951-3985 Varsity Drive, Unit: #3971
City, State: Ann Arbor, MI
Cross Streets: NEC of Varsity Dr. & E. Ellsworth Rd.
County: Washtenaw
Zoning: M-1, Limited Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 20,479
Available Sq. Ft.: 2,432

Building Type: Built
Available Shop Sq. Ft.: 1,404
Available Office Sq. Ft.: 1,028

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'
Grade Level Door(s): 1: 10 x 14
Truckwells or Docks: 0
Exterior Construction: Brick/Block
Structural System: Steel
Air-Conditioning: Yes
Heating: Gas Forced
Availability: Immediately
Power (Amps/Volts): 120/208 Volts

Multi-Tenant: Yes
Rail: No
Security: No
Interior: N/A
Lighting: Fluorescent
Bay Sizes: N/A
Restrooms: 1 Unisex
Cranes: No
Parking: 78, On-Site

Year Built: 1976
Sprinklers: No
Signage: Yes
Exterior: N/A
Roof: N/A
Floors: Concrete
Floor Drains: No
Acreage: 1.710
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$13.95
Lease Type: MG+U+J
Lease Term: 3-5 Year(s)

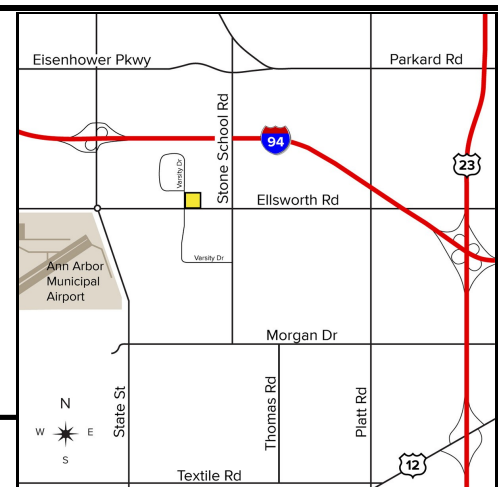
Mthly Rate: \$2,827.20/mo
Taxes: \$1.37/sf (2024)
Parcel #: 09-12-09-400-038
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: N/A
Options: N/A

Tenant Responsibility: Lease rate includes RE Taxes, Bldg. Insurance and CAM estimated at \$4.00/sf

COMMENTS

Space is 100% heated and air-conditioned.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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