

Industrial/Flex - Pittsfield Twp

3704 Trade Center Drive, Ann Arbor, MI 48108



FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr Plus Utilities
Available SF:	4,000 SF
Zoning:	I (General Industrial)

PROPERTY HIGHLIGHTS

- 4,000 SF industrial/flex space
- 1,740 SF clear-span warehouse
- 2,260 SF finished office/flex area
- Reception, three private offices, and flex room
- Break room with sink and cabinetry; two restrooms
- 14' ceiling height; 12' clear height
- 10' x 10' overhead door and rear man door

Charlie Koenn

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PROPERTY DESCRIPTION

4,000 SF of industrial/flex space is available for lease at 3704 Trade Center Dr. The space includes 2,260 SF of finished office/flex area with a reception area, three private offices, an open work area, a flex room, a break room with sink and cabinetry, and two restrooms.

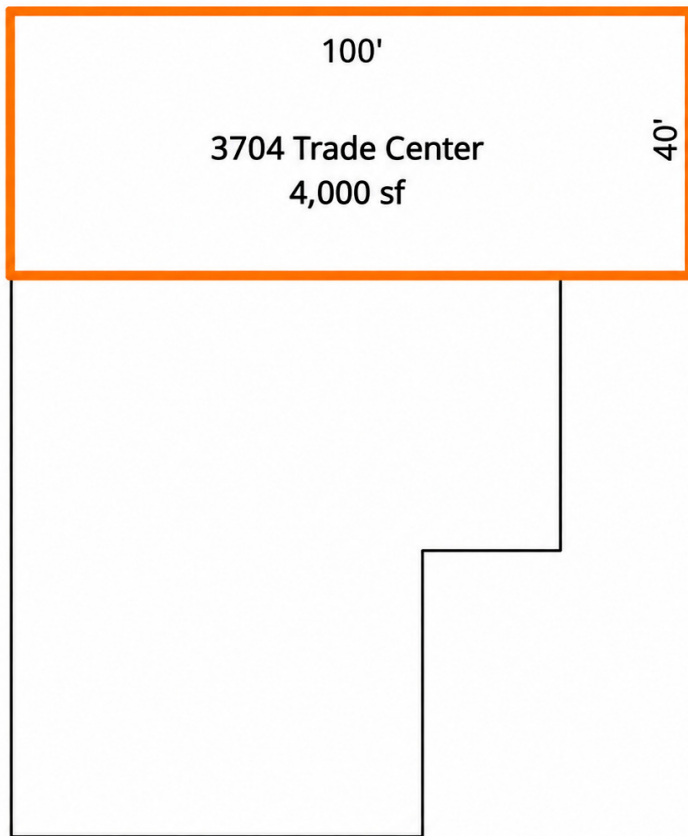
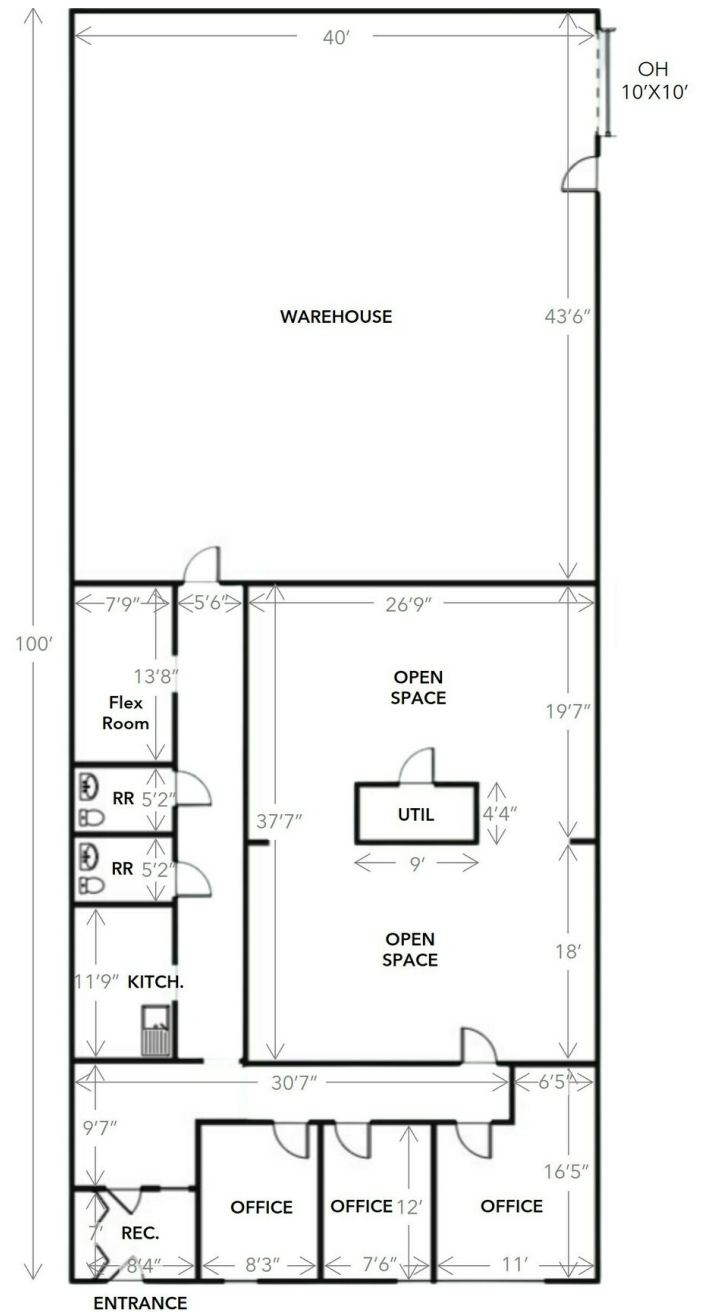
The rear of the space offers 1,740 SF of clear-span warehouse with 14-foot ceiling height, 12-foot clear height, one 10' x 10' overhead door, and a separate rear man door. The combination of office and warehouse space is well suited for small operations, service businesses, light distribution, contractors, or other flex industrial users.

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Floor Plan (4,000 SF)

*Approximate SF

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Overhead Door



Entrance



Office



Flex Room

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For Lease



Open Space



Warehouse



Warehouse



Open Space



Open Space



Kitchenette

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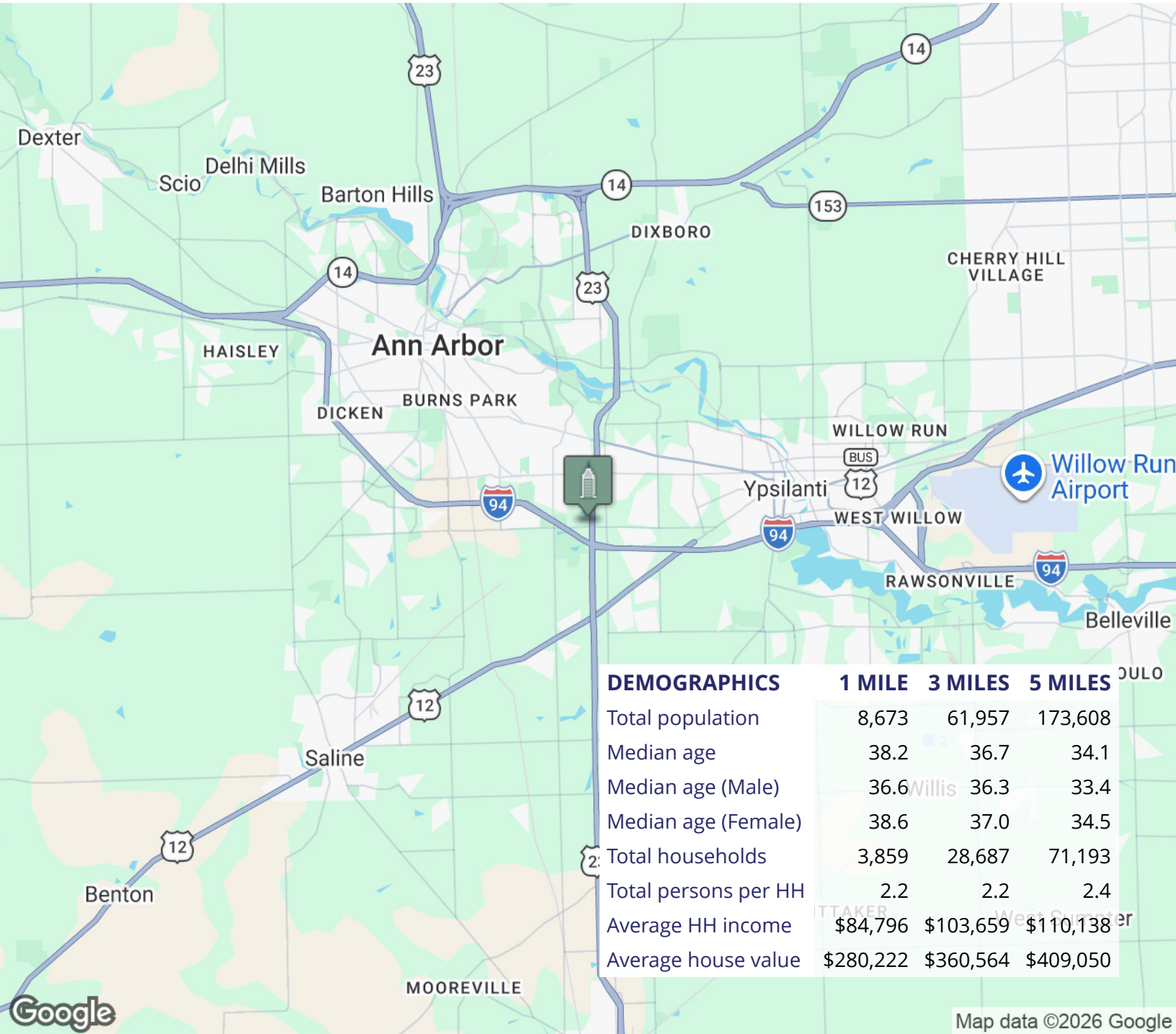
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