

Airport Industrial Complex - Building C

265 S Harris Rd, Ypsilanti, MI 48198



Listing ID: 29885185
Status: Active
Property Type: Industrial For Lease
(also listed as Retail-Commercial)
Industrial Type: Free-Standing, Light Industrial
Contiguous Space: 5,000 SF
Total Available: 5,000 SF
Lease Rate: \$7.95 - 9.95 PSF (Annual)
Base Monthly Rent: \$3,312 - 4,145
Lease Type: NNN
Loading: 1 Dock, 3 Doors
Ceiling: 15 - 18 ft.
Drive-In Bays: 1 Bay



More Information Online

<https://cie.cpix.net/listing/29885185>



QR Code

Scan this image with your mobile device:

Overview/Comments

This Warehouse building has 15' clear ceilings (18' to deck) with (3) overhead doors (one at grade, one at dock height plus a 12" overhead door with drive-in vehicle ramp).

All doors have loading dock access.

Recent updates include.

2018 - New roof was installed

2020 - Parking lot expanded, repaved and re-stripped.

2020 - New landscaping

2020 - New Irrigation System

2020 - Added new 12' Overhead Door w/ vehicle drive-in ramp

2020 - Exterior walls, interior ceiling and interior walls were re-painted

2020 - Expanded parking lot lighting

2020 - Bathrooms and common area renovated in 2020

2022 - Video Camera Surveillance system throughout parking lot

Tenant has access to common area bathrooms in the adjacent building B.
Small office spaces for lease from 200-3000 s.f. in adjacent Building B.

General Information

Taxing Authority:	Ypsilanti Township	Building Name:	265 S. Harris - Airport Building C
Tax ID/APN:	2223-35-105-009	Gross Building Area:	5,000 SF
Industrial Type:	Free-Standing, Light Industrial, Self Storage, Truck Terminal, Warehouse/Distribution, Other	Building/Unit Size (RSF):	5,000 SF
Zoning:	B1 W/ SPECIAL CLASS A NON-CONFORMING USES APPROVED USAGE	Core Factor:	100%
		Land Area:	1.40 Acres

Available Space

Suite/Unit Number:	265 Harris - Airport Building C	Space Subcategory 2:	Flex Space
Suite Floor/Level:	1	Space Type:	Sublet
Space Available:	5,000 SF	Date Available:	03/01/2020
Minimum Divisible:	5,000 SF	Lease Term (Months):	60 Months
Maximum Contiguous:	5,000 SF	Lease Rate:	\$7.95 - 9.95 PSF (Annual)
Space Subcategory 1:	Warehouse/Distribution	Lease Type:	NNN

Rent Escalators:	Percentage Lease	Loading Doors:	3
Rent Escalators Description:	Annual adjustment for NNN costs and inflation.	Drive In Bays:	1
Parking Spaces:	8	Ceiling Height:	18
Loading Docks:	1	Clear Height:	15

Space Description This 5,000 SF warehouse building is offered at \$ 7.95 to \$ 9.95 / SF rent + NNN). Lease rate decreases as lease term increase. In addition, small office space up to 3,000 s.f. is available in the adjacent building B separated by 15" of common area sidewalk. It is clean, inside and out. It is heated and has good lighting, 15' clear to truss, 18' clear to deck. 3 overhead doors (1) 10' grade level + (1)10' dock height + (1) 12' with drive-in vehicle ramp and loading dock access. The parking lot for this property was just repaved and re-striped. This building has a new roof that was just installed. The interior ceiling and walls and exterior were just repainted. It is located in close proximity to Willow Run Airport and has nearby access to Michigan Avenue and I-94. NNN expenses are low.

Area & Location

Property Located Between:	On the east side of Harris Road, north of Ecorse Road.
Highway Access:	I-94 west - 1.0 miles, I-94 east 2.6 miles US-12 East - 0.8 miles, US-12 West - 1.1 miles
Airports:	Willow Run Airport - 4.6 miles

Site Description Building C is adjacent to two additional buildings with potential for 25,800 s.f. of total space (22,800 warehouse + 3,000 s.f. office). Space to park 53 cars

Building Related

Tenancy:	Multiple Tenants	Parking Description:	20,000 sq. ft. parking lot with loading dock access.
Total Number of Buildings:	3	Total Parking Spaces:	43
Number of Stories:	1	Column Spacing:	0
Property Condition:	Excellent	Passenger Elevators:	0
Year Built:	1987	Freight Elevators:	0
Year Renovated:	2020	Sprinklers:	None
Roof Type:	Flat	Amps:	100
Construction/Siding:	Concrete - Tilt up	Volts:	240
Exterior Description:	Block Construction w/ a flat roof. Recently painted charcoal grey and black	X-Phase:	3
Parking Ratio:	1.7 (per 1000 SF)	Heat Type:	Natural Gas
Parking Type:	Surface	Heat Source:	Ceiling Units
		Lighting:	Metal Halide

Land Related

Lot Frontage:	192	Water Service:	Municipal
Lot Depth:	394	Sewer Type:	Municipal

Zoning Description B1 (local business district) / OS1 (Office / Retail) with special Township approved provisions to allow for businesses that include trucking, transportation, Warehouse, car, boat and RV Storage and sales storage, Truck & Trailer Rental.

Location

Address:	265 S Harris Rd, Ypsilanti, MI 48198	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



Property Images



12



bldg C —overhead



bldg C —no overhead



10



Bldg B ext from ramp

Property Contacts



Joe Arnold, CCIM

St. Arnold Commercial

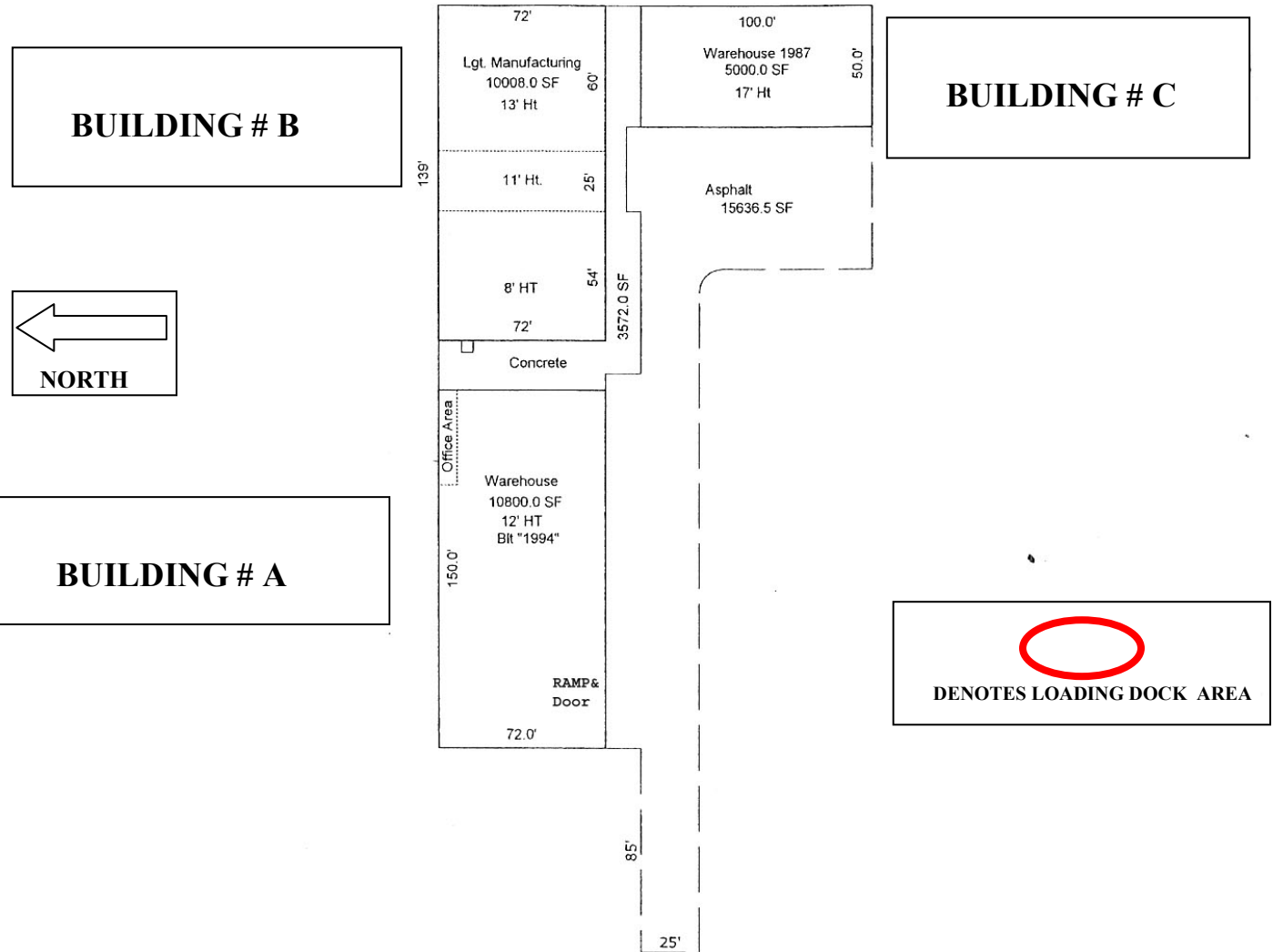
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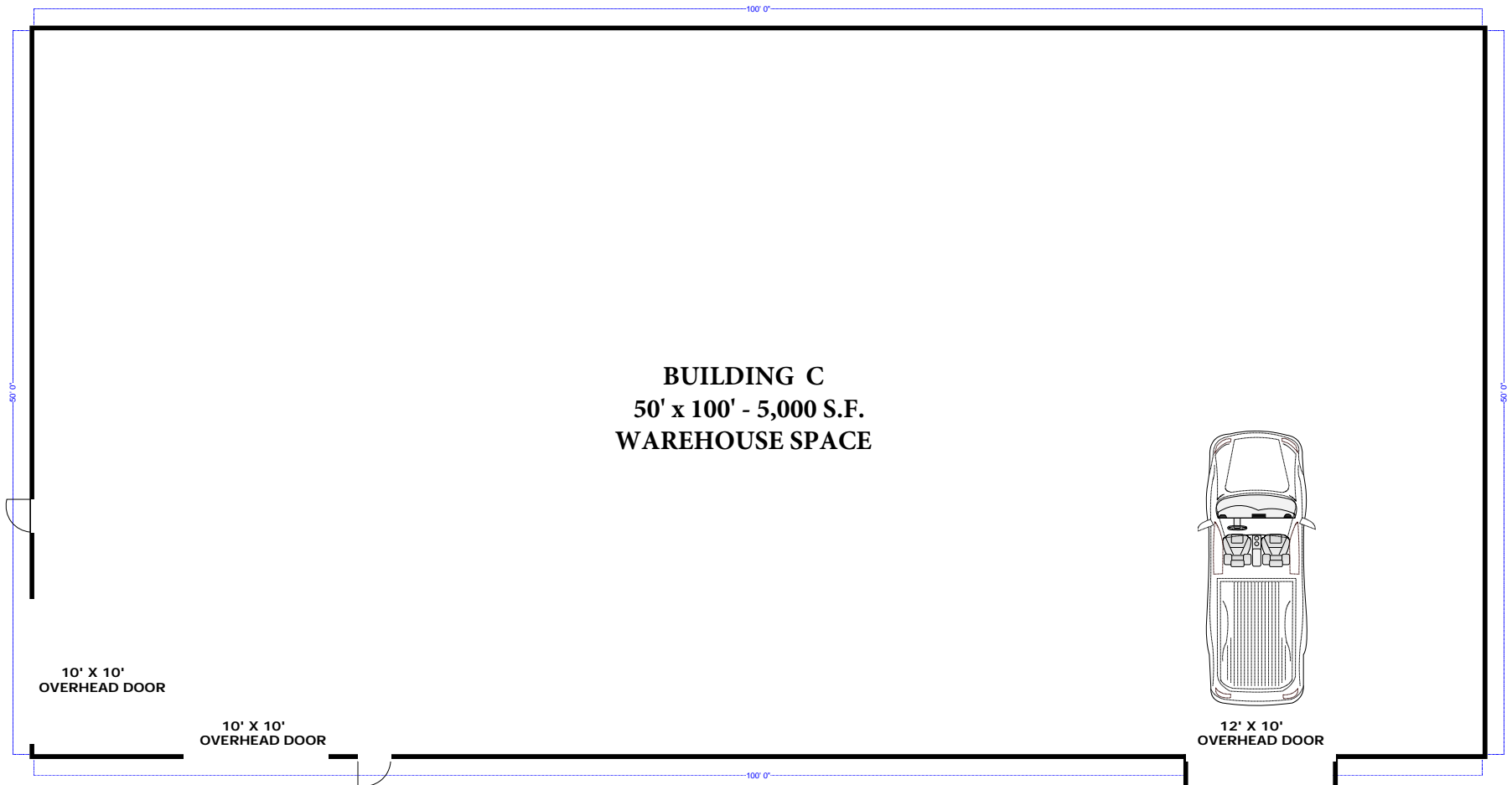
800-830-7011 [O]

joe@saintarnoldcommercial.com

265 S. Harris Road

ATTACHMENT 1





BUILDING C
50' x 100' - 5,000 S.F.
WAREHOUSE SPACE

10' X 10'
OVERHEAD DOOR

10' X 10'
OVERHEAD DOOR

12' X 10'
OVERHEAD DOOR

PARKING LOT

**LOADING
DOCK**

COMMON AREA

**DRIVE IN
VEHICLE
RAMP**

265 S. HARRIS - BUILDING C

Measurements - Approximate

PARKING LOT

PARKING LOT

265 S Harris Rd - Airport Building B



Ypsilanti, MI 48198 - Washtenaw E of 23 Ind Submarket
10,500 SF Available for lease with Avg Asking Rent of \$5.49/sf/yr
10,500 SF Class C Industrial Warehouse Building Built in 1994

Sale

Date Mar 2000
Sale Type Owner/User

Building

Type	2 Star Industrial Warehouse		
RBA	10,500 SF	Year Built	1994
Stories	1	Tenancy	Multi
Typical Floor Class	10,500 SF C	Owner Occup	No
Docks	1 ext	Ceiling Ht	10'
Drive Ins	1 tot./10'w x 7'9"h	Columns	None
Cross Docks	None	Elevators	None
Levelators	None	Sprinklers	None
Construction	Masonry	Rail Spots	None
Building Ht	14'	Cranes	None
Truck Wells	1		
Power	550a/240v 3p		
Utilities	Gas - Natural, Heating, Lighting - Fluorescent, Sewer, Water		
Parking	30 free Surface Spaces are available; Ratio of 2.86/1,000 SF		
Taxes	\$0.20/SF (2012)		
Walk Score®	Car-Dependent (47)		
Transit Score®	Some Transit (30)		

Land

Land Acres	1.37 AC	Land SF	59,677 SF
Bldg FAR	0.18	Dimensions	100' x 374'
Zoning	B1		
Parcel	11-11-271-004		

Tenants

Name	SF Occupied
NAPA Auto Parts	5,500 SF

Features

Bus Line Fenced Lot

For Lease

Smallest Space	5,500 SF	Industrial Avail	10,500 SF
Max Contiguous	10,500 SF		
# of Spaces	1		
Vacant	10,500 SF		
% Leased	0%		
Asking Rent	\$5.49/SF Triple Net		
CAM	None		

Space

Floor	SF Available	Use	Rent
E 1st	5,500 - 10,500 SF	Industrial	\$5.49/NNN

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Mar 2012	4,551 SF	Industrial	\$2.50/MG	Asking

Market Conditions

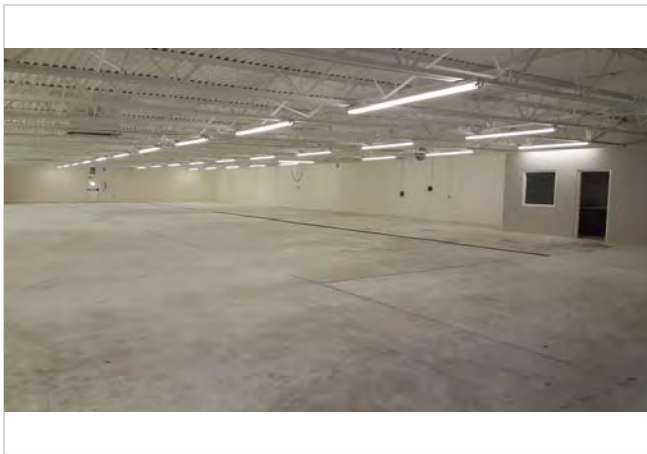
<u>Vacancy Rates</u>	Current	YOY Change
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	0.5%	↑ 0.1%
Market Overall	2.3%	↓ 0.3%
<u>Asking Rents Per SF</u>		
Current Building	\$5.49	↑ 13.9%
Submarket 1-3 Star	\$7.04	↑ 6.1%
Market Overall	\$6.80	↑ 14.5%
<u>Submarket Leasing Activity</u>		
12 Mo. Leased SF	648,320	↑ 574.1%
Months on Market	2.6	↓ 23.6 mo
<u>Submarket Sales Activity</u>	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.4	\$24.9
12 Mo. Price Per SF	\$29	\$44

Property Contacts

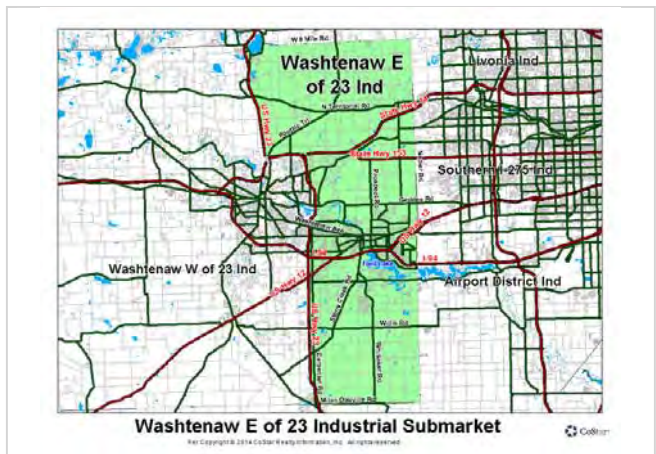
Recorded Owner	Web Enterprise Properties, LLC
Primary Leasing	GLOBAL Realty Group, LLC

Documents

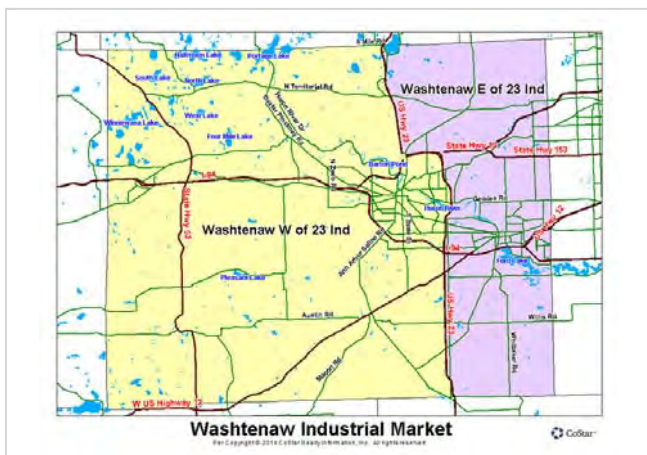
Property
 Marketing Brochure/Flyer



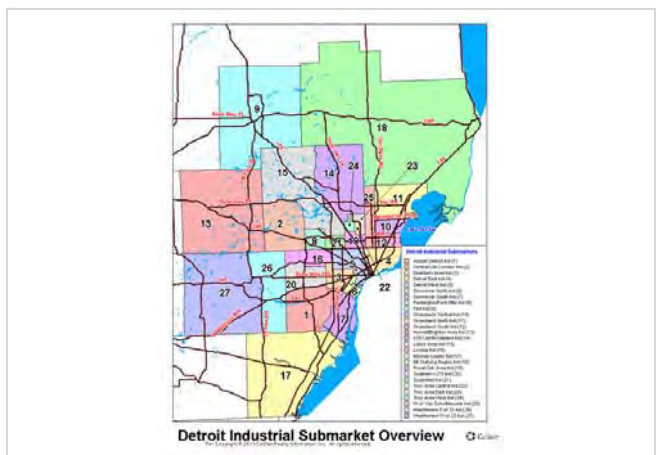
Interior



Washtenaw E of 23 Industrial Submarket Map



Washtenaw Industrial Market Map



Detroit Industrial Submarket Overview Map



Detroit Industrial Market Overview Map

Joe Arnold

St. Arnold Commercial Realty

Professional Profile



Joe Arnold, CCIM Designee and member of the Commercial Board of Realtors (CBOR), is a licensed Commercial Broker and President of Saint Arnold Commercial Realty. St. Arnold Commercial Realty specializes in Deferred Sales Trusts and 1031 Tax Deferred Exchanges. We focus on the leasing and sale of industrial, hi-tech, and office facilities in Southeastern Michigan.

In 2019, Joe earned the distinguished Certified Commercial Investment (CCIM) designation, which represents proven expertise in financial, market, and investment analysis, in addition to negotiation. CCIM designees are recognized as leading experts in commercial investment real estate.

Joe holds an MBA degree from Michigan State University with a concentration in Marketing, Finance and Accounting and also has a BS degree in Law from Eastern Michigan University. Throughout his career, Joe has been responsible for the acquisition, disposition and leasing of office, hi-tech and industrial properties. Joe has over 20 years of experience in Property Management as a landlord and building owner. He has managed numerous commercial build out and renovation projects. He has provided consulting services, landlord and tenant representation services, and buyer – seller representation as well as having experience in commercial and industrial sales.

When people see the company name and founders name, they may wonder if this guy thinks he is a Saint. For the record, he does not. But he would like to be. 😊 Actually, the name St. Arnold Commercial Realty was selected in memory of St. Arnold of Metz, (582-644A.D.) **Joe's 45x Great** Grand Father. Joe is active doing Family Tree research, with some family branches dating back to 150 B.C.

Joe is also a Licensed Builder with 30+ years of experience with commercial and industrial build out / renovation projects for hi-tech data centers, hospital labs and industrial process control projects as well as building residential homes.

In addition to Joe's real estate related experience, Joe brings over 35 years of electrical and mechanical engineering, construction and marketing experience to the table as the President of Computer Environments in Ypsilanti, MI. He has specialized in TURN-KEY, design-build infrastructure solutions for mission critical applications with projects ranging from Computer Rooms to Hospital Laboratories to Industrial Process Control applications. Joe has implemented design criteria to ensure the highest levels of uptime for Hi-Tech applications involving microprocessor-controlled devices. He has also received a patent as the inventor of a hybrid electrical power panel that mitigates electrical power disturbances. He has been a featured guest speaker at trade shows and seminars throughout the United States and internationally.



Michigan Real Estate Broker's License: 417051
Michigan Builders License: 127544

SAINT ARNOLD COMMERCIAL REALTY

P.O. BOX 971069
YPSILANTI, MI., 48197
PH # (800)830-7011
FAX # (734)525-5289

E-MAIL – joe@saintarnoldcommercial.com
Internet – WWW.SAINTARNOLDCOMMERCIAL.COM



Joe raised 5 children in Northville, MI & resides in Ann Arbor. Joe has over 20 years of involvement with the Boy Scouts of America as a member and adult leader. He is a member of the Knights of Columbus. He is an avid whitewater kayaker, archer and bow hunter, has a lifelong passion for music and as an audiophile. His hobby is photography.

Education - Credentials

Masters – MBA

Michigan State University, 1976
Marketing, Finance & Accounting

Bachelors - B.S.

Eastern Michigan University 1974
Law, Marketing, Finance & Accounting

Associations

Member – Commercial Board of Realtors

Michigan Association of Realtors

National Association of Realtors

Designee – Certified Commercial Investment Member - CCIM

Achievements

U.S. Patent & Trademark Office Developed advancement in power quality protection equipment.
Awarded US Patent 7,633,772 B2.

Guest Speaker Numerous appearances internationally as a guest speaker on power quality and protecting mission critical facility equipment for numerous associations, conferences and companies including;

Society of Hospital Engineers, Wisconsin Public Power, Great Lakes Broadcasting Association, Bio-Med Tech Association Data Processing **Manager's Association, Plant Engineering** Conference, Power Quality E: Conference, Information Technology Expo Conference & many Consulting Eng. firms.

Expertise – Credentials

Specializations

Deferred Sales Trust

CCIM Designee

Awarded CCIM Designee (Certified Commercial Investment Member - Designation # 23567). CCIM designees are recognized Globally as leading experts in commercial investment real estate. There are over 31,000 licensed Real Estate Brokers and Agents in Michigan, but less than 1%, have qualified to earn the CCIM Designation to meet the needs of commercial clients that desire to lease or own commercial real estate and maximize their after-tax return on investment".

E-MAIL – joe@saintarnoldcommercial.com
Internet – WWW.SAINTARNOLDCOMMERCIAL.COM



WHAT IS A CCIM ???



Recognized Leaders in Commercial Investment Real Estate

The Designation

CCIM stands for Certified Commercial Investment Member. The CCIM lapel pin denotes that the wearer has completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Investment Expertise

Above all, the CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation. Courses in these core competencies are taught by industry professionals, ensuring all material reflects the state of the industry. With this real-world education, CCIM designees are able to help their clients:

- Minimize risk
- Enhance credibility
- Make informed decisions
- Close more deals

Who Earns the CCIM Designation?

Any commercial real estate professional is eligible to enroll in designation courses and ultimately apply to receive the distinction. Current designees include:

- Brokers
- Leasing professionals
- Investment counselors
- Asset managers
- Appraisers
- Corporate real estate executives
- Property managers
- Developers
- Institutional investors
- Commercial lenders
- Portfolio managers (loan servicing)
- Attorneys
- Bankers



A Certified Commercial Investment Member (CCIM) is a recognized expert in the disciplines of commercial and investment real estate. A CCIM is an invaluable resource to the commercial real estate owner, investor, and user, and is among an elite corps of 8,600 professionals across North America who hold the CCIM designation.

Recognized for its preeminence within the industry, the CCIM curriculum which represents the core knowledge expected of commercial investment practitioners, regardless of the diversity of specializations within the industry. The CCIM curriculum consists of four core courses that incorporate the essential CCIM skill sets: financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. Additional curriculum requirements may be completed through CCIM elective courses, transfer credit for graduate education or professional recognition, and qualifying non-CCIM education. Following the course work, candidates must submit a resume of closed transactions and/or consultations showing a depth of experience in the commercial investment field. After fulfilling these requirements, candidates must successfully complete a comprehensive examination to earn the CCIM designation. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

With such a wide range of subjects to be mastered and in a dynamic business such as real estate, the **educational process doesn't end once the designation** is earned; there is a strong commitment among CCIMs to continuing education.

Less than 1% of the over 30,000 Real Estate Agents and Brokers in Michigan are a CCIM Designee. Only 6 percent of the estimated 125,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program, but also why it is one of the most coveted and respected designations in the industry. The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers and other allied professionals. Through this business network and through enhanced communication with the CCIM electronic network, CCIMs successfully complete approximately 156,000 transactions annually, representing more than \$400 billion.

Certified Commercial Investment Members are in more marketplaces in North America — 12 CCIM regions representing 1,000 cities — than all major real estate companies combined. Regions and chapters provide designees and candidates the opportunities to promote business and educational goals through local and regional forums and meetings.

Conferred by the CCIM Institute, the CCIM designation was established in 1969. Courses leading to the designation are offered throughout the world. For information, call the CCIM Institute @ (800) 621-7027.



P.O. Box 971069, Ypsilanti, MI., 48197

Voice (800)830-7011

Fax (734)525-5298

Email - Joe@saintarnoldcommercial.com

Internet - www.saintarnoldcommercial.com

Brokers License # 417051 ● Builders License # 127544 ● B.S., M.B.A.. & CCIM Designee

Who is Saint Arnold....? Click On; [Arnulf of Metz](#) ● Feast Day — July 18