



Industrial For Lease

Property Name:

Location: 1201 E. Ellsworth Road

City, State: Ann Arbor, MI

Cross Streets: Btw. State St. & Stone School

County: Washtenaw

Zoning: M-1, Lt. Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	37,709	Available Shop Sq. Ft.:	4,881 - 13,282	Office Dim:	N/A
Available Sq. Ft.:	4,881 - 13,282	Available Office Sq. Ft.:	0	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1980 (Retrofit: 2023)
Clear Height:	13'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1: 15 x 12	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Precast	Lighting:	LED	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Concrete
Air-Conditioning:	100%	Restrooms:	Yes	Floor Drains:	Yes
Heating:	GFA	Cranes:	No	Acreage:	5.600
Availability:	Immediately	Parking:	48, Abundant	Land Dimensions:	439 x 562
Power (Amps/Volts):	2000 Amps, 240 Volts, Heavy				

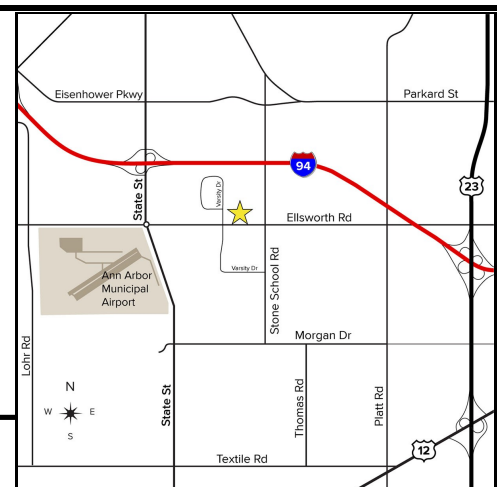
PRICING INFORMATION

Lease Rate:	\$6.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$2.42/sf (2024)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	12-09-400-036	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: Operating Expenses (NNN Charges) Estimated at \$4.00/sf

COMMENTS

Perfect for storage space or hi-tech usage. 100% heated and air-conditioned. New LED lights.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jay Chavey, (248) 948-4196, jchavey@signatureassociates.com

Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com