



Industrial For Sale

Property Name: Wood Duck Business Park

Location: 1271 Industrial Drive

City, State: Saline, MI

Cross Streets: Michigan Avenue

County: Washtenaw

Zoning: I-2

BUILDING SIZE / AVAILABILITY		Building Type	e: Built	Mezzanine: N/A	
Total Building Sq. Ft.:	9,750	Available Shop Sq. Ft.: 9,750		Office Dim: N/A	
Available Sq. Ft.:	9,750	Available Offi	ice Sq. Ft.: To Suit	Shop Dim: N/A	
PROPERTY INFORMATION		Freestanding: Yes		Year Built:	2004
Clear Height:	16' - 20'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 16	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Dec. Block/Metal	Lighting:	LED	Roof:	Metal
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Concrete
Air-Conditioning:	Yes	Restrooms:	Men & Women	Floor Drains:	Yes
Heating:	GFA	Cranes:	No	Acreage:	1.930
Availability:	30 Days Notice	Parking:	40	Land Dimensions:	NI/A
Power (Amps/Volts):	500 Amps, 480 Volts Dimensions: N/A				

PRICING INFORMATION

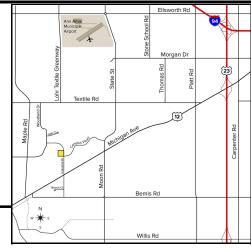
 Sale Price:
 \$1,170,000 (\$120.00/sqft)
 Deposit:
 N/A
 TD:
 N/A

 Taxes:
 \$28,039.12 (2024)
 Options:
 N/A
 Assessor #:
 N/A

Parcel #: 18-12-31-120-014, 015 & 016

COMMENTS

Industrial flex building that can accommodate light manufacturing, warehousing and hitech/ R&D uses. Building features up to 20' clear height, no interior columns. 500 Amps/480 electrical service, is 100% heated and mostly air-conditioned. Building is comprised of three (3) separate connected condominium units: Unit 14: 2,400 sq. ft., Unit 15: 3,255 sq. ft. and Unit 16: 4,095 sq. ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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