



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:	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 Office 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:	N/A
Power (Amps/Volts):	500 Amps, 480 Volts				
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 hi-tech/ 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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