

Flex Space Available for Lease

755 Phoenix Dr., Ann Arbor, Mi. 48108

Status:	Active
Property Type:	Industrial
Industrial Type:	Flex Space, R&D
Contiguous Space:	12,000 SF
Lease Rate:	\$9.50 PSF (Annual)
Lease Type:	NNN
Triple Net	\$4.25 PSF (Annual)
Loading:	1 Overhead Door
Ceiling:	9 Ft
Zoning:	M1

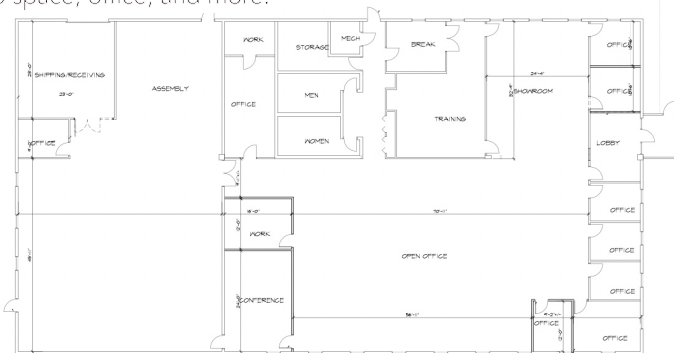
Overview

Available Immediately. 8000-12,000 sf of recently renovated flex space. 480 V / 800 A Three-phase power, utilities separately metered. Private lobby and shipping door.

Dedicated HVAC system for each conference room. Temperature and humidity controlled server room with new, standalone Liebert system.

Hardwired security cameras, smoke detector monitoring, and electronic locks.

Zoned M1 which supports R&D, manufacturing, engineering, lab space, office, and more.



Property Contact



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