

Cross-Docking Warehouse for Lease

4260 Varsity Dr, Ann Arbor, MI 48108



Listing ID: 30731363
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Free-Standing
Contiguous Space: 23,000 SF
Total Available: 23,000 SF
Lease Rate: \$14 PSF (Annual)
Base Monthly Rent: \$26,833
Lease Type: NNN
Loading: 19 Docks
Ceiling: 18 - 20 ft.
Office SF: 8,000 SF
Drive-In Bays: 1 Bay



Overview/Comments

Ideally located cross-docking warehouse with professional front office with plenty of parking. Located in the South State Street corridor, quick access to I-94, Ann Arbor Municipal Airport, downtown Ann Arbor and surrounding communities.

More Information Online

<http://cie.cpix.net/listing/30731363>



QR Code

Scan this image with your mobile device:

General Information

| | | | |
|-------------------|--|----------------------|------------|
| Taxing Authority: | Pittsfield Township | Zoning: | BD |
| Tax ID/APN: | L -12-16-101-024 | Gross Building Area: | 23,000 SF |
| Industrial Type: | Flex Space, Free-Standing, Industrial-Business Park, Mixed Use, Light Industrial, Truck Terminal, Warehouse/Distribution | Land Area: | 4.10 Acres |

Available Space

| | | | |
|----------------------|------------------------|--------------------|----------|
| Suite/Unit Number: | 1 | Lease Type: | NNN |
| Space Available: | 23,000 SF | Conference Rooms: | 1 |
| Minimum Divisible: | 23,000 SF | Offices: | 4 |
| Maximum Contiguous: | 23,000 SF | Office SF: | 8,000 SF |
| Space Subcategory 1: | Truck Terminal | Kitchen/Breakroom: | Yes |
| Space Subcategory 2: | Warehouse/Distribution | Parking Spaces: | 63 |
| Space Type: | Relet | Loading Docks: | 19 |
| Date Available: | 09/01/2021 | Drive In Bays: | 1 |
| Lease Term (Months): | 60 Months | Ceiling Height: | 20 |
| Lease Rate: | \$14 PSF (Annual) | Clear Height: | 18 |

Space Description Well maintained flex warehouse - recently updated with a professional front office featuring a formal reception/waiting area, several private offices, kitchen, conference room & restrooms. Remaining warehouse offers 19 dock doors, great for cross-docking, 1 bay door, restroom, & 18' clear ceiling height. Gated/coded +/- 64,000 SF outdoor storage yard.

Area & Location

Property Located Between: E Ellsworth Road & E Morgan Road
Highway Access: I-94
Airports: Ann Arbor Municipality, Detroit Metropolitan

Building Related

| | | | |
|----------------------------|-------------------|-----------------------|--|
| Tenancy: | Single Tenant | Parking Type: | Surface |
| Total Number of Buildings: | 1 | Total Parking Spaces: | 63 |
| Number of Stories: | 1 | Passenger Elevators: | 0 |
| Office Space SF: | 8,000 SF | Freight Elevators: | 0 |
| Property Condition: | Good | Sprinklers: | Wet |
| Year Built: | 1996 | Heat Type: | Natural Gas, Suspended Radiant Heaters |
| Year Renovated: | 2015 | Heat Source: | Central |
| Roof Type: | Flat | Air Conditioning: | Evaporative Cooler |
| Construction/Siding: | Block | Lighting: | LED |
| Parking Ratio: | 2.7 (per 1000 SF) | Internet Access: | Cable |

Land Related

| | |
|--------------------|--|
| Water Service: | Municipal |
| Sewer Type: | Municipal |
| Legal Description: | LOT 10 EXC N'LY 40 FT,ALSO N'LY 40 FT LOT 11, VARSITY INDUSTRIAL PARK SUBDIVISION |

Zoning Description It is recognized by this ordinance that the value to the public of designating certain areas of the Township for a compatible mixture of business uses within a large campus type environment is represented in the employment opportunities to the citizens and the resultant economic benefits to the Township. These uses are characterized by an insignificant amount of such nuisance factors as noise, heat, glare, and emission of air pollutants. This district has been located within the Township to permit the development of this compatible mixture of business uses, to protect the adjacent agricultural and residential property against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with these activities and the purpose of this district, have been excluded.

Location

| | | | |
|----------|--------------------------------------|------------|-------------------|
| Address: | 4260 Varsity Dr, Ann Arbor, MI 48108 | MSA: | Ann Arbor |
| County: | Washtenaw | Submarket: | Washtenaw W of 23 |



Property Images



20210120_213501494_iOS



20210120_213435614_iOS



20210120_213414470_iOS



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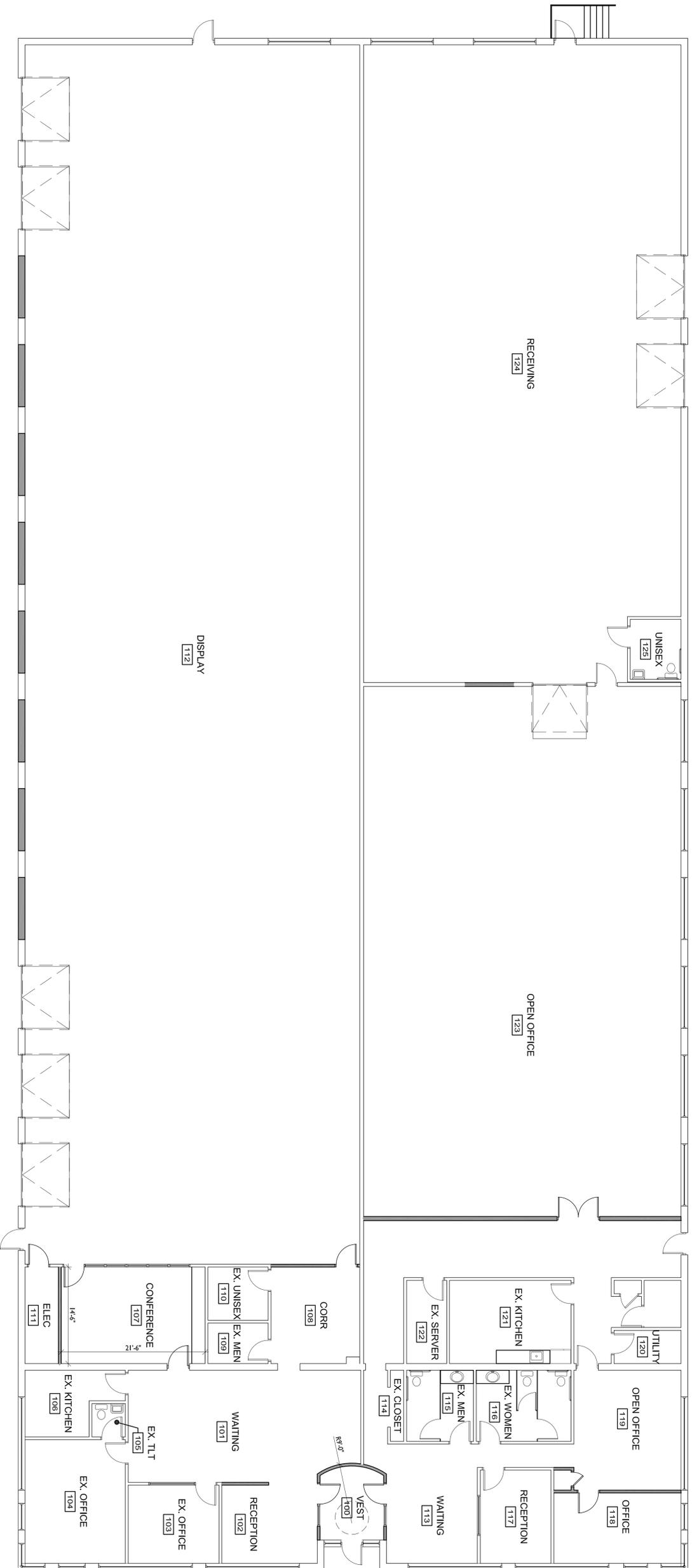
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Property Contacts



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SCHEMATIC FLOOR PLAN
 SCALE: 1/8" = 1'-0"

BOWERS+ASSOCIATES
 ARCHITECTURE DESIGN
 2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
 P: 734.975.2400 • F: 734.975.2410
 WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION
**ANN ARBOR COMMERCE PARK
 RENOVATION**
 4260 VARISTY SUITE B, C
 ANN ARBOR, MICHIGAN

PROJECT + NUMBER
15-418

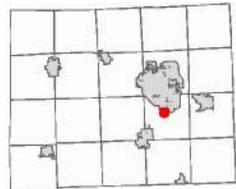
ISSUE + DATE
 28 SEPT 2015 SCHEMATIC

SHEET + TITLE
 SCHEMATIC FLOOR PLAN
 15418rnstdwg

SHEET + NUMBER
A1.00



L-16-NE



1: 2,400



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

1/29/2021

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.