

FOR SALE > INVESTMENT

WET LAB AND R&D

5025 VENTURE DRIVE | ANN ARBOR, MI



ONE OF THE ONLY WET LAB SPACES AVAILABLE FOR SALE IN ANN ARBOR

> PROPERTY HIGHLIGHTS

- 2-Year Leaseback
- \$360,000.00 - Current NOI
- \$14.25 PSF NNN - Current Rental Rate
- Below Market Rent for Wet Lab
- New Roof in 2017 with 20 Year Warranty
- 34 Lab Benches / 27 Lab Sinks
- Plumbing, Nitrogen, and Hoods Throughout
- Backup Generator
- 118 Parking Spaces

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300

Southfield, Michigan 48076

For More Information Call:

PATRICH JETT,
MCR, SIOR, LEED AP

PHONE 248 540 1000 EXT 1818

EMAIL patrich.jett@colliers.com



RANDALL BOOK

PHONE 248 540 1000 EXT 1816

EMAIL randall.book@colliers.com



colliers.com/detroit



FOR SALE > INVESTMENT

WET LAB AND R&D

5025 VENTURE DRIVE | ANN ARBOR, MI



> ADDITIONAL PROPERTY HIGHLIGHTS

- (27) Lab Sinks Throughout (Most equipped with eyewashes)
- (2) Emergency Showers
- (1) -20° C Walk-In Freezer
- (2) 4° C Walk-In Coolers
- Vacuum System
- Nitrogen piping thru-out
- (1) 8' Walk-In Fume Hood
- (4) 4' Fume Hood
- DI Water station set up for exchanges
- AAON air handling unit designed to run 100% outside air in North Lab

North Lab

- (8) Island Benches
- (12) Wall Benches

South Lab

- (12) Island Benches
- (2) Wall Benches

PATRICH JETT
PHONE 248 540 1000 EXT 1818
EMAIL patrich.jett@colliers.com



RANDALL BOOK
PHONE 248 540 1000 EXT 1816
EMAIL randall.book@colliers.com

FOR SALE > INVESTMENT

WET LAB AND R&D

5025 VENTURE DRIVE | ANN ARBOR, MI



> PROPERTY PHOTOS



PATRICH JETT

PHONE 248 540 1000 EXT 1818
EMAIL patrich.jett@colliers.com



RANDALL BOOK

PHONE 248 540 1000 EXT 1816
EMAIL randall.book@colliers.com

FOR SALE > INVESTMENT

WET LAB AND R&D

5025 VENTURE DRIVE | ANN ARBOR, MI



> PROPERTY PHOTOS



PATRICH JETT

PHONE 248 540 1000 EXT 1818

EMAIL patrich.jett@colliers.com



RANDALL BOOK

PHONE 248 540 1000 EXT 1816

EMAIL randall.book@colliers.com

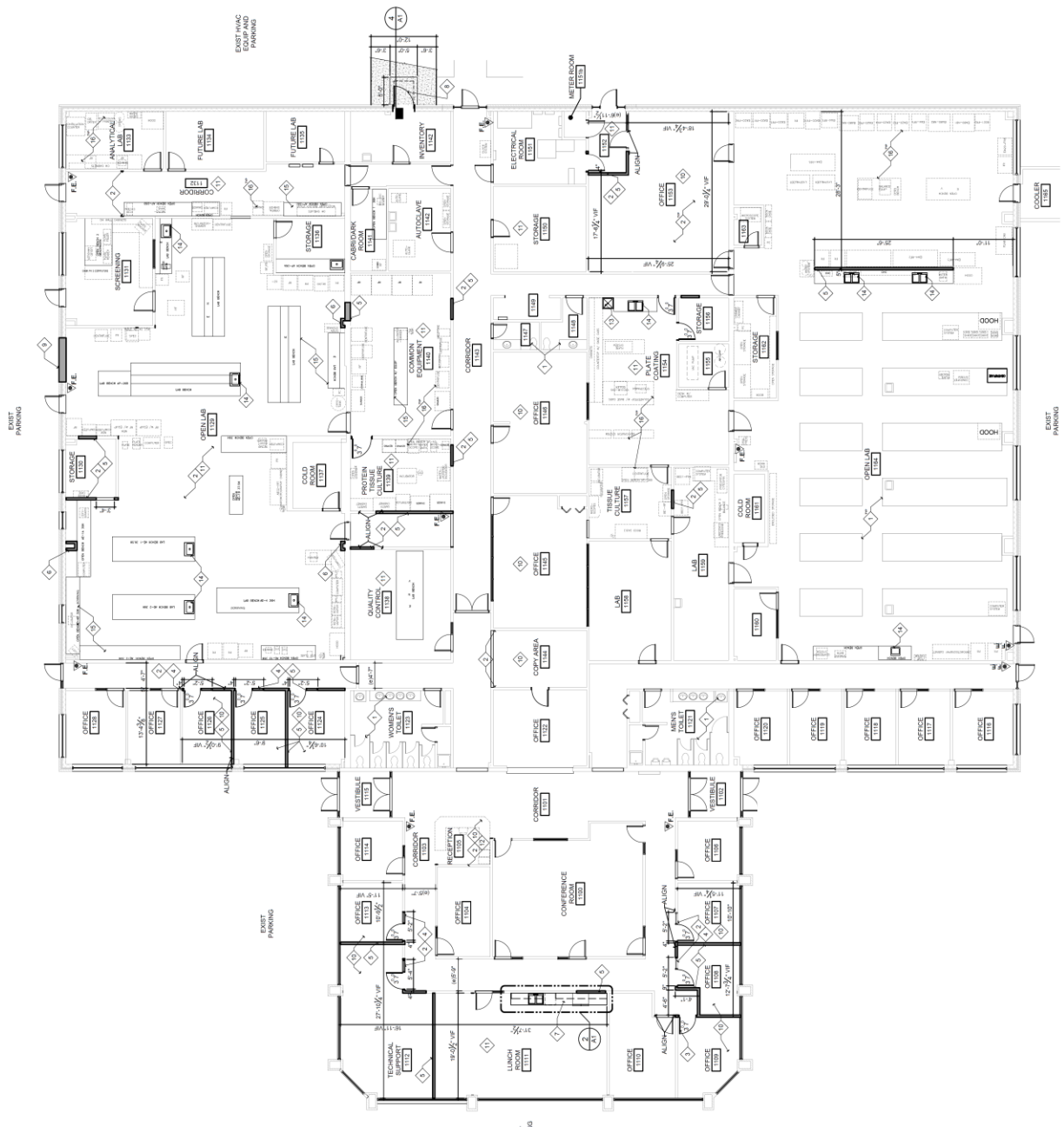
FOR SALE > INVESTMENT

WET LAB AND R&D

5025 VENTURE DRIVE | ANN ARBOR, MI



> FLOOR PLAN



PATRICH JETT
PHONE 248 540 1000 EXT 1818
EMAIL patrich.jett@colliers.com



RANDALL BOOK
PHONE 248 540 1000 EXT 1816
EMAIL randall.book@colliers.com

FOR SALE > INVESTMENT

WET LAB AND R&D

5025 VENTURE DRIVE | ANN ARBOR, MI



> BIRD'S EYE VIEW



PATRICH JETT

PHONE 248 540 1000 EXT 1818

EMAIL patrich.jett@colliers.com



RANDALL BOOK

PHONE 248 540 1000 EXT 1816

EMAIL randall.book@colliers.com

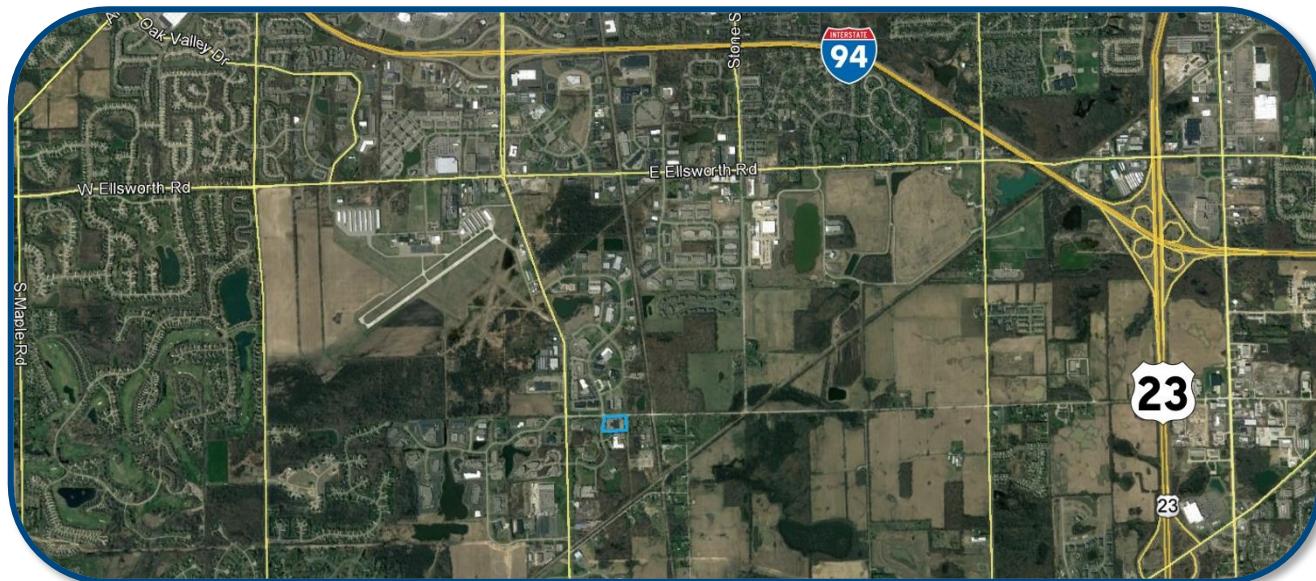
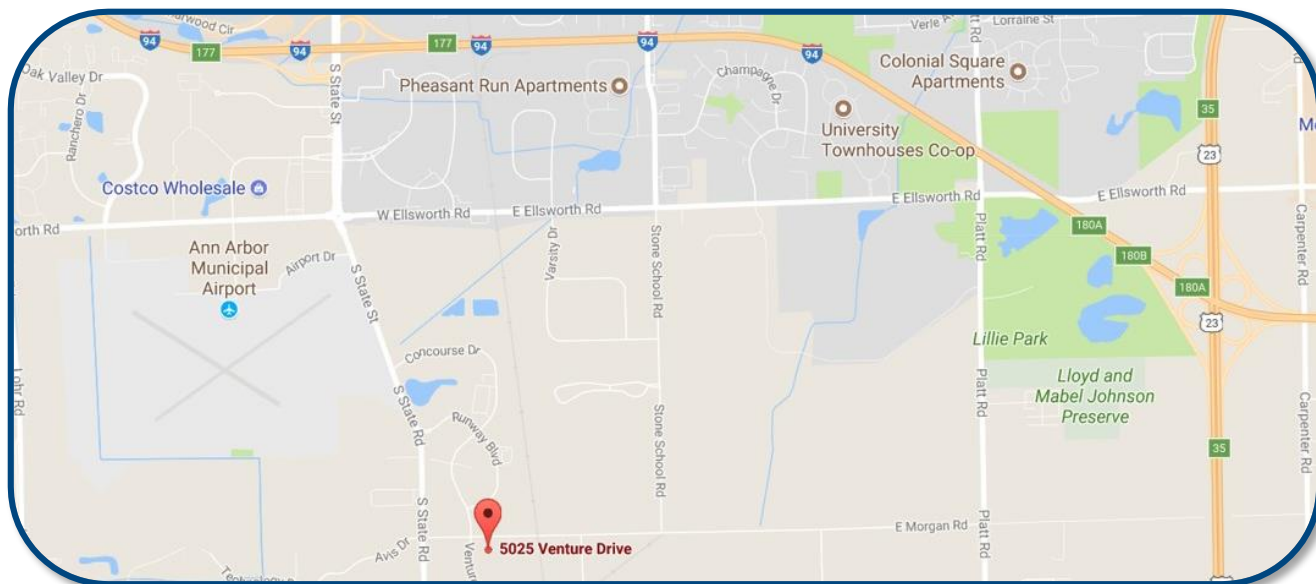
FOR SALE > INVESTMENT

WET LAB AND R&D

5025 VENTURE DRIVE | ANN ARBOR, MI



> AERIAL + BIRD'S EYE VIEW



PATRICH JETT

PHONE 248 540 1000 EXT 1818

EMAIL patrich.jett@colliers.com



RANDALL BOOK

PHONE 248 540 1000 EXT 1816

EMAIL randall.book@colliers.com