

# High-Tech | Medical | Executive Suites

## 184 S Industrial Dr, Saline, MI 48176



Listing ID: 30294407  
Status: Active  
Property Type: Office For Sale  
Office Type: Executive Suites, High-Tech  
Size: 25,500 SF  
Sale Price: \$1,500,000  
Unit Price: \$58.82 PSF  
Sale Terms: Cash to Seller  
Ceiling: 10 ft.



### Overview/Comments

Attention Potential Owners: this is a great opportunity to own your own space and lease out the rest! As your business grows, there's room to expand. This investment has 25,500 square feet of space in total. Owner/Occupier will have Tenant cover their payment. Call for details on how this can work for you!

This is a great opportunity for a build-to-suit purchase option and create the office or medical space you have always wanted. This first-class building is located in Saline and is a newer construction with a lot of features. The building is wrapped with windows, so natural light will always be present in the space.

Plenty of parking with 96 free parking spaces. Easy access to I-94.

### More Information Online

<http://www.cpix.net/listing/30294407>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	City of Saline	Building Name:	Gateway Center
Tax ID/APN:	18-12-31-475-021 thru 029	Class of Space:	Class B
Office Type:	Executive Suites, High-Tech, Medical, Office Building	Gross Building Area:	25,500 SF
Zoning:	SPA-1	Building/Unit Size (RSF):	25,500 SF
Property Use Type:	Vacant/Owner-User	Land Area:	2.20 Acres
		Sale Terms:	Cash to Seller

### Area & Location

Property Located Between:	S Industrial Drive and US-12 Michigan Avenue	Highway Access:	Easy access to I-94 via State Street or US-23 via Michigan Avenue
Property Visibility:	Good	Airports:	Ann Arbor Municipal - 10 minutes / Detroit Metropolitan Wayne County - 30 Minutes

### Building Related

Total Number of Buildings:	1	Total Parking Spaces:	96
Number of Stories:	2	Ceiling Height:	10
Typical SF / Floor:	12,250 SF	Loading Doors:	0
Year Built:	2006	Loading Docks:	0
Roof Type:	Flat	Passenger Elevators:	1
Construction/Siding:	Brick	Freight Elevators:	0
Parking Ratio:	3.8 (per 1000 SF)	Heat Type:	Natural Gas
Parking Type:	Surface	Heat Source:	Central
Parking Description:	96 open parking spaces next to building.	Air Conditioning:	Package Unit

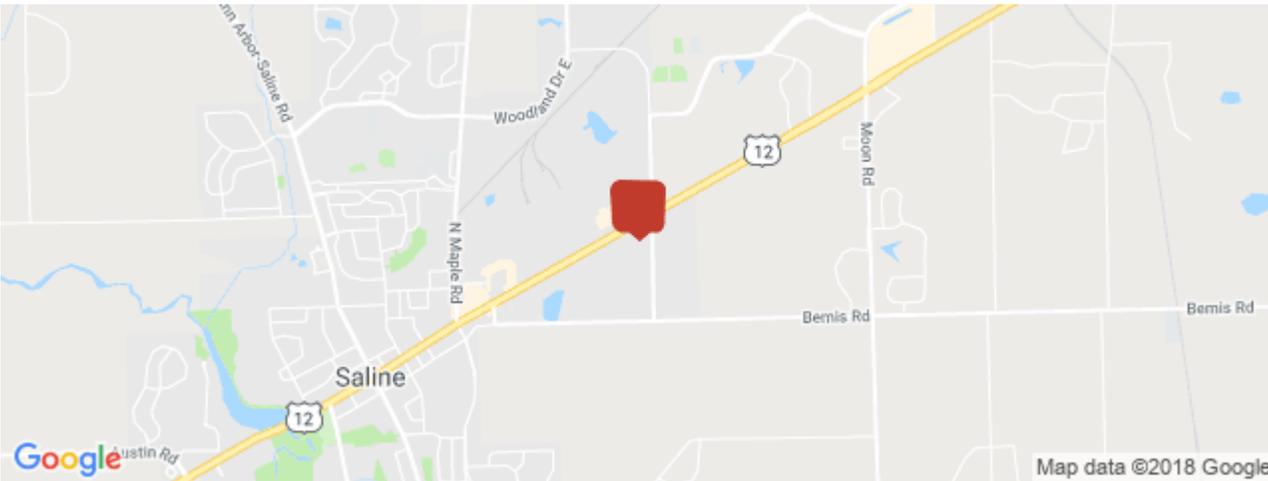
### Land Related

Water Service:	Municipal
Sewer Type:	Municipal

**Zoning Description** SPA-1 EAST MICHIGAN DEVELOPMENT ZONE DISTRICT Section 11a.01. - Intent. The city planning commission, in adopting this special planning area ordinance, intends to encourage development on the property described in exhibit A which will accomplish the following objectives: (1) Protect the natural runoff patterns, wetlands and rolling landform, to prevent disruption of natural drainage, and minimize storm runoff loads. (2) Preserve existing trees and natural vegetation. (3) Reduce curb cuts and street intersections on East Michigan Avenue to maintain adequate traffic flow and increase safety, by reducing turning movements. (4) Cluster development to reduce street length and utility runs and organize circulation. (5) Reduce sign clutter. (6) Limit commercial development to that which will supplement, but not replace, downtown commercial uses, to maintain economic balance in the community. (7) Encourage mixed land use to maintain and extend the image and quality of life of the city. Section 11a.04. - Uses. (1) All uses permitted in the following land use groups, as regulated and described by articles of this ordinance, may be permitted in SPA-1, subject to planning commission findings that the site plan for any proposed use satisfies the standards set forth in sections 11.06, 11.07, and other applicable portions of this ordinance. Land use groups as regulated by SPA-1: Residential Article 4, section 4.04. 1 through 7. Office Article 4, section 4.04. 9 through 10. Commercial Article 4, section 4.04. 11 through 13. Industrial Article 4, section 4.04. 14 through 16.

### Location

Address: 184 S Industrial Dr, Saline, MI 48176 MSA: Ann Arbor  
County: Washtenaw Submarket: Washtenaw W of 23



### Property Images



Front Entryway to Elevator



Hallway to offices



Wide Open and Ready to be Built Out



Windows Provide Plenty of Natural Light



Potential for plenty of Open Area and/or Offices



Brand New Space Ready for your Design

## Property Contacts



### James H. Chaconas

Colliers International  
734-994-3100 [O]  
jim.chaconas@colliers.com