

# Avis Farms Office for Sale

## 1101 Technology Dr, Ann Arbor, MI 48108



Listing ID: 29992829  
Status: Active  
Property Type: Office For Sale  
Office Type: Business Park, Governmental  
Size: 24,840 SF  
Sale Price: \$3,400,000  
Unit Price: \$136.88 PSF  
Sale Terms: Cash to Seller  
Loading: 1 Door  
Ceiling: 18 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 10,000 square feet of space available immediately. Owner/Occupier will have Tenant cover their payment. Call for the details on how this can work for you!

This is a first class Ann Arbor office building with high end finishes, high ceilings, ample parking, surrounded by woods. Very scenic property.

Located in beautiful Avis Farms in Pittsfield Township, the area is home to many Industries such as telecommunications, engineering services, and computer software and hardware services. Ann Arbor is known as the Research Center of the Midwest due to its reputation as a university town, with many high tech firms being started, growing or relocating to Ann Arbor. Avis Farms is THE business high-tech campus, with a park-like setting, streams, ponds and walking trails.

### More Information Online

<http://www.cpix.net/listing/29992829>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: Pittsfield Township  
Tax ID/APN: L-12-20-101-009  
Office Type: Business Park, Governmental, High-Tech, Flex Space, Office Building, Research & Development  
Zoning: BD  
Property Use Type: Investment

Class of Space: Class A  
Gross Building Area: 24,840 SF  
Building/Unit Size (RSF): 24,840 SF  
Land Area: 3.34 Acres  
Sale Terms: Cash to Seller

### Area & Location

Market Type: Medium  
Property Located Between: Ellsworth and Textile  
Side of Street: West  
Road Type: Paved

Property Visibility: Good  
Highway Access: Just 2 1/2 miles south of I-94 / State Street Exit (#177), with easy access to US-23 and M-14.  
Airports: Just south of Ann Arbor Airport

### Building Related

Total Number of Buildings: 1  
Number of Stories: 1  
Year Built: 1998  
Roof Type: Flat  
Construction/Siding: Metal Siding  
Parking Ratio: 3.8 (per 1000 SF)  
Parking Type: Surface

Total Parking Spaces: 94  
Ceiling Height: 18  
Loading Doors: 1  
Loading Docks: 0  
Heat Source: Central  
Air Conditioning: Package Unit

## Land Related

Water Service: Municipal  
Sewer Type: Municipal  
Easements: Utilities

**Zoning Description** BD - BUSINESS DISTRICT: Intent. The BD Business District is intended to provide a zoning district that encourages creative, well planned, employment-intensive mixed research, office, and commercial development in a campus-like setting. The District encourages consistent and uniform site layouts, architecture designed to attract business and light industry that is clean and unobtrusive to surrounding properties, development opportunities for high skill jobs close to residential areas, thus reducing travel time and relieving any strain on the transportation infrastructure, expansion of employment opportunities by emphasizing employment-intensive uses; and providing a setting that is aesthetically pleasing. The District is intended to allow for limited retail uses with the primary purpose of serving the office space, research and development uses contained within each campus. Use Regulations. Section 4.21 sets forth permitted, accessory, and conditional land uses within the BD Business District. Permitted Uses: Dance, Martial Arts, Music, and Art Studios, Durable Medical Supplies, Medical Clinics, Medical Laboratories, General Offices, Professional and Medical Offices, Light Manufacturing, Technology Centers/Office Research, Basic Research, Design, and Pilot or Experimental Product Development, Data Processing and Computing Centers, Manufacturing and Assembly, Printing and Publishing, Warehouse Establishments. Conditional Uses: Commercial Recreational Facility, Public Arenas, Stadiums, and Skating Rinks, Day Care Centers and Preschools, Hospitals, Places of Worship, Post-Secondary Schools (technical colleges, business schools), On-Site WECS (Freestanding), Solar Energy Systems (Ground-Mounted), Conference, Meeting, and Banquet Facilities, Drive-Up / Drive-Through Facilities, Farmers Market, Financial Institutions, Funeral Home, Health Fitness Centers / Athletic Clubs, Private Clubs, Fraternal Organizations, and Lodge Halls, Restaurants, Fast Food, Restaurants, Standard, Retail, Wholesale, Self-Storage Facilities, Radio and Television Broadcasting and Receiving Antenna, Trade Contractors, Home Service and Repair, Wireless Communication Facilities, Vehicle Rental.

**Legal Description** M.D. L3399 P330 \*\*\*\*FROM 1220100004 03/18/97 \*\*\*\*FROM 1220100011 03/18/97 \*\*\*\*FROM 1220100013 03/18/97 \*\*\*\*FROM 1220100015 03/18/97 UNIT 9 AVIS FARMS CONDO

## Tenant Profile

|                       |                                |                       |                   |
|-----------------------|--------------------------------|-----------------------|-------------------|
| Tenant Business Name: | Amcor Rigid Plastics USA, Inc. | SF of Space Occupied: | 15,371 SF         |
| Is Renting?:          | Yes                            | Current Rent:         | \$16 PSF (Annual) |
| Annual Revenue:       | \$0 (Annual)                   |                       |                   |

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## Location

|          |   |            |                   |
|----------|---|------------|-------------------|
| Address: | 1101 Technology Dr, Ann Arbor, MI 48108 | MSA:       | Ann Arbor         |
| County:  | Washtenaw                               | Submarket: | Washtenaw W of 23 |



## Property Images

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Exterior View 2



Exterior View 4



Exterior View 3

## Property Contacts

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### James H. Chaconas

Colliers International  
734-769-5005 [0]  
jim.chaconas@colliers.com



