

Freestanding Office Building

2540 Packard Rd, Ypsilanti, MI 48197



Listing ID: 30047217
Status: Active
Property Type: Office For Lease
Office Type: Office Building
Contiguous Space: 1,824 SF
Total Available: 1,824 SF
Lease Rate: \$14 PSF (Annual)
Base Monthly Rent: \$2,128
Lease Type: Modified Gross
Ceiling: 10 ft.



Overview/Comments

Opportunity to lease a freestanding office building on busy Packard Road. Would be perfect for real estate company, insurance office, day care facility, chiropractor or other office user.

Reception area, 1 large main office and 2 smaller offices or classrooms, 1 large conference or classroom, copy/storage room, and kitchenette.

Great visibility and signage. Plenty of parking. Location is an easy commute!

More Information Online

<http://www.cpix.net/listing/30047217>



QR Code

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General Information

Taxing Authority:	Ypsilanti Township	Class of Space:	Class C
Tax ID/APN:	K-11-06-379-015	Gross Building Area:	1,824 SF
Office Type:	Office Building	Building/Unit Size (RSF):	1,824 SF
Zoning:	OS-1 OFFICE SERVICE DISTRICTS	Land Area:	14,076 SF
Building Name:	Arab American Cultural Center		

Available Space

Suite/Unit Number:	1	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	03/20/2017
Space Available:	1,824 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,824 SF	Lease Rate:	\$14 PSF (Annual)
Maximum Contiguous:	1,824 SF	Lease Type:	Modified Gross
Space Description:	Lease space is Gross plus Utilities.		

Area & Location

Market Type:	Medium	Property Visibility:	Excellent
Property Located Between:	Golfside Road and Hewitt Road	Highway Access:	Close to US-23, M-14 and I-94 freeways.
Side of Street:	North	Airports:	Ann Arbor Airport, Willow Run & Detroit Metro
Road Type:	Paved		

Building Related

Total Number of Buildings:	1	Construction/Siding:	Wood Siding
Number of Stories:	1	Parking Ratio:	6 (per 1000 SF)
Typical SF / Floor:	1,824 SF	Parking Type:	Surface
Year Built:	1985	Total Parking Spaces:	11
Roof Type:	Gable		

Ceiling Height: 10
Air Conditioning: Package Unit

Land Related

Lot Frontage: 102
Lot Depth: 128
Legal Description: YP 106-40; LOTS 40 & 41 WESTLAWN
SUBDIVISION, L-6 OF PLATS, P-40.

Zoning Description - OS-1 OFFICE SERVICE DISTRICTS Intent: Designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts. Principal uses permitted: In an office service district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance: Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales subject to the limitations contained below in sec. 803, Required Conditions. Medical offices, including clinics. Facilities for human care such as hospitals, sanitariums, rest and convalescent homes. Off-street parking lots. Churches. State-licensed residential child and adult care facilities as provided for in section 2122 7. Other uses similar to the above uses. Accessory structures and uses customarily incident to the above permitted uses. Sec. 802. - Uses permitted subject to special conditions: The following uses may be permitted upon the granting of a permit for such use by the planning commission subject to the conditions hereinafter imposed for each use, and subject further to such other reasonable conditions which, in the opinion of the commission, are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing held in accord with sec. 2309 and further shall be reviewed as provided for in sec. 2119: An accessory use customarily related to a principal use authorized by this section, such as but not limited to: a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical service, may be permitted. Mortuary establishments, when adequate assembly area is provided off street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. Publicly owned buildings, telephone exchange buildings, and public utility offices, transformer stations, substations, or gas regulator stations, but not including storage yards. Private clubs, fraternal organizations and lodge halls provided the following conditions are met: The site abuts a major thoroughfare as designated on the township future land use plan. Access to and from the site can be safely provided to the satisfaction of the county road commission. No building or parking area shall be located closer than 50 feet to a property line. All parking shall be screened from view of all abutting residential districts. Outdoor lighting of a type and location which will not be a nuisance to abutting residential districts shall be provided and any outdoor lighting shall conform with the guidelines set forth in sec. 2110 of the zoning ordinance. Veterinary clinics, when such use is conducted entirely within an enclosed building. No animal kennels or animal runs shall be allowed outside the principal building. Animal kennels or runs within a principal building shall provide no windows which can be opened to the outside. State-licensed residential child and adult care facilities as provided for in section 2122

Location

Address:	2540 Packard Rd, Ypsilanti, MI 48197	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



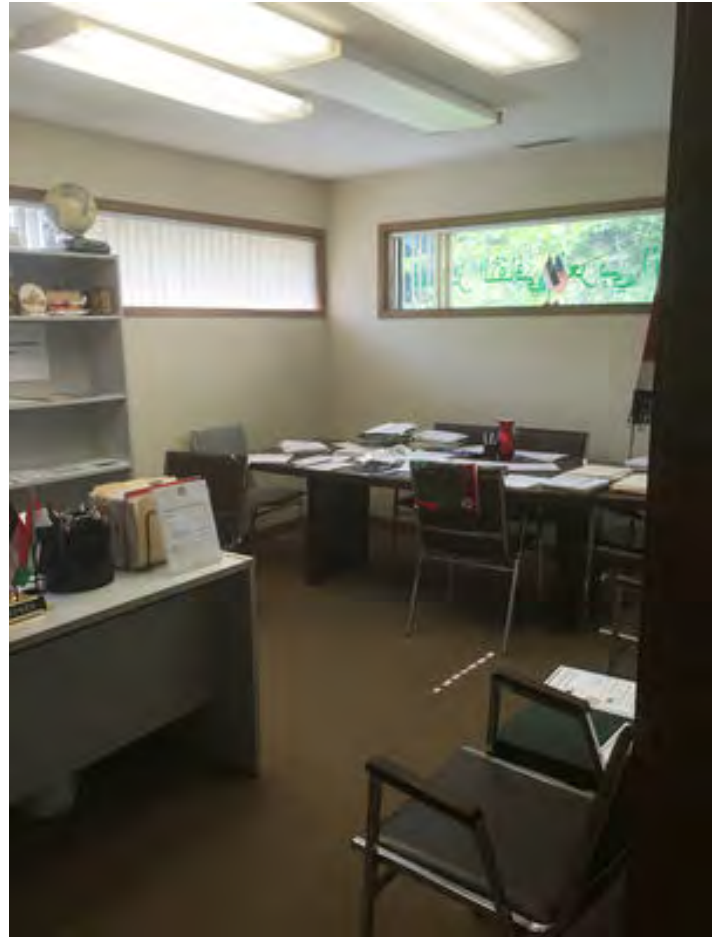
Property Images



Reception Area View 1



Reception Area View 2



Front Office



Classroom or Office 1



Conference or Class Room 1



Conference or Class Room 3



Classroom or Office 2



Copy Room



2 of 11 Parking Spaces are covered



Parking



Kitchenette



Rear of property



Signage available on Packard

Property Contacts



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