

# Industrial | Warehouse Space - West Side Ann Arbor

## 161 Enterprise Dr, Ann Arbor, MI 48103



Listing ID: 30390253  
Status: Active  
Property Type: Industrial For Sale  
Industrial Type: Flex Space, Free-Standing  
Size: 29,652 SF  
Sale Price: \$2,200,000  
Unit Price: \$74.19 PSF  
Sale Terms: Cash to Seller  
Loading: 2 Docks  
Ceiling: 20 ft.  
Office SF: 1,000 SF  
Drive-In Bays: 1 Bay



### Overview/Comments

Clean attractive facility in a small Industrial Park located off Jackson Road in Scio Township and Washtenaw County. One drive-thru Bay Door and two Loading Dock doors. Overhead storage available above both the QC Lab and the Shipping Room.

Facility is less than one mile from Baker Road/I-94 exit ramp.

Forced air heat with climate control in QC Lab. 800 Amps Power available, bus ducts and air lines throughout facility. Outstanding ventilation, metal halide lights.

### More Information Online

<http://www.cpix.net/listing/30390253>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Scio Township	Property Use Type:	Net Leased Investment (NNN)
Tax ID/APN:	H-08-20-215-002	Building Name:	Electro Arc
Industrial Type:	Flex Space, Free-Standing, Industrial-Business Park, Manufacturing, Light Industrial, Warehouse/ Distribution	Gross Building Area:	29,652 SF
		Building/Unit Size (RSF):	29,652 SF
		Land Area:	2.57 Acres
Zoning:	I-1 LIMITED INDUSTRIAL	Sale Terms:	Cash to Seller

### Area & Location

Property Located Between:	Metty & Baker Rd.
Highway Access:	Easy access to I-94 Baker Road (Exit #167) I-94 (the major east west freeway in Southeast Michigan).
Airports:	Ann Arbor Airport, Willow Run: 15 minutes & Detroit Metro: 30 minutes

### Building Related

Tenancy:	Multiple Tenants	Ceiling Height:	20
Total Number of Buildings:	1	Column Spacing:	24'
Number of Stories:	1	Loading Doors:	0
Office Space SF:	1,000 SF	Loading Docks:	2
Property Condition:	Average	Drive-In Bays:	1
Year Built:	1960	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Block	Sprinklers:	None
Parking Ratio:	1 (per 1000 SF)	Amps:	800
Parking Type:	Surface	Volts:	480
Total Parking Spaces:	30	X-Phase:	3

Heat Type: Suspended Radiant Heaters  
Heat Source: Ceiling Units

Lighting: Fluorescent, Metal Halide  
Internet Access: Cable, DSL, Satellite

## Land Related

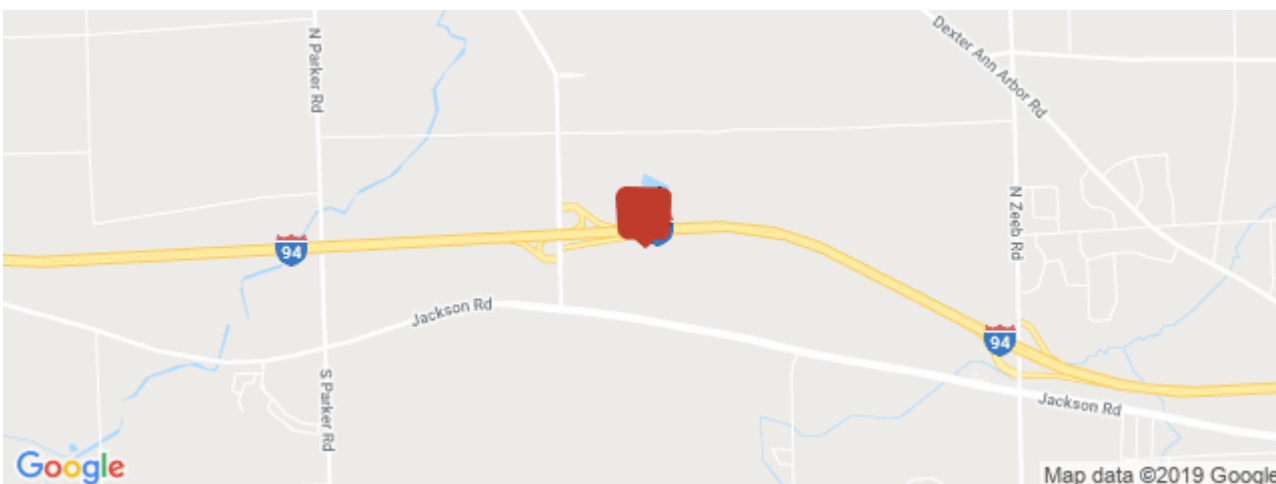
Lot Frontage:	110	Sewer Type:	Municipal
Lot Depth:	603 - irregular rectangle	Legal Description:	LOT 11 JACKSON ROAD COMMERCIAL INDUSTRIAL
Water Service:	Municipal		SUBDIVISION.

**Zoning Description** Limited Industrial (I-1) This district is intended for limited assembly and manufacturing industrial operations and facilities. The district is designed to create a low density development with spacious yards to provide attractive settings as well as to help insure compatibility with non-industrial neighboring lots. This district is intended to permit only those uses which emit a minimum of noise, vibration, smoke, dust and dirt, gases or offensive odors, glare, and radiation. Uses which involve the storage or handling of explosive or highly flammable gases or liquids in other than de minimum quantities are not permitted in this district. Storage of materials, supplies, products, and equipment, shall be within the primary structure. The I-1 District is so structured as to permit, along with any specific uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, is not permitted. The district is to be used only in those areas of the Township which are served by public water and sanitary sewer facilities, and where storm drainage is sufficient to handle intense development.

**Permitted Uses** 1. All uses permitted as of right in the OS District. 2. Manufacturing, research, assembly, testing and repair of components, devices, equipment and systems of professional, scientific and controlling instruments, photographic and optical goods, and electronic and electrical equipment including the following: Communication, transmission and reception and equipment such as coils, tubes, semi-conductors, navigation control equipment and systems guidance equipment. Data processing equipment and systems. Graphics and art equipment. Metering instruments. Optical devices, equipment and systems. Phonographs, audio units, radio equipment and television equipment. Photographic equipment. Radar, infra-red and ultra-violet equipment systems. Scientific and mechanical instruments such as calipers and transits. Testing equipment. Electrical machinery, equipment and supplies, electronic components and accessories. Office, computing and accounting machines. Manufacturing, processing, packaging or assembling of pharmaceutical preparations, cosmetics, and toiletries. Manufacturing, processing or packaging of plastic products such as laminate, pipe, plumbing products, and miscellaneous molded or extruded products. Research and design centers where said centers are intended for the development of pilot or experimental products, together with related office buildings for such research facilities where said offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel. Printing, publishing and related activities. Artist, pottery and recording studios. Employee Services: Employee services such as a cafeteria, snack bar or exercise gym may be permitted as an accessory use to a permitted or conditional land use in the this District, provided such services are contained wholly within the principal structure and are offered to employees only. Conditional Uses Tool and die and machine shops. Office and warehouse of skilled trade contractors such as electrical, heating and plumbing contractors. Office and warehouse of service contractors such as cleaning services and home maintenance and repair. Scio Township 4 - 22 Article 4

## Location

Address:	161 Enterprise Dr, Ann Arbor, MI 48103	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



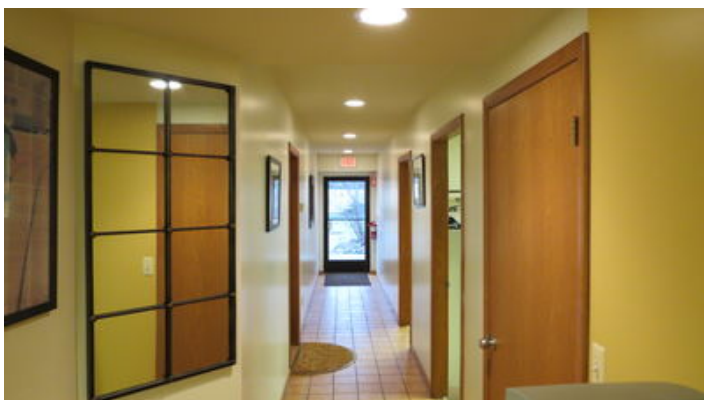
## Property Images



IMG\_8806



IMG\_8809



Hallway to offices



Office



Kitchenette

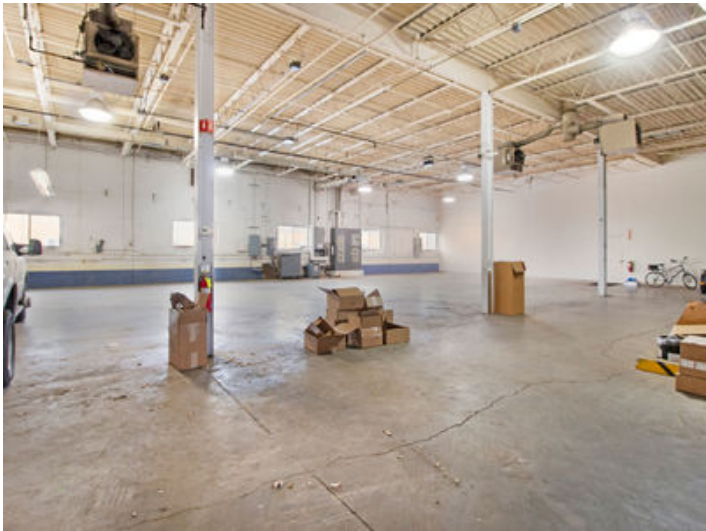




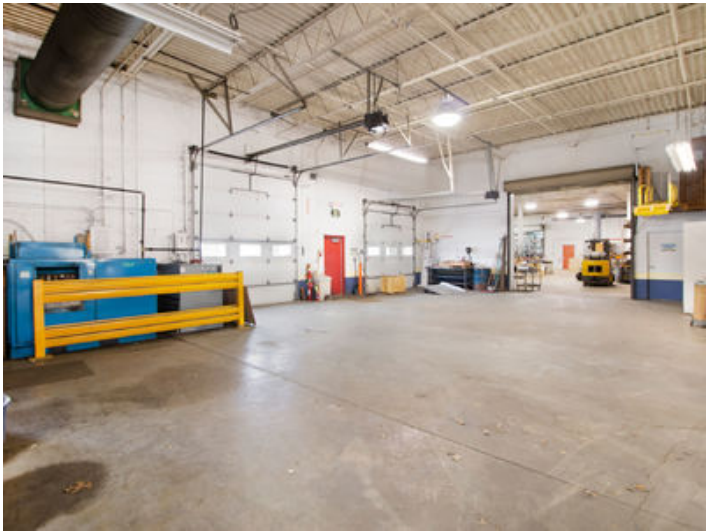
800 Amps Power



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IMG\_8826



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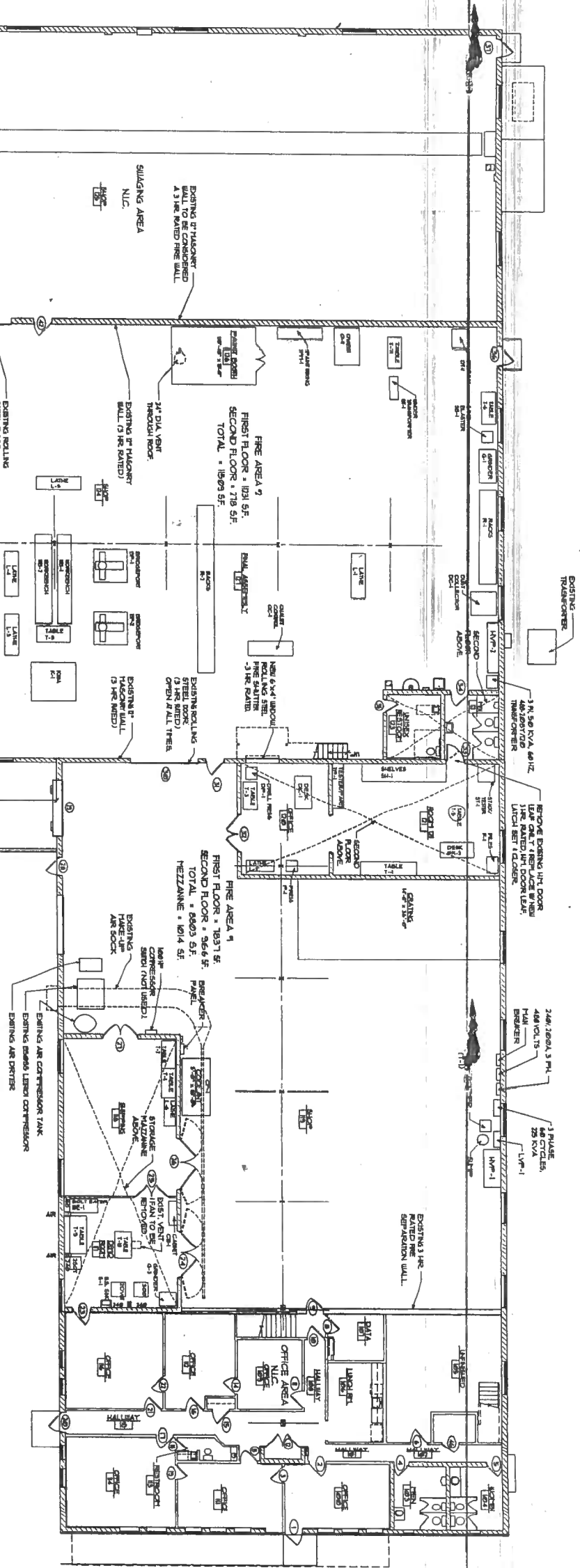
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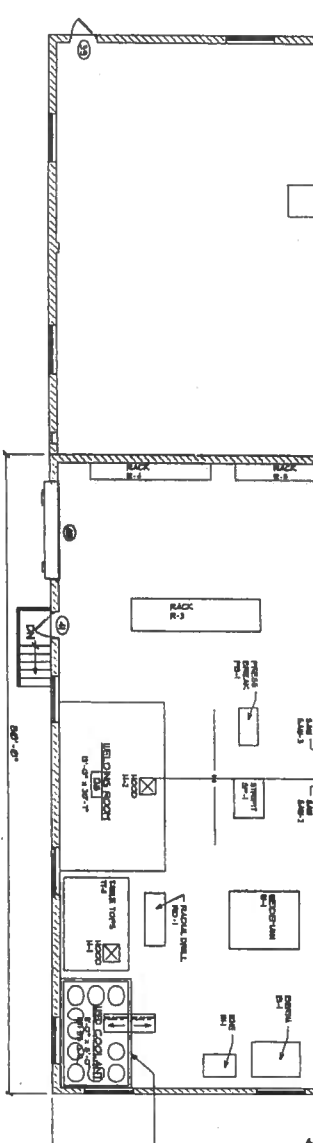
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FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

SECOND FLOOR MEZZANINE  
SCALE: 3/32" = 1'-0"

CONCRETE CURB DETAIL  
NO SCALE

GENERAL NOTES

1. ALL PARTITION WALLS ARE EXISTING TO REMAIN.
2. ALL DOORS ARE EXISTING TO REMAIN EXCEPT WHERE NOTED AT FIRE RATED WALL BETWEEN FINAL ASSEMBLY, ROOM #21 AND SHOP, ROOM #11.
3. ALL PLUMBING SYSTEMS ARE EXISTING TO REMAIN EXCEPT NEW HAND WASH SINK & DETOLITION ROOM #11.
4. ALL PAINTS & SOLVENTS UTILIZED FOR PRODUCTION SHALL BE WATER BASED PRODUCTS.

LEGEND	
	EXISTING WALL, MAINTAIN
	EXISTING DOOR, MAINTAIN
	EXISTING WINDOW, MAINTAIN
	EXISTING CEILING, MAINTAIN
	EXISTING FLOOR, MAINTAIN
	EXISTING ROOF, MAINTAIN
	EXISTING STAIRS, MAINTAIN
	EXISTING ELEVATOR, MAINTAIN
	EXISTING MECHANICAL, MAINTAIN
	EXISTING ELECTRICAL, MAINTAIN
	EXISTING PLUMBING, MAINTAIN
	EXISTING FIRE ALARM, MAINTAIN
	EXISTING SECURITY, MAINTAIN
	EXISTING COMMUNICATION, MAINTAIN
	EXISTING TRANSPORTATION, MAINTAIN
	EXISTING UTILITY, MAINTAIN
	EXISTING WASTE, MAINTAIN
	EXISTING WATER, MAINTAIN
	EXISTING GAS, MAINTAIN
	EXISTING OIL, MAINTAIN
	EXISTING COAL, MAINTAIN
	EXISTING WOOD, MAINTAIN
	EXISTING METAL, MAINTAIN
	EXISTING STONE, MAINTAIN
	EXISTING BRICK, MAINTAIN
	EXISTING CONCRETE, MAINTAIN
	EXISTING ASPHALT, MAINTAIN
	EXISTING GRAVEL, MAINTAIN
	EXISTING SAND, MAINTAIN
	EXISTING SILT, MAINTAIN
	EXISTING CLAY, MAINTAIN
	EXISTING LIME, MAINTAIN
	EXISTING CEMENT, MAINTAIN
	EXISTING MORTAR, MAINTAIN
	EXISTING PLASTER, MAINTAIN
	EXISTING STUCCO, MAINTAIN
	EXISTING TILE, MAINTAIN
	EXISTING CARPET, MAINTAIN
	EXISTING FLOOR COVERING, MAINTAIN
	EXISTING WALL COVERING, MAINTAIN
	EXISTING CEILING COVERING, MAINTAIN
	EXISTING FLOOR FINISH, MAINTAIN
	EXISTING WALL FINISH, MAINTAIN
	EXISTING CEILING FINISH, MAINTAIN
	EXISTING FLOOR MATERIAL, MAINTAIN
	EXISTING WALL MATERIAL, MAINTAIN
	EXISTING CEILING MATERIAL, MAINTAIN
	EXISTING FLOOR PRODUCT, MAINTAIN
	EXISTING WALL PRODUCT, MAINTAIN
	EXISTING CEILING PRODUCT, MAINTAIN
	EXISTING FLOOR SYSTEM, MAINTAIN
	EXISTING WALL SYSTEM, MAINTAIN
	EXISTING CEILING SYSTEM, MAINTAIN
	EXISTING FLOOR ASSEMBLY, MAINTAIN
	EXISTING WALL ASSEMBLY, MAINTAIN
	EXISTING CEILING ASSEMBLY, MAINTAIN
	EXISTING FLOOR STRUCTURE, MAINTAIN
	EXISTING WALL STRUCTURE, MAINTAIN
	EXISTING CEILING STRUCTURE, MAINTAIN
	EXISTING FLOOR FRAME, MAINTAIN
	EXISTING WALL FRAME, MAINTAIN
	EXISTING CEILING FRAME, MAINTAIN
	EXISTING FLOOR SUPPORT, MAINTAIN
	EXISTING WALL SUPPORT, MAINTAIN
	EXISTING CEILING SUPPORT, MAINTAIN
	EXISTING FLOOR FOUNDATION, MAINTAIN
	EXISTING WALL FOUNDATION, MAINTAIN
	EXISTING CEILING FOUNDATION, MAINTAIN
	EXISTING FLOOR BASE, MAINTAIN
	EXISTING WALL BASE, MAINTAIN
	EXISTING CEILING BASE, MAINTAIN
	EXISTING FLOOR SUB, MAINTAIN
	EXISTING WALL SUB, MAINTAIN
	EXISTING CEILING SUB, MAINTAIN
	EXISTING FLOOR PREP, MAINTAIN
	EXISTING WALL PREP, MAINTAIN
	EXISTING CEILING PREP, MAINTAIN
	EXISTING FLOOR INSTALL, MAINTAIN
	EXISTING WALL INSTALL, MAINTAIN
	EXISTING CEILING INSTALL, MAINTAIN
	EXISTING FLOOR COMPLETE, MAINTAIN
	EXISTING WALL COMPLETE, MAINTAIN
	EXISTING CEILING COMPLETE, MAINTAIN

ELECTRO ARC PLANT SPACE  
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## Property Contacts

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