

Warehouse/Flex Space-Minutes from Downtown

745 State Cir, Ann Arbor, MI 48108



Listing ID: 30151268
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Industrial-Business Park
Contiguous Space: 9,391 - 43,416 SF
Total Available: 43,416 SF
Lease Rate: \$10 PSF (Annual)
Base Monthly Rent: \$7,825 - 36,180
Lease Type: Modified Gross
Ceiling: 16 ft.
Drive-In Bays: 4 Bays (Varies by space)



Overview/Comments

New exterior paint shows off this Warehouse/Flex Space located just off State Street near US-23 & I-94. Minutes from downtown Ann Arbor. Lots of natural light through windows, ample power on site, grade level freight doors, truck wells, vented ceiling fans, landlord will paint walls and ceilings.

Suite 745-1 has 9,391 sq ft and can expand up to 43,416 sq ft. This is a two-story building serviced with conveyor belt to the 4,800 sq ft second floor.

Suite 745-2 Annex space has an additional 23,657 sq ft available, however, leasing the additional square footage is contingent on 745-1 being fully leased. This means there is room to grow or you can have right away! Call for details!

More Information Online

<http://www.cpix.net/listing/30151268>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Pittsfield Township	Gross Building Area:	43,416 SF
Tax ID/APN:	L-12-08-400-029	Building/Unit Size (RSF):	9,391 SF
Industrial Type:	Flex Space, Industrial-Business Park, Light Industrial, Warehouse/Distribution	Usable Size (USF):	43,416 SF
Zoning:	FB-FORM BASED	Land Area:	6.92 Acres

Available Space

Suite/Unit Number:	745-1	Lease Term (Months):	60 Months
Suite Floor/Level:	1 & 2	Lease Rate:	\$10 PSF (Annual)
Space Available:	19,759 SF	Lease Type:	Modified Gross
Minimum Divisible:	9,391 SF	Loading Docks:	0
Maximum Contiguous:	43,416 SF	Drive In Bays:	2
Space Type:	Relet	Ceiling Height:	16
Date Available:	08/10/2017		

Space Description Lease rate is Gross plus Utilities. Additionally there is 1-10' x 10' Truck Well, 2-10' x 10' Drive in Bays, 5 offices, 3 Restrooms (1 on second floor), and a Conveyor Belt to second floor.

Available Space

Suite/Unit Number:	745-2 Annex	Date Available:	09/01/2016
Suite Floor/Level:	1st	Lease Term (Months):	60 Months
Space Available:	23,657 SF	Lease Rate:	\$10 PSF (Annual)
Minimum Divisible:	23,657 SF	Lease Type:	Modified Gross
Maximum Contiguous:	43,416 SF	Loading Docks:	0
Space Type:	Relet		

Drive In Bays: 4
Ceiling Height: 16

Space Description Lease rate is Gross plus Utilities. Space can be divided. This space contingent on 745-1 being fully leased. With this additional space you then also have 2 more Restrooms, 2 more -14' x 14' Bay Doors and 3 more 10' x 10' Truck Wells.

Area & Location

Property Located Between: I-94 (Exit 177) off-ramp and Airport Blvd.
Highway Access: 2 minutes to I-94, 9 minutes to US-23
Airports: Willow Run Airport: 14 Min, Detroit International Airport: 31 min

Building Related

Tenancy:	Single Tenant	Parking Description:	Ample
Number of Stories:	2	Total Parking Spaces:	52
Property Condition:	Good	Passenger Elevators:	0
Year Built:	1977	Freight Elevators:	0
Roof Type:	Flat	Heat Type:	Electricity
Construction/Siding:	Block	Heat Source:	Central
Parking Type:	Surface	Lighting:	Fluorescent

Land Related

Zoning Description Section 4.18 FB Form-Based Mixed Use and PUD Planned Unit Development Districts: For intent, location, standards, and submittal requirements for FB Form-Based Mixed Use Districts refer to Article 5. Article 5: Form-Based Mixed Use Districts Section 5.01 General Intent: The Master Plan identified focus development areas within the Township that place greater emphasis on regulating urban form and character of development as well as use and intensity of use. Within these focus areas the Township encourages development with a mix of uses, including public open space, in order to provide transit oriented development in a sustainable way. The Form-Based Mixed Use Districts are intended to implement the vision, goals, and objectives of the Master Plan and any other applicable Plans.

Legal Description OWNER REQUEST *****FROM 1208400015 05/25/99 PI 8-10A-4B REMAINDER COM AT E 1/4 COR OF SEC, TH S 01-06-00 E 1165.50 FT, TH S 88-54-00 W 1149.92 FT FOR POB, TH S 88-54-00 W 610.19 FT, TH N 01-06-00 W 509.82 FT, TH N 88-54-00 E 336.00 FT, TH 300.52 FT ALNG CURV RT RAD=396.71 FT, CH=S 69-24-00 E 293.38 FT, TH S 01-06-00 E 401.52 FT TO POB. PT OF SE 1/4 SEC 8, T3S-R6E. 6.92 AC.

Location

Address:	745 State Cir, Ann Arbor, MI 48108	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Exterior Front



Northeast Corner



Rear



Side



Side View 2



Conveyor Belt to Second Floor



2nd Floor with Shelving



View of Warehouse from Southeast Corner



View of Receiving Area East to West



Before



After (New Paint)

New Paint in November 2017

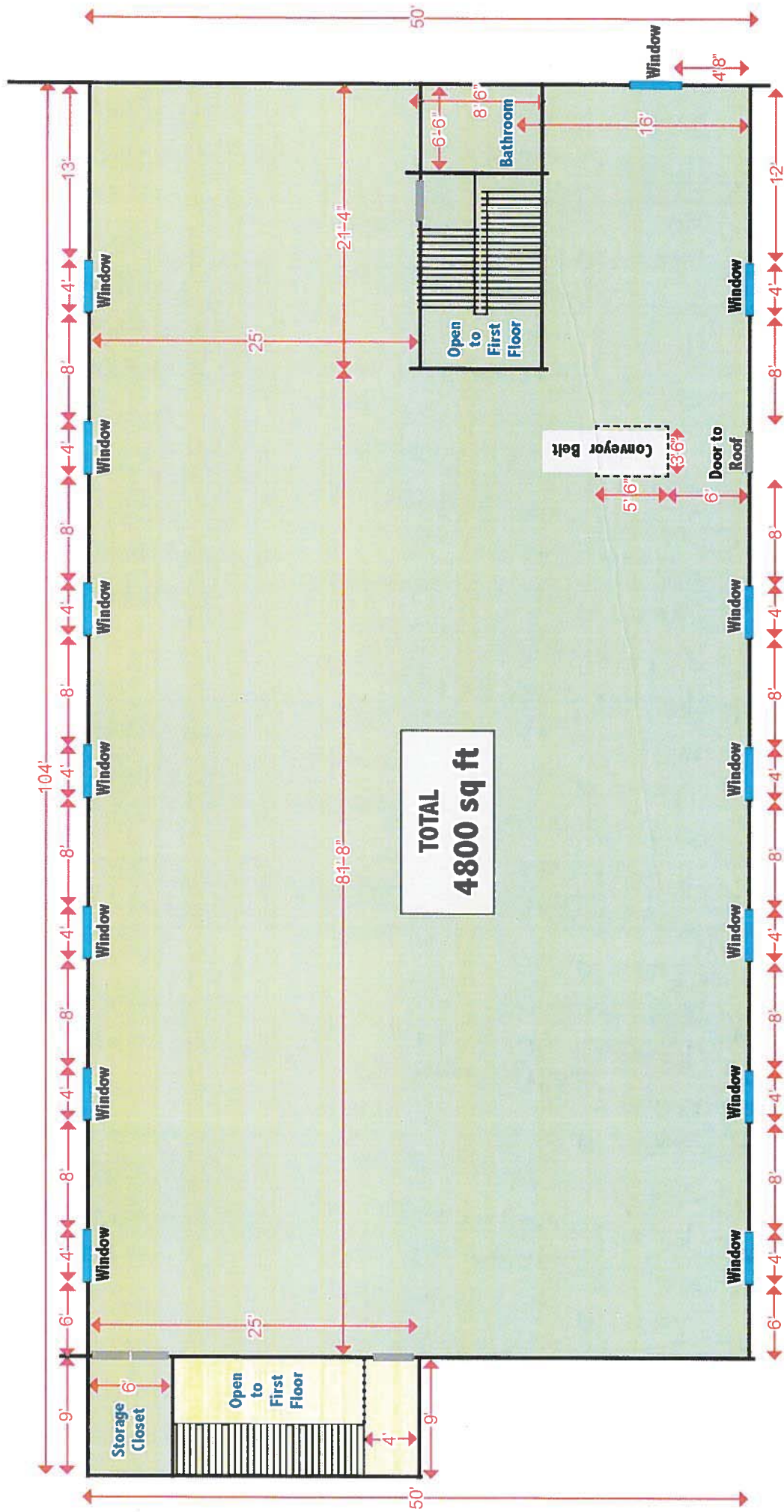
Property Contacts



James H. Chaconas

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

745 State Circle Second Floor



WAREHOUSE
3775 sq ft

ADDITIONAL WAREHOUSE SPACE
1240 sq ft

OFFICE #1
300sq ft

OFFICE #2
146sq ft

OFFICE #3
236sq ft
Possible Bathroom

HALLWAY

3' Outside Door #2

Door Storage Closet

3' Inside Door Open or Close

Access Door Open or Close

Inside Door

10' x 10' Garage Door

Parking

Window

Conveyor Belt to Second Floor

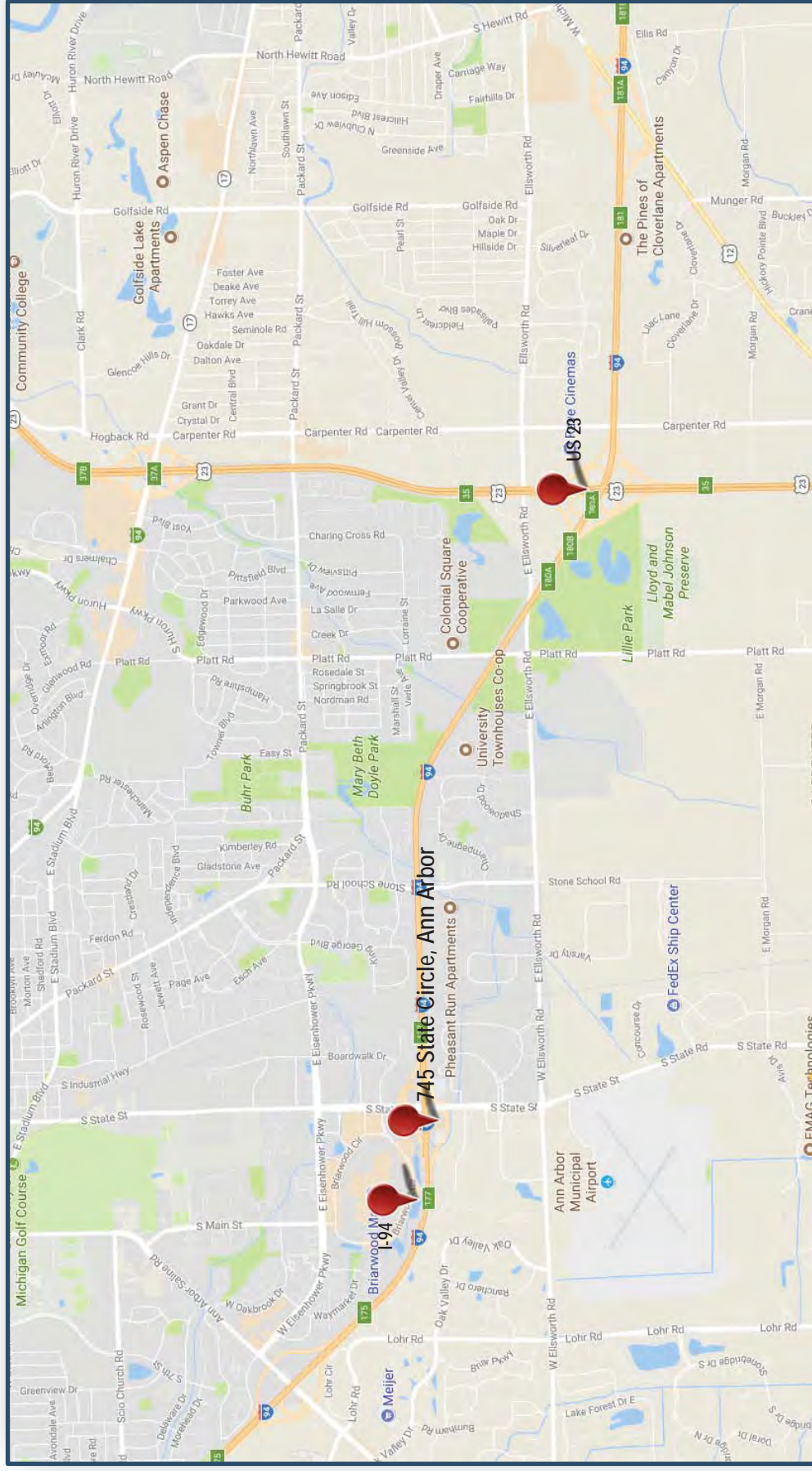
Removable Wall

Permanent Wall

OPTION 1	- (3775 sq ft) Warehouse Only
OPTION 2	- (4171 sq ft) Warehouse, Office 1, Hallway & Additional Warehouse Space
OPTION 3	- (4355 sq ft) Warehouse, Offices 1 & 2, Hallway & Additional Warehouse Space
OPTION 4	- (10,641 sq ft) Warehouse, Offices 1, 2 and 3, Stairwell, Additional Warehouse Space & Second Floor

745 State Circle, Ann Arbor

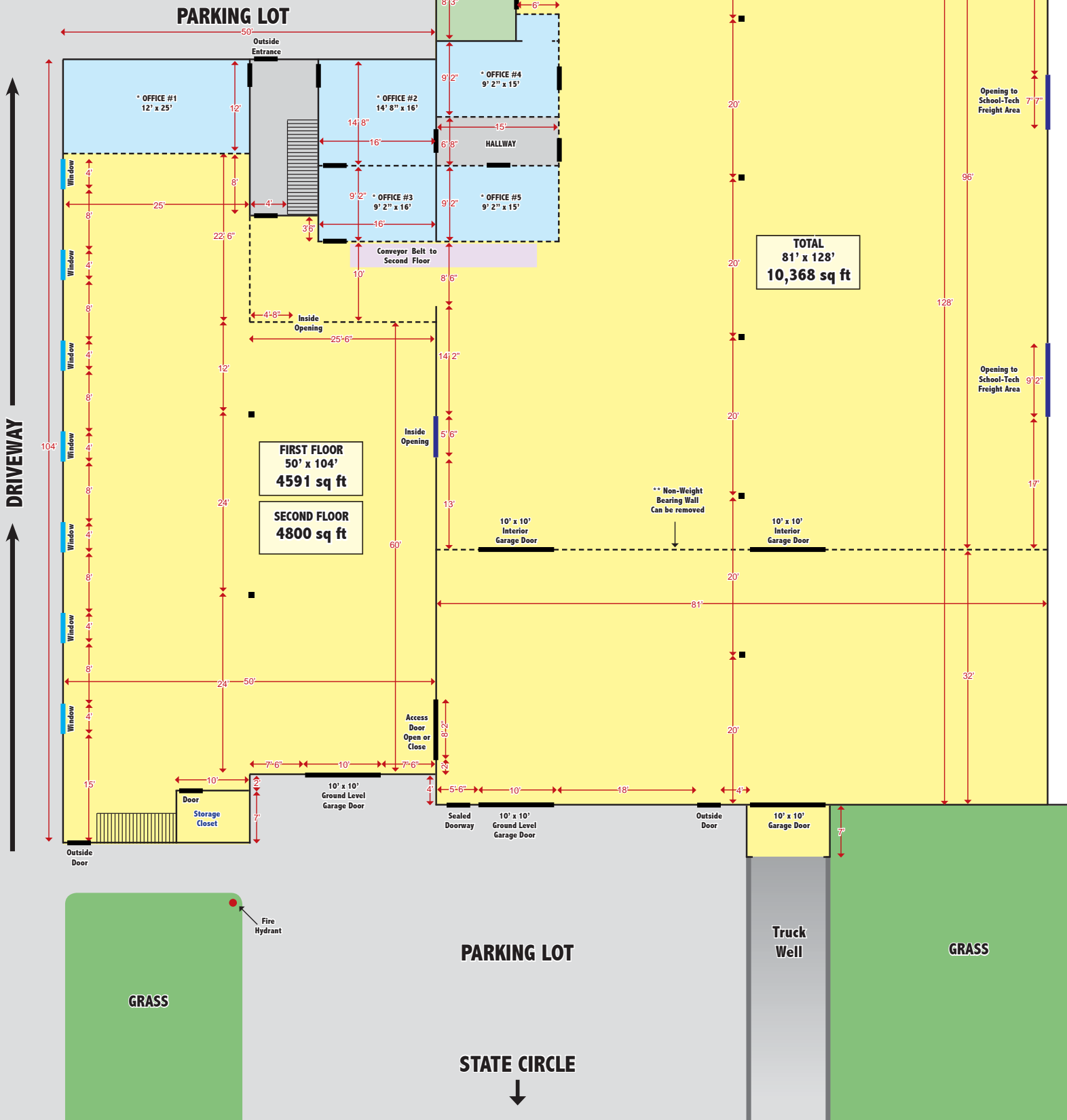
Location is just 2 minutes from I-94 (Exit 177) and 9 minutes to US-23



APPROX 15,000 SQ FT (First Floor)
20,000 SQ FT w/ 2nd FLOOR

Office #1 - 12' x 25'	Office #4 - 9' 2" x 15'
Office #2 - 14' 8" x 16'	Office #5 - 9' 2" x 15'
Office #3 - 9' 2" x 16'	

**** Removable wall**



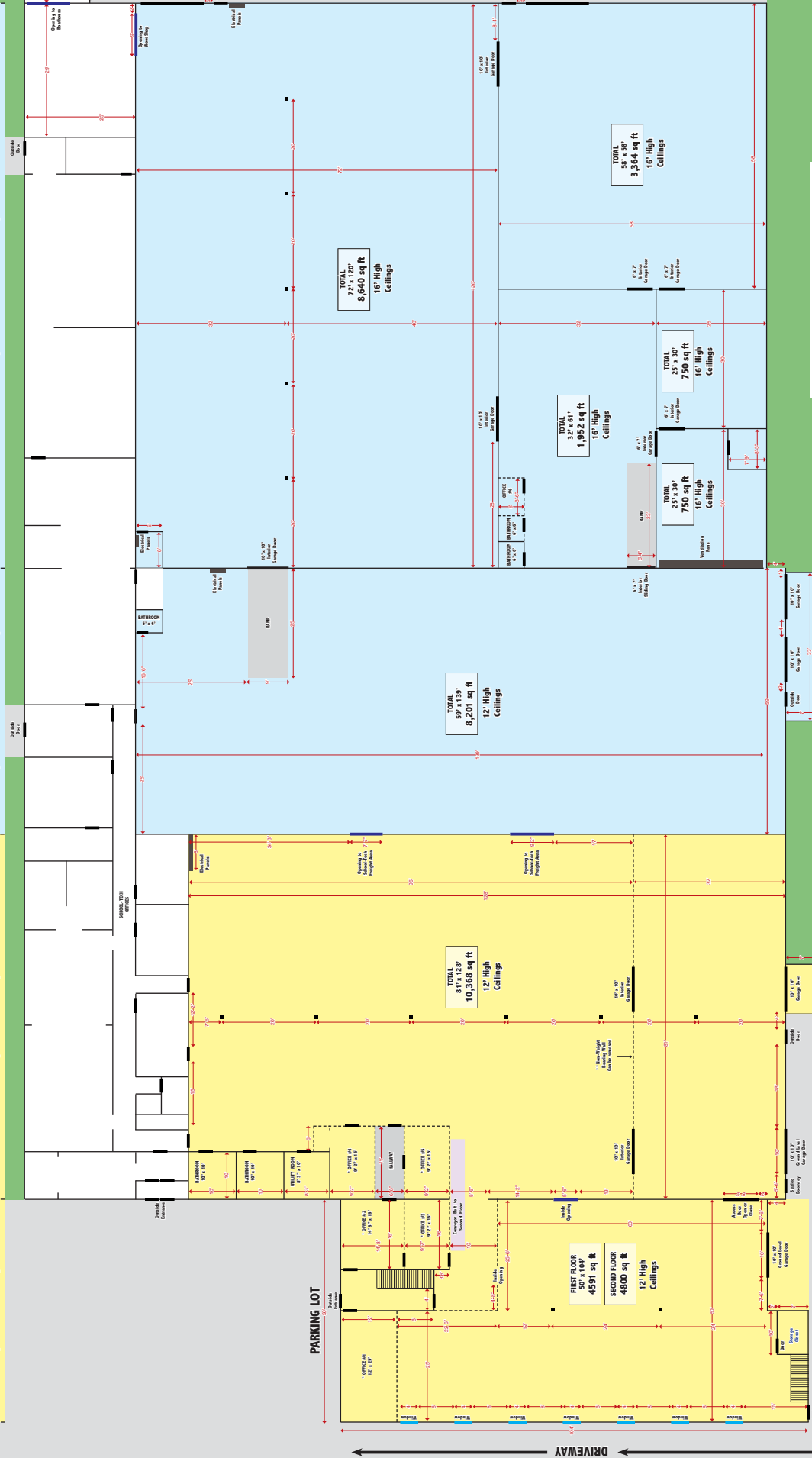
All Yellow & Blue - 43,416 sq ft

Two Stories - 9751 sq ft
1st - 4591 sq ft / 2nd - 4800 sq ft
(Available Now)

Entire Yellow Area - 20,119 sq ft
One Story - 10,368 sq ft
(Available Now)

One Story - 8201 sq ft
One Story - 8201 sq ft
(Can Be Available In Time)

Entire Blue Area - 23,657 sq ft
One Story with High Ceilings - 15,456 sq ft
(Can Be Available In Time)



745 STATE CIRCLE

APPROX 43,416 SQ FT

* All Offices are removable	
Office #1 - 12' x 25'	Office #4 - 9' 2" x 15'
Office #2 - 14' 8" x 16'	Office #5 - 9' 2" x 15'
Office #3 - 9' 2" x 16'	Office #6 - 6' x 8' 6"
** Removable wall	

PARKING LOT

GRASS

GRASS

3-Truck