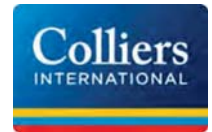


# Office Flex for Lease

## 1010 Baker Rd, Dexter, MI 48130



|                    |                                      |
|--------------------|--------------------------------------|
| Listing ID:        | 30085370                             |
| Status:            | Active                               |
| Property Type:     | Industrial For Lease                 |
| Industrial Type:   | Flex Space, Industrial-Business Park |
| Contiguous Space:  | 3,000 - 6,321 SF                     |
| Total Available:   | 19,184 SF                            |
| Lease Rate:        | \$12.50 - 13.50 PSF (Annual)         |
| Base Monthly Rent: | \$3,375 - 6,584                      |
| Lease Type:        | Modified Gross                       |
| Loading:           | 2 Docks, 2 Doors (Varies by space)   |
| Ceiling:           | 18 ft.                               |
| Drive-In Bays:     | 1 Bay (Varies by space)              |



### Overview/Comments

Tech Park West is a light industrial/flex complex located in Scio Township, just west of Ann Arbor. Great location with easy access to all freeways, just 1/4 mile north of I-94/Baker Road Exit #167. Ample parking. Well maintained with pride of ownership. Good place to start and grow your business. Office/Flex space with Semi-wells, Overhead Doors. Lots of updates on 1014 and 1026 as well as exterior details and parking lot, paving repairs. two more spaces becoming available in 2018.

### More Information Online

<http://www.cpix.net/listing/30085370>

### QR Code

Scan this image with your mobile device:



### General Information

|                   |   |                           |                |
|-------------------|---|---------------------------|----------------|
| Taxing Authority: | Scio Township   | Building Name:            | Tech Park West |
| Tax ID/APN:       | H-08-17-200-013   | Gross Building Area:      | 24,000 SF      |
| Industrial Type:  | Flex Space, Industrial-Business Park, Mixed Use, Light Industrial, Office Showroom, Warehouse/ Distribution | Building/Unit Size (RSF): | 4,500 SF       |
|                   |   | Usable Size (USF):        | 4,500 SF       |
| Zoning:           | LIMITED INDUSTRIAL (I-1)  | Land Area:                | 8 Acres        |

### Available Space

|                      |                 |                 |                      |
|----------------------|-----------------|-----------------|----------------------|
| Suite/Unit Number:   | Building 1-1014 | Lease Rate:     | \$12.50 PSF (Annual) |
| Suite Floor/Level:   | 1st             | Lease Type:     | Modified Gross       |
| Space Available:     | 4,500 SF        | Offices:        | 4                    |
| Minimum Divisible:   | 4,500 SF        | Loading Docks:  | 2                    |
| Maximum Contiguous:  | 4,500 SF        | Loading Doors:  | 1                    |
| Space Type:          | Relet           | Drive In Bays:  | 0                    |
| Date Available:      | 05/10/2017      | Ceiling Height: | 18                   |
| Lease Term (Months): | 60 Months       |                 |                      |

Space Description 4 Offices, Reception Area, Break/Lunch Room, Server Room with Storage, Flex/Shop Area and Loading Bays in rear with Two Truck Wells and One Overhead Door. Large Mezzanine area perfect for storage. Lots of updates completed October 2017 including: new carpet and floor molding throughout office area, and new Silicone/Epoxy covering for cement floors. Lease rate is gross plus utilities.

### Available Space

|                    |                 |                      |            |
|--------------------|-----------------|----------------------|------------|
| Suite/Unit Number: | Building 1-1026 | Maximum Contiguous:  | 3,000 SF   |
| Suite Floor/Level: | 1st             | Space Type:          | Relet      |
| Space Available:   | 3,000 SF        | Date Available:      | 05/10/2017 |
| Minimum Divisible: | 3,000 SF        | Lease Term (Months): | 60 Months  |

|                |                      |                 |    |
|----------------|----------------------|-----------------|----|
| Lease Rate:    | \$13.50 PSF (Annual) | Loading Doors:  | 1  |
| Lease Type:    | Modified Gross       | Drive In Bays:  | 0  |
| Loading Docks: | 0                    | Ceiling Height: | 18 |

**Space Description** Unit is about 90% furnished and includes Reception Area, Conference Room, 5 Offices, Open Area, 2 Restrooms, Lunch Room, Filing Room, Flex/Shop Area and 400 sq ft Mezzanine area at the rear. Lots of updates completed October 2017 including new entryway tile, new Silicone/Epoxy covering for cement floors in the flex area, wall repairs and painting. Lease rate is gross plus utilities.

### Available Space

|                     |  |                      |                      |
|---------------------|--|----------------------|----------------------|
| Suite/Unit Number:  | Building 2 - 1046  | Lease Term (Months): | 60 Months            |
| Suite Floor/Level:  | 1st  | Lease Rate:          | \$12.50 PSF (Annual) |
| Space Available:    | 5,363 SF   | Lease Type:          | Modified Gross       |
| Minimum Divisible:  | 5,363 SF   | Kitchen/Breakroom:   | Yes                  |
| Maximum Contiguous: | 5,363 SF   | Loading Docks:       | 0                    |
| Space Description:  | Reception area, 6 offices, break-room/kitchenette, shops area, and flex area. 3 over head doors. | Loading Doors:       | 1                    |
| Space Type:         | Relet  | Drive In Bays:       | 1                    |
| Date Available:     | 10/01/2018   | Ceiling Height:      | 18                   |

### Available Space

|                     |  |                      |                      |
|---------------------|--|----------------------|----------------------|
| Status:             | Pending  | Date Available:      | 03/01/2018           |
| Suite/Unit Number:  | Building 2 - 1056  | Lease Term (Months): | 60 Months            |
| Suite Floor/Level:  | 1st  | Lease Rate:          | \$12.50 PSF (Annual) |
| Space Available:    | 6,321 SF   | Lease Type:          | Modified Gross       |
| Minimum Divisible:  | 6,321 SF   | Kitchen/Breakroom:   | Yes                  |
| Maximum Contiguous: | 6,321 SF   | Loading Docks:       | 0                    |
| Space Description:  | 4 Offices, Reception area, conference area/room, kitchenette, flex area, 2 large storage/flex rooms. | Loading Doors:       | 2                    |
| Space Type:         | Relet  | Drive In Bays:       | 0                    |
|                     |  | Ceiling Height:      | 18                   |

### Area & Location

|                           |  |
|---------------------------|--|
| Property Located Between: | Marshall Rd & Baker Rd   |
| Highway Access:           | Located just north of I-94 (Exit 167) Baker Rd on/off ramp. Easy access to US-23 and M-14. |
| Airports:                 | Ann Arbor Airport, Willow Run & Detroit Metro  |

### Building Related

|                            |                  |                       |                   |
|----------------------------|------------------|-----------------------|-------------------|
| Tenancy:                   | Multiple Tenants | Parking Ratio:        | 2.5 (per 1000 SF) |
| Total Number of Buildings: | 4                | Parking Type:         | Surface           |
| Number of Stories:         | 1                | Total Parking Spaces: | 60                |
| Property Condition:        | Good             | Passenger Elevators:  | 0                 |
| Year Built:                | 1989             | Freight Elevators:    | 0                 |
| Roof Type:                 | Flat             | Sprinklers:           | None              |

### Land Related

|                |        |
|----------------|--------|
| Water Service: | Well   |
| Sewer Type:    | Septic |

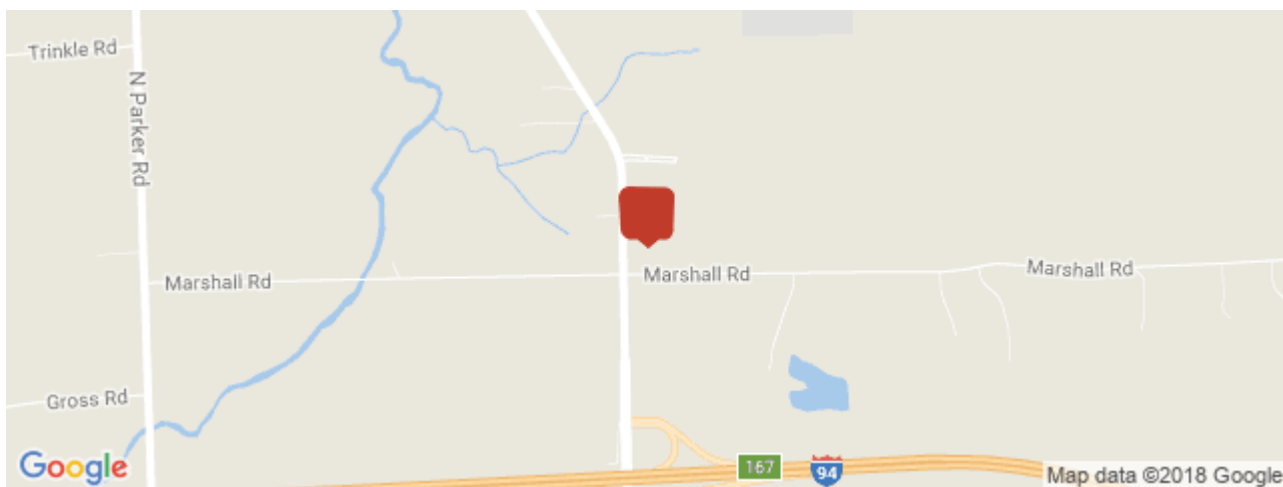
**Zoning Description** This district is intended for limited assembly and manufacturing industrial operations and facilities. The district is designed to create a low density development with spacious yards to provide attractive settings as well as to help insure compatibility with non-industrial neighboring 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. Retail sales when conducted in conjunction with a principal permitted or a conditional use. Floor area devoted to retail sales shall not exceed ten (10%) percent of gross floor area. Self-storage facilities. Wireless Communication. Private indoor recreation. Warehousing, wholesaling, refrigerated and general storage. Large scale retail establishment.

Legal Description BEG AT W 1/4 POST OF SEC 17, TH N 00-12-06 W 375.00 FT, TH N 89-59-56 E 287.18 FT, TH N 19-29-30 E 282.51 FT, TH N 19-29-56 E 38.27 FT, TH N 00-14-20 W 44.76 FT, TH N 89-59-56 E 258.56 FT, TH S 00-27-00 W 722.17 FT, TH S 89-59-56 W 645.60 FT TO THE POB, PT NW 1/4 SEC 17, T2S-R5E, 8.00 AC.

## Location

|          |                                 |            |                   |
|----------|---------------------------------|------------|-------------------|
| Address: | 1010 Baker Rd, Dexter, MI 48130 | MSA:       | Ann Arbor         |
| County:  | Washtenaw                       | Submarket: | Washtenaw W of 23 |



## Property Images



Tech Park West Signage



Building 1-1014 Entrance



Building 1-1014 Reception Area



Building 1-1014 Reception Area



Building 1-1014 Break Room





Building 1-1014 Break Room



Building 1-1014 Shop Area



Building 1-1014 Office



Building 1-1014 Shop and Loading Bay



Building 1-1014 Office



Building 1-1014 Loading Bays



Building 1-1014 Loading Bays Overhead Doors



Building 1-1014 Mezzanine Storage Area



Building 1-1014 Loading Bays



Building 1-1026 Entrance





Building 1-1026 Reception Area



Building 1-1026 Conference Room



Building 1-1026 Work Area



Building 1-1026 Office



Building 1-1026 Kitchenette



Building 1-1026 Flex Area Overhead Door



Building 1-1026 Upstairs Dance Room



Building 1-1026 New Tile Flooring



Building 1-1026 Janitorial Area





Building 2-1046 Entrance



Building 2-1046 Front Work Area



Building 2-1046 Reception



Building 2-1046 Hallway



Building 2-1046 Office



Building 2-1046 Flex Area



Building 2-1046 Open Area



Building 2-1046 Rear Flex Space



Building 2-1046 Loading Dock



Building 2-1046 Side Door/Man Door





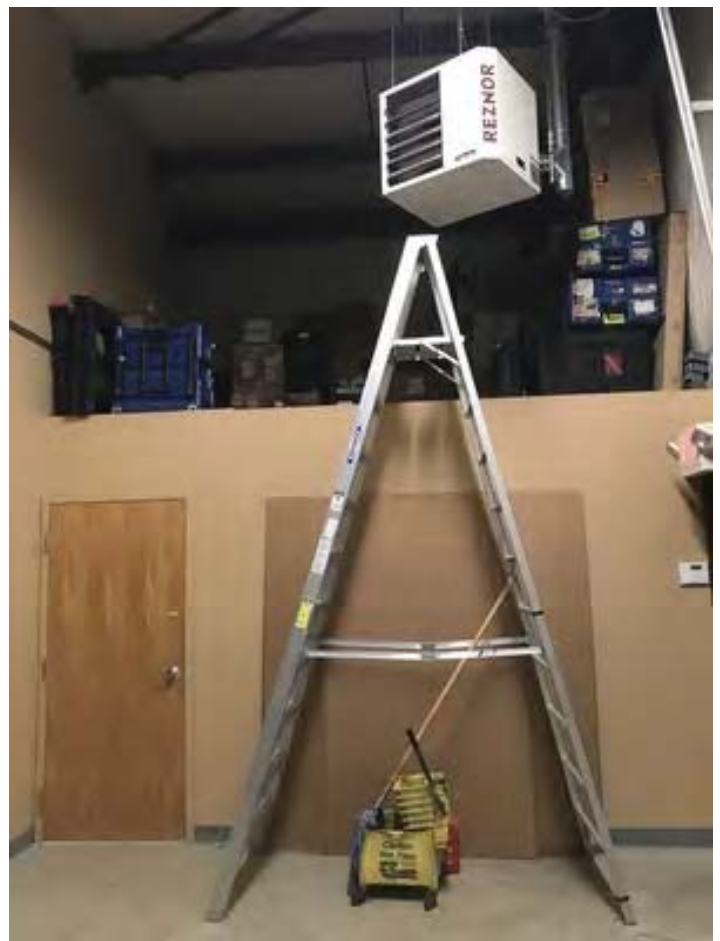
Building 2-1046 Lab



Building 2-1046 Lab



Building 2-1046 Lab



Building 2-1046 Overhead Storage



Building 2-1046 Kitchenette



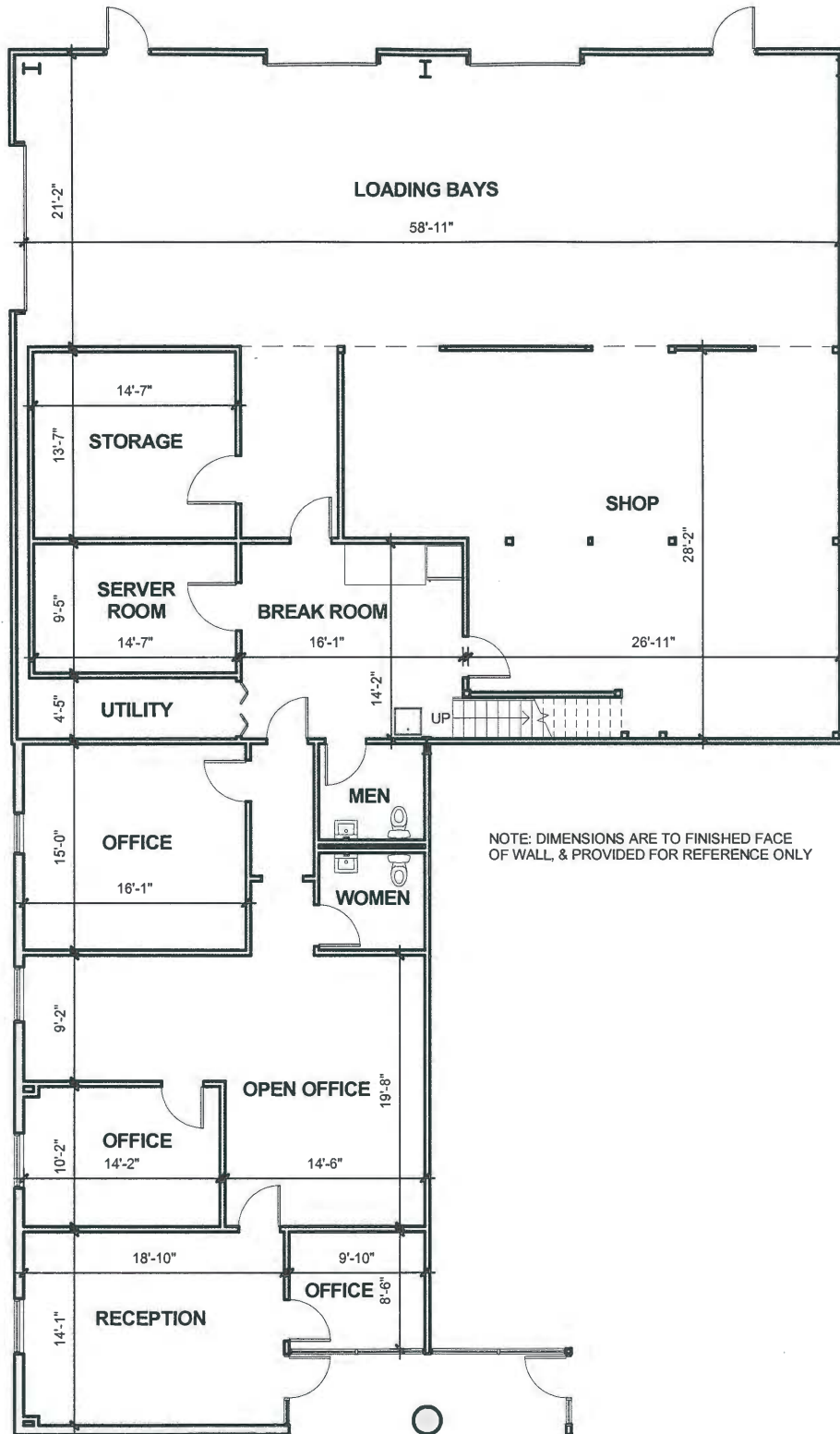
Building 2-1046 Kitchenette View 2

## Property Contacts

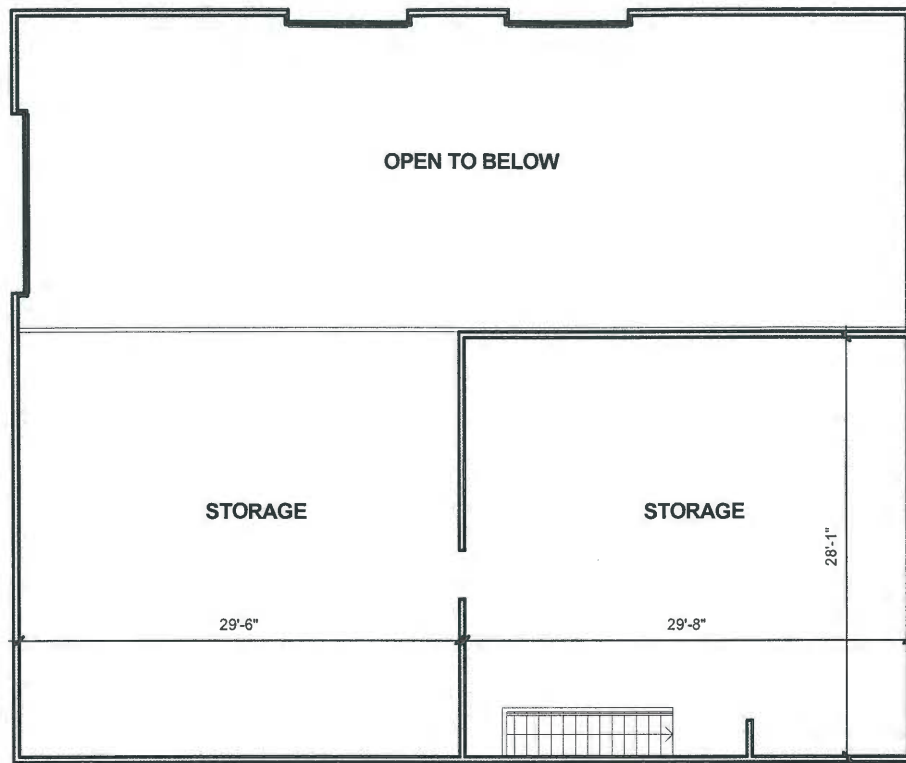


**James H. Chaconas**

Colliers International  
734-994-3100 [0]  
jim.chaconas@colliers.com







NOTE: DIMENSIONS ARE TO FINISHED FACE  
OF WALL, & PROVIDED FOR REFERENCE ONLY

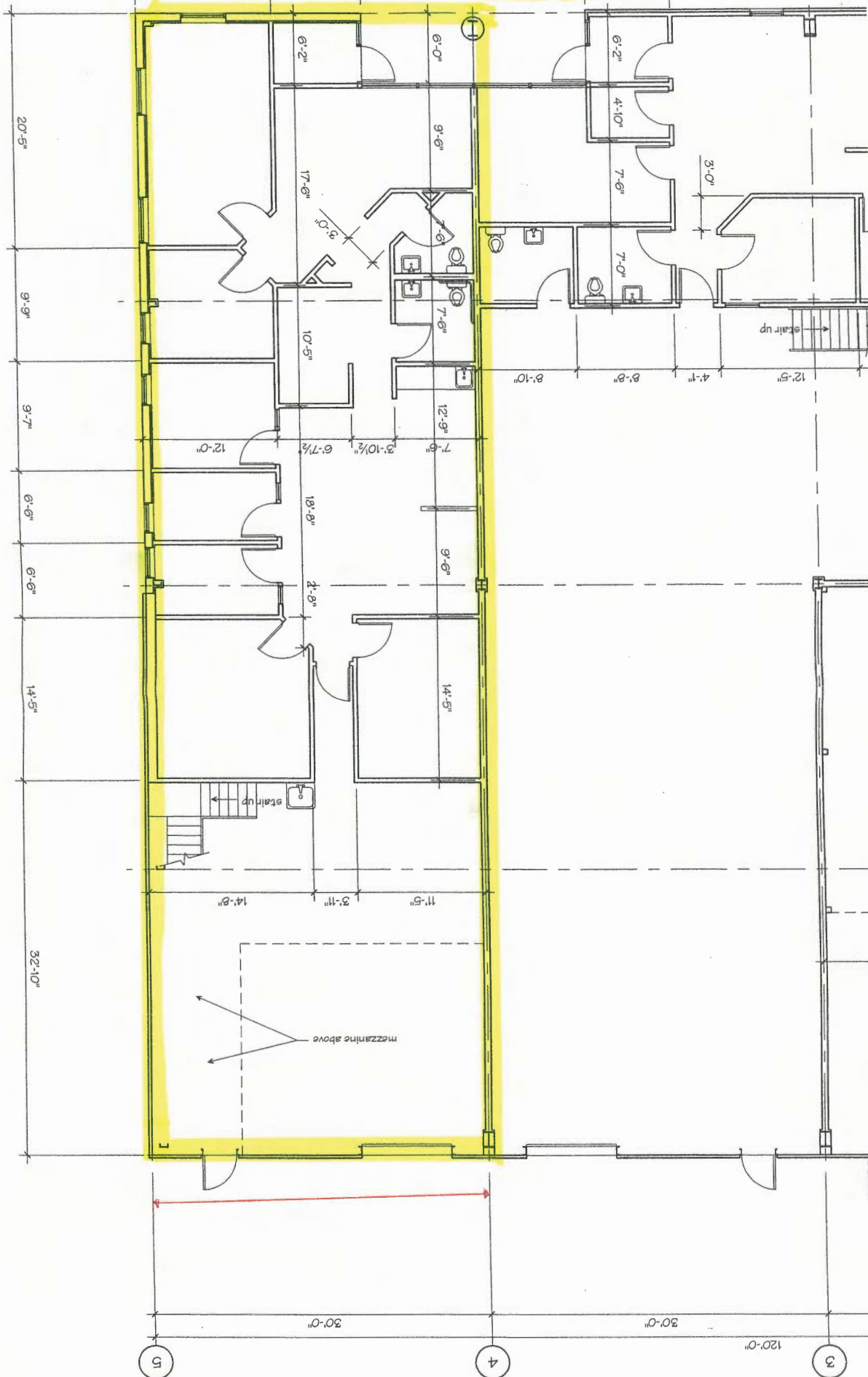


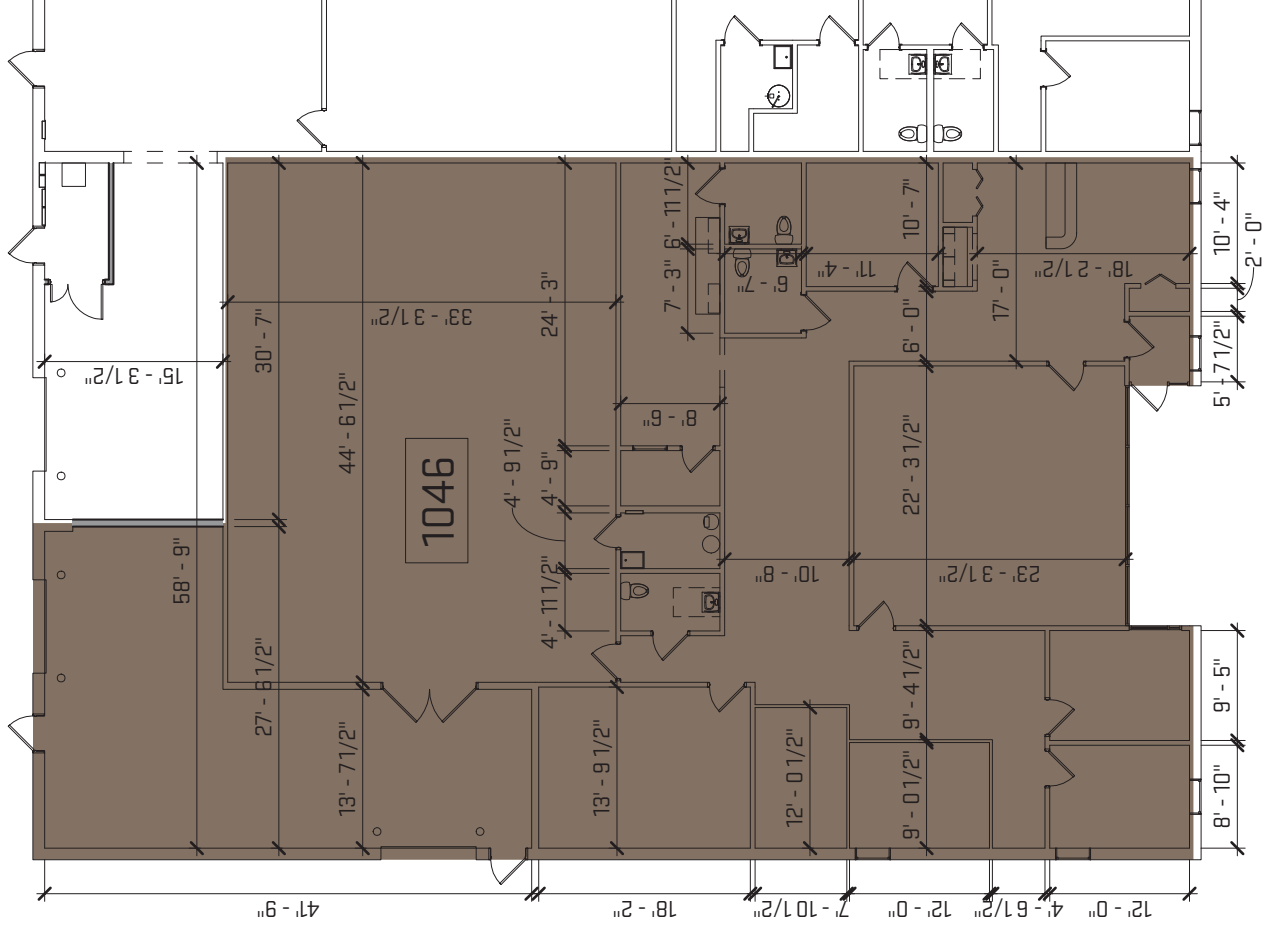
TECH PARK WEST - 1014  
MEZZANINE

1/8" = 1'-0"

TECH PARK WEST  
1026 BAKER RD.

3,000 SQ. FT. W/O MEZZANINE - 2,015 OFFICE & 985 FLEX  
3,460 SQ. FT. W MEZZANINE





1046

