

Small Office Space - Ann Arbor

2200 S Industrial Hwy, Ann Arbor, MI 48104



Listing ID: 30211138
Status: Active
Property Type: Office For Lease
Office Type: Mixed Use
Contiguous Space: 750 SF
Total Available: 750 SF
Lease Rate: \$12 PSF (Annual)
Base Monthly Rent: \$750
Lease Type: Gross Lease
Ceiling: 11 ft.



Overview/Comments

Small office space just south of downtown Ann Arbor. Perfect for user that just needs an office such as a housekeeping company, construction company, plumber or electrician. Two parking spaces, private entrance.

More Information Online

<http://www.cpix.net/listing/30211138>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	City of Ann Arbor	Class of Space:	Class C
Tax ID/APN:	09-12-04-200-012	Gross Building Area:	12,500 SF
Office Type:	Mixed Use	Usable Size (USF):	750 SF
Zoning:	M1	Land Area:	0.97 Acres

Available Space

Suite/Unit Number:	B	Space Type:	Relet
Suite Floor/Level:	1st	Date Available:	03/01/2018
Space Available:	750 SF	Lease Rate:	\$12 PSF (Annual)
Minimum Divisible:	750 SF	Lease Type:	Gross Lease
Maximum Contiguous:	750 SF	Offices:	3
Space Description:	Small office space with 3 offices, open area and restroom.	Parking Spaces:	2

Area & Location

Property Located Between:	Stimson & E Eisenhower Parkway	Highway Access:	Easy access to I-94 at the State Street Exit #177.
Property Visibility:	Excellent	Airports:	Ann Arbor, Willow Run & Detroit Metro

Building Related

Total Number of Buildings:	2	Total Parking Spaces:	32
Number of Stories:	1	Ceiling Height:	11
Typical SF / Floor:	12,500 SF	Passenger Elevators:	0
Year Built:	1968	Freight Elevators:	0
Roof Type:	Flat	Sprinklers:	None
Construction/Siding:	Aluminum Siding	Heat Type:	Natural Gas
Parking Description:	2 designated parking spaces for Suite B		

Heat Source: Central
Air Conditioning: Package Unit

Land Related

Lot Frontage:	100	Sewer Type:	Municipal
Lot Depth:	463.42	Legal Description:	LOT 22 FRISINGER INDUSTRIAL SUB
Water Service:	Municipal		

Zoning Description M1 limited industrial district. (1) Intent. The regulations of this district are set up to provide land for various types of industrial and manufacturing uses that are compatible with one another. The lands included in this district are those suited for use primarily by industries characterized by low land coverage, the absence of objectionable external effects and the possibility of large setbacks, attractive building architecture and large, landscaped park-like areas. The purpose of the district is to provide suitable sites for such uses while making certain that such uses will be compatible with adjacent or surrounding districts. To these ends, development is limited to a low concentration, external effects are minimized and permitted uses are limited to those which are adapted to an environment of this nature. The regulations are also designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the district. Manufacturing plants and uses shall have performance characteristics similar to those uses listed in this district in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, glare, electromagnetic or atomic radiation. All uses located within this district shall be so designed, constructed and operated that there is no production of sound discernible at the lot lines in excess of the average intensity of street and traffic noise at the lines, nor any production of heat or glare discernible at the same point. (2) Permitted principal uses. (a) Any principal use permitted in the RE research district or O office district (except residential uses). (b) Special trade construction contractors; wholesale trade -- building materials and wholesalers. (c) Transportation, communications, electric, gas and sanitary services. (d) Laundry, cleaning and garment services. (e) Industrial plants, manufacturing, processing or assembling the following: 1. Agricultural products. 2. Food and kindred products, excluding slaughterhouses. 3. Furniture and fixtures. 4. Converted paper and paperboard products. 5. Printing, publishing and allied industries. 6. Biological products, drugs, medicinal, chemical and pharmaceutical preparation. 7. Glass products, made of purchased glass. 8. Electrical and electronic machinery, equipment and supplies. 9. Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks. 10. Jewelry, silverware and plated ware; musical instruments; toys and amusement, sporting and athletic goods; pens, pencils and other office and artists' materials; costume jewelry, costume novelties, buttons and miscellaneous notions; and signs and advertising displays. 11. Canvas products made of purchased canvas. 12. Fabricated metal products, except heavy machinery and transportation equipment. 13. Metalworking machinery and equipment; general industrial machinery and equipment. 14. Office, computing and accounting machines. 15. Jobbing and repair machine shops.

Location

Address:	2200 S Industrial Hwy, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Exterior



2200 S Industrial back office to hallway



Signage



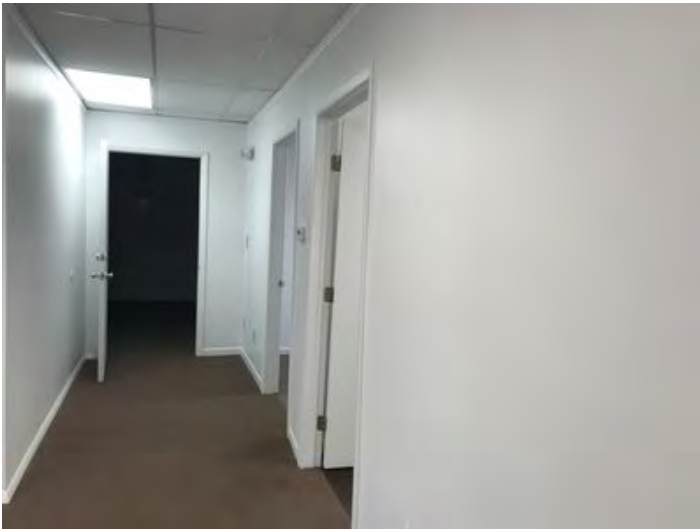
2200 S Industrial Exterior door



2200 S Industrial back office alcove



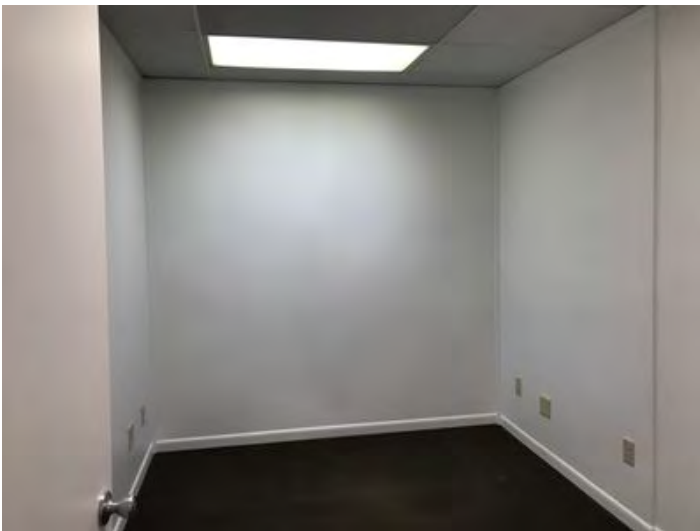
2200 S Industrial front office open area



2200 S Industrial hallway 1



2200 S Industrial Office 2



2200 S Industrial Office 1



2200 S Industrial Suite B

Property Contacts



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ANN ARBOR
OFFICE REPAIR

AUTOBATH

AUTOBATH

~ 5300 Φ

$\pm 750 \Phi$

~ 218 Φ

HOUSEKEEPING ASSOCIATES
~ 1000 Φ

2200 SOUTH INDUSTRIAL SUITE B
2 PARKING SPACES

B12 gross psf