

# Industrial Flex Warehouse/Heavy Power

## 3939 Bestech Rd, Ypsilanti, MI 48197



Listing ID: 30211965  
Status: Active  
Property Type: Industrial For Sale  
(also listed as Office)  
Industrial Type: Flex Space, Industrial-Business Park  
Size: 20,125 SF  
Sale Price: \$1,375,000  
Unit Price: \$68.32 PSF  
Sale Terms: Cash to Seller  
Ceiling: 20 ft.



### Overview/Comments

20,125 SF Flex Warehouse w/office suites, showrooms, 3 Hi Bay doors, 20 FT ceilings, on 1.94 acres. Heavy electrical power 1200 amp/480V/3 phase panels. Entire building has A/C ducting.

Building faces Carpenter Road, adjacent to Sam's Club.

Bestech Industrial Park is near the US-23 & I-94 interchange, 15 minutes to downtown Ann Arbor and 20 minutes to DTW airport.

Zoned I-1.

Building tenant occupied, notice required to show.

### More Information Online

<http://www.cpix.net/listing/30211965>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: Pittsfield Township  
Tax ID/APN: L-12-23-110-001  
Industrial Type: Flex Space, Industrial-Business Park,  
Manufacturing, Mixed Use, Office Showroom  
Zoning: I-1 - LIMITED INDUSTRIAL DISTRICT  
Property Use Type: Investment

Building Name: InterClean Equipment  
Gross Building Area: 20,125 SF  
Building/Unit Size (RSF): 20,125 SF  
Land Area: 1.94 Acres  
Sale Terms: Cash to Seller

### Area & Location

Market Type: Medium  
Property Located Between: Carpenter Road & US-23: Michigan Ave & Morgan Rd.  
Side of Street: North  
Road Type: Paved

Transportation: Highway  
Highway Access: Easy access to I-94 and US-23.  
Airports: Ann Arbor Airport, Willow Run & Detroit Metro  
Site Description: Industrial Park located just off Carpenter Road.

**Area Description** Located just south of the I-94 and US-23 interchange. Easy access to both from Michigan Avenue (US-12). Just 45 minutes north of Toledo, Ohio and 45 minutes west of Detroit.

### Building Related

Tenancy: Multiple Tenants  
Total Number of Buildings: 1  
Number of Stories: 1  
Property Condition: Good  
Year Built: 1989  
Roof Type: Flat  
Construction/Siding: Block  
Parking Ratio: 2.3 (per 1000 SF)

Parking Type: Surface  
Parking Description: Ample on site parking with additional parking on street.  
Total Parking Spaces: 49  
Ceiling Height: 20  
Loading Doors: 0  
Loading Docks: 0  
Amps: 1,200

Volts: 480  
X-Phase: 3  
Heat Source: Central

Air Conditioning:  
Lighting:

Package Unit  
Fluorescent

## Land Related

Lot Frontage:	300	Easements:	Utilities
Lot Depth:	282	Legal Description:	NEW PLAT LOT 1 BESTECH CENTER SPLIT ON 09/10/2003 FROM L -12-23-100-008L -12-23-100-011;

**Zoning Description** PURPOSE This district is composed of those areas of the Township whose principal use is, or ought to be, light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. This district has been located within the Township to permit the development of these industrial uses, to protect adjacent agricultural, residential and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been excluded. SECTION 41.02 - - PERMITTED USES The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district, provided that materials and equipment to be used in the principal business and products resulting from the principal business shall be stored within a completely enclosed building. Such products, materials, and equipment may be stored outdoors if a conditional use permit therefore is obtained in accordance with this article. Research oriented and light industrial park uses. The manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, drugs, perfumes, pharmaceutical toiletries, and frozen food lockers. Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature. Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials. Printing, lithographic, blueprinting and similar uses. Light manufacturing industrial use which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet and free from any objectionable or dangerous nuisance or hazard including any of the following goods or materials: Drugs, jewelry, musical instruments, sporting goods, glass products, small household appliances, electronic products, printed matter, baked and dairy products, advertising displays, tents and awnings, brushes and brooms, cameras and photographic equipment and supplies, wearing apparel, leather products and luggage but not including tanning, products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell or yarn. Research and testing facilities. An accessory use, building or structure. A sign, only in accordance with the regulations specified in Article 53.0. Essential services, as provided in Section 30.02.E, herein. Warehousing and material distribution centers, contractors establishments. Indoor recreation facilities consisting of more than twenty thousand (20,000) square feet such as bowling alleys, indoor tennis courts and other indoor game courts, gymnasiums, and similar uses which by their nature require facilities of a comparable size. CONDITIONAL USES: Restaurants and cafeteria facilities for employees. Bus, truck, taxi and rail terminals. Open air display areas for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, such as household equipment, small tools, pneumatic-tired two and four wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Outdoor storage of materials and equipment to be used as part of the principal business, and products resulting from the principal business..Lines and structures of essential services.

## Financials

Finance Data Year:	2017
Real Estate Taxes - Annual(\$):	\$29,230 (Annual)
Assessed Value - Total(\$):	\$601,100 (Annual)

## Location

Address:	3939 Bestech Rd, Ypsilanti, MI 48197	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



## Property Images



Side View



Rear View



Hi-Bay Door



Rear View



Office Hallway



Kitchenette



Office



Open Office Area



Office



Open Office Area





Open Office Area



Warehouse

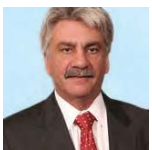


Warehouse



Warehouse

## Property Contacts

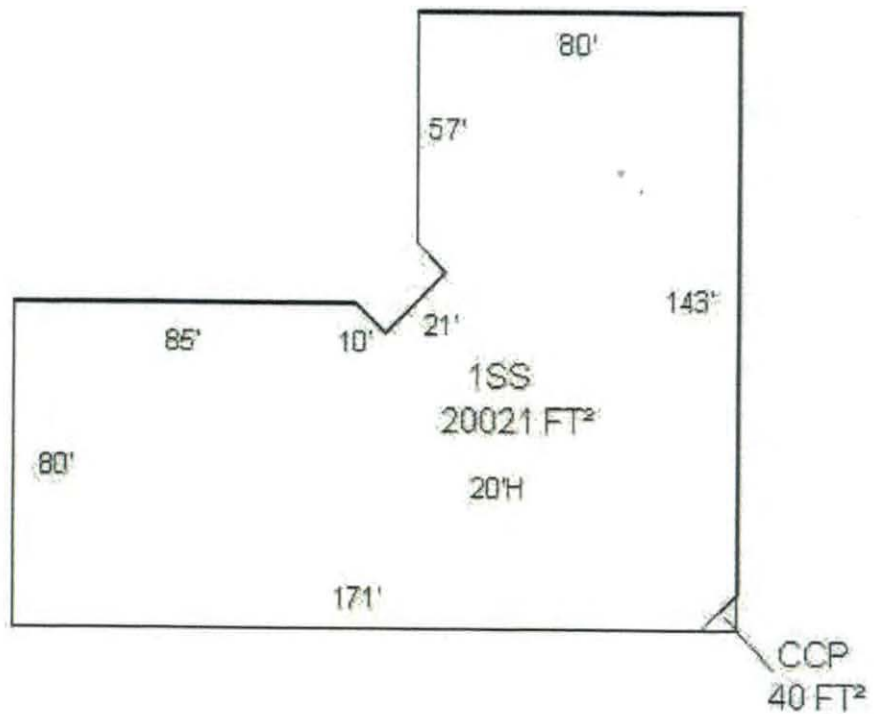


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## Image/Sketch for Parcel: L -12-23-110-001



Sketch by Apex IV™

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