

3930-3990 VARSITY DRIVE

UNIT #3950

ANN ARBOR, MICHIGAN

INDUSTRIAL/HI-TECH/WET LAB

3,209 Square Feet For Lease



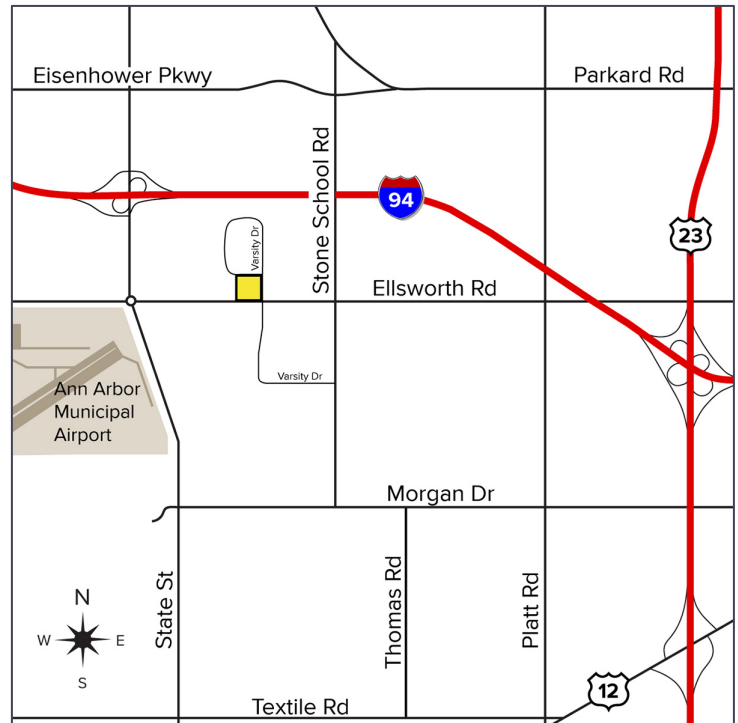
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ANN ARBOR COMMERCE CENTER



PROPERTY FEATURES

- Available Unit: #3950
- Office Space: 1,597 Sq. Ft.
- Lab/Hi-Bay Space: 1,612 Sq. Ft.
- Total: 3,209 Sq. Ft.
- Unit is 100% heated and air-conditioned
- Can accommodate wet lab/hi-tech and light industrial users
- 16' clear height
- (1) 10' x 14' grade level door
- Zoned M-1, Limited Industrial
- Available Immediately
- Lease Rate: \$13.95/sq. ft. MG + Utilities. Rate includes R.E. taxes, building insurance and CAM. 2026 OPEX Budget is \$4.00/sq. ft.



For more information, please contact:

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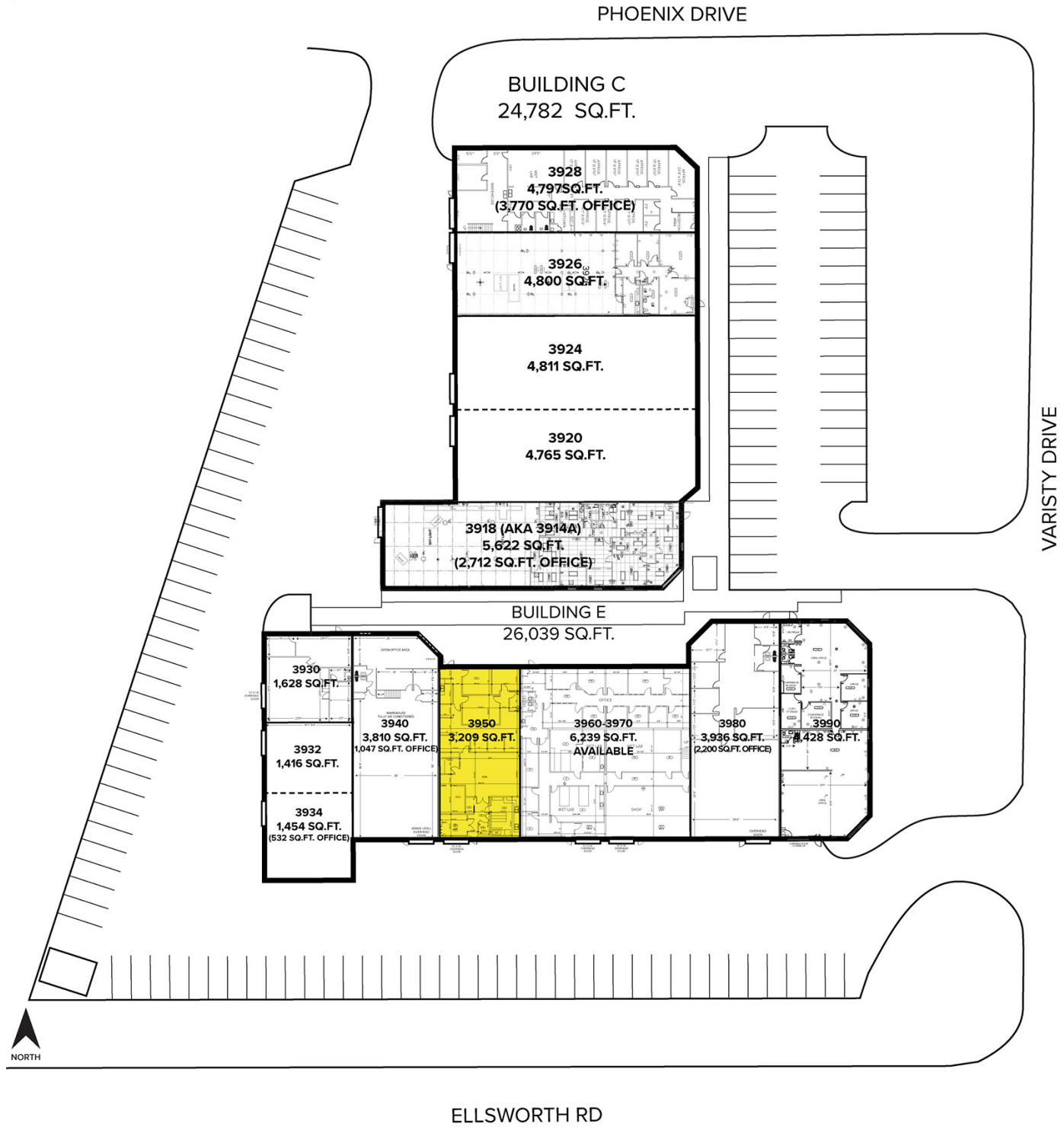
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One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

3930-3990 Varsity Dr, Unit #3950 – Ann Arbor, Michigan

Industrial/Hi-Tech/Wet Lab For Lease

3,209
Square Feet
AVAILABLE

Site Plan



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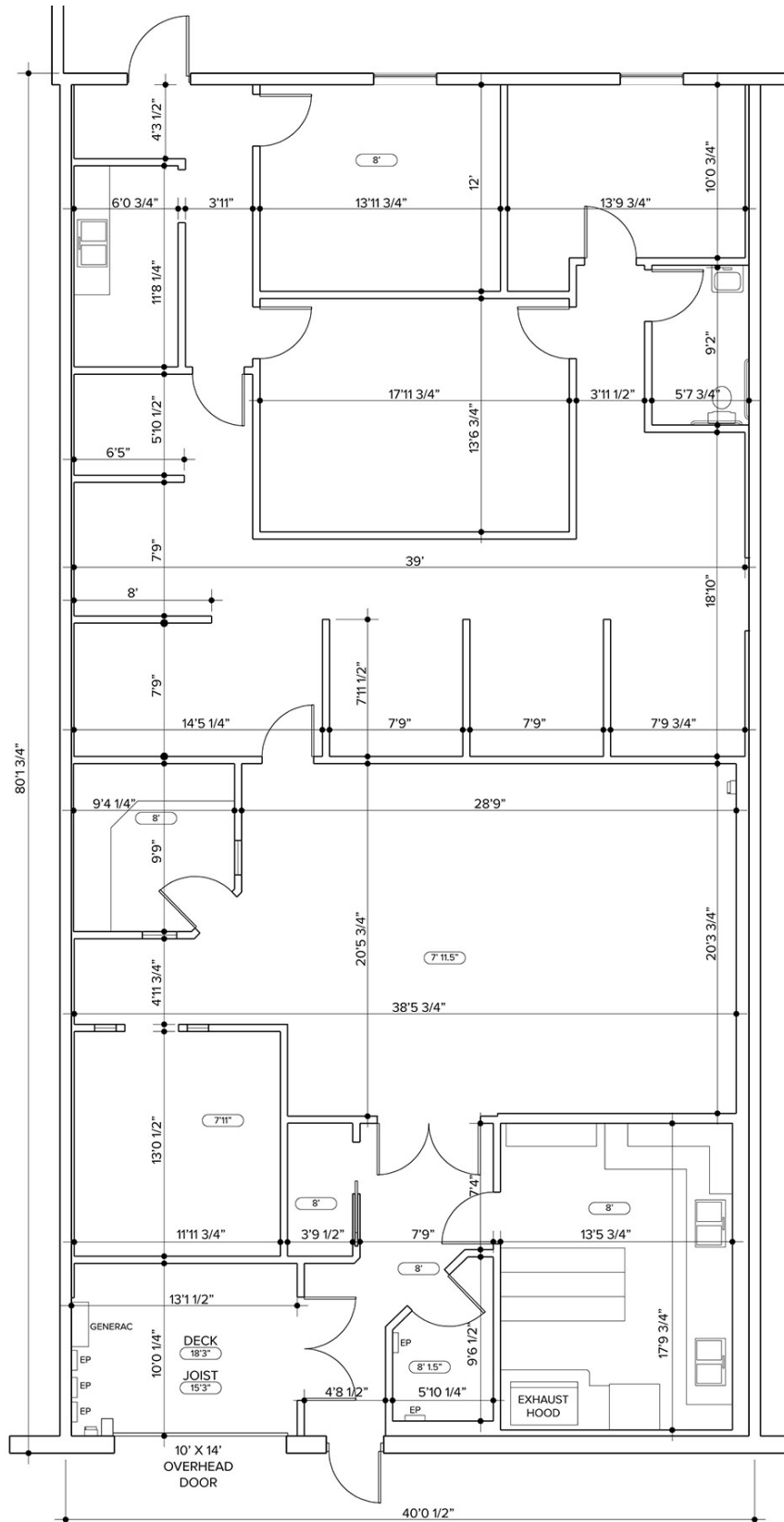
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3930-3990 Varsity Dr, Unit #3950 – Ann Arbor, Michigan
 Industrial/Hi-Tech/Wet Lab For Lease

3,209
 Square Feet
 AVAILABLE

Floor Plan



OFFICE = 1,597 SQ.FT.
 LAB/HI-BAY = 1,612 SQ.FT.
 TOTAL = 3,209 SQ.FT.



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Larger Private Office



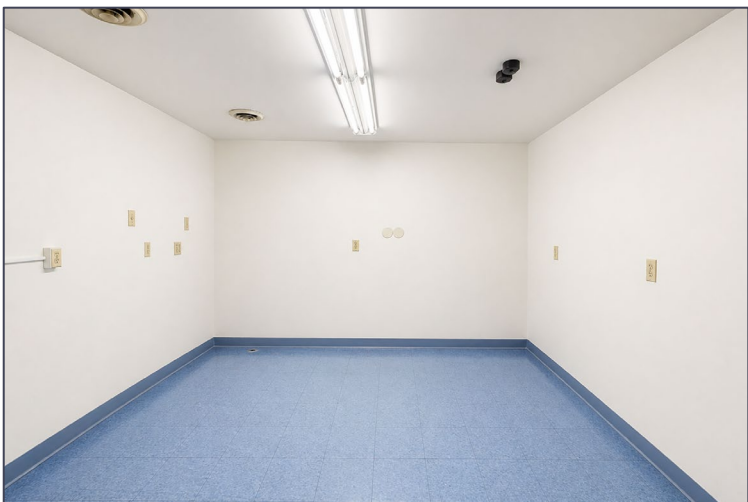
Smaller Private Office



Drywall Office Cubicles



Office Area Conference Room



Lab Area – Clean Room



Room in Lab Area

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Square Feet
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Open Lab Area – Angle 1



Open Lab Area – Angle 2



Wet Lab Room with Exhaust Hood



Garage Area with Grade Level Overhead Door

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Aerial



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