

New Industrial Building (Pittsfield Twp)

4163 E Morgan , Ypsilanti, MI 48197



FOR SALE & LEASE

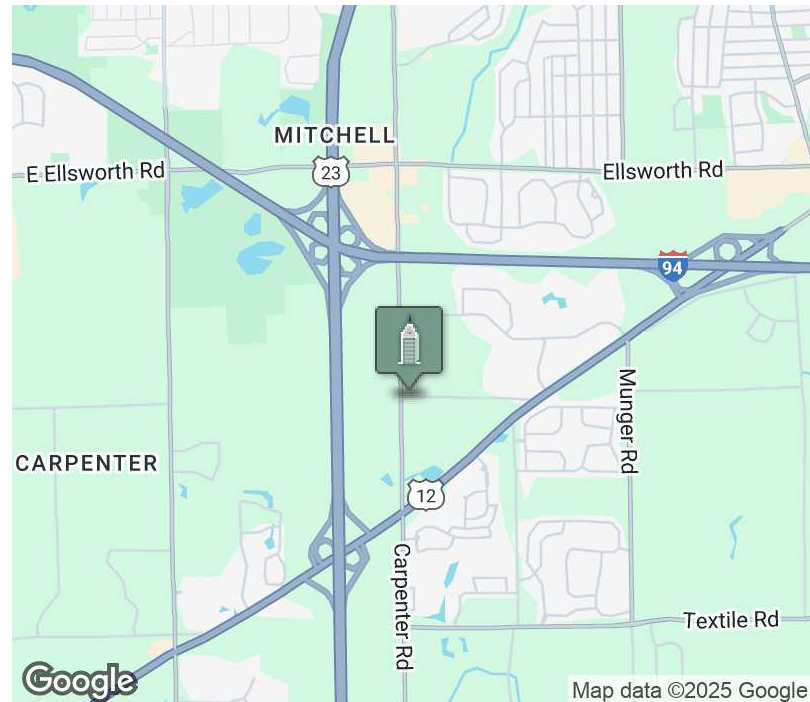


OFFERING SUMMARY

Sale Price:	\$3,750,000
Total SF:	24,300 SF
Lease Rate:	\$13.50/yr Plus Utilities
Rentable SF:	12,150 SF
Lot Size:	2.26 Acres
Year Built:	2024
Zoning:	I (General Industrial)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,826	22,339	58,527
Total Population	6,830	51,118	141,106
Average HH Income	\$118,206	\$98,595	\$114,686



Jeff Evans

734.926.0222

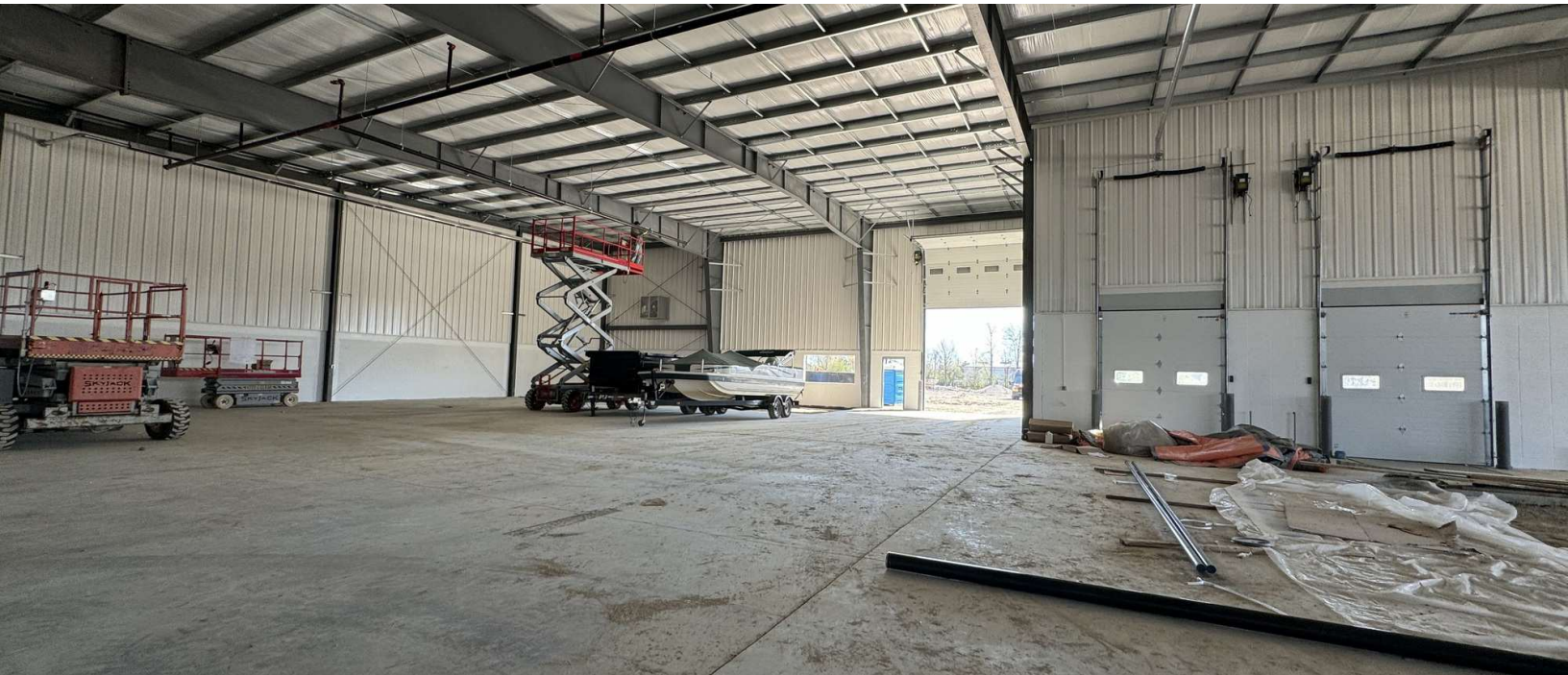
jeffevans@swishercommercial.com

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PROPERTY HIGHLIGHTS

- Total building 24,300 SF
- 2 suites of 12,150 SF each
- Each suite has a 14'x14' grade level motor operated overhead door
- 8'x 10' overhead doors at truckwell
- Fire sprinkled
- Shop/warehouse ceiling 20+ feet
- Public sewer and water
- 400 amp, 480/277v, 3 phase electric
- Situated on 2.26 acres
- I-General Industrial zoning district is intended for light manufacturing, other limited industrial, wholesale and warehousing uses
- Pittsfield Township
- Easy access to 1-94 & US-23 using class A roads
- Custom build to suit

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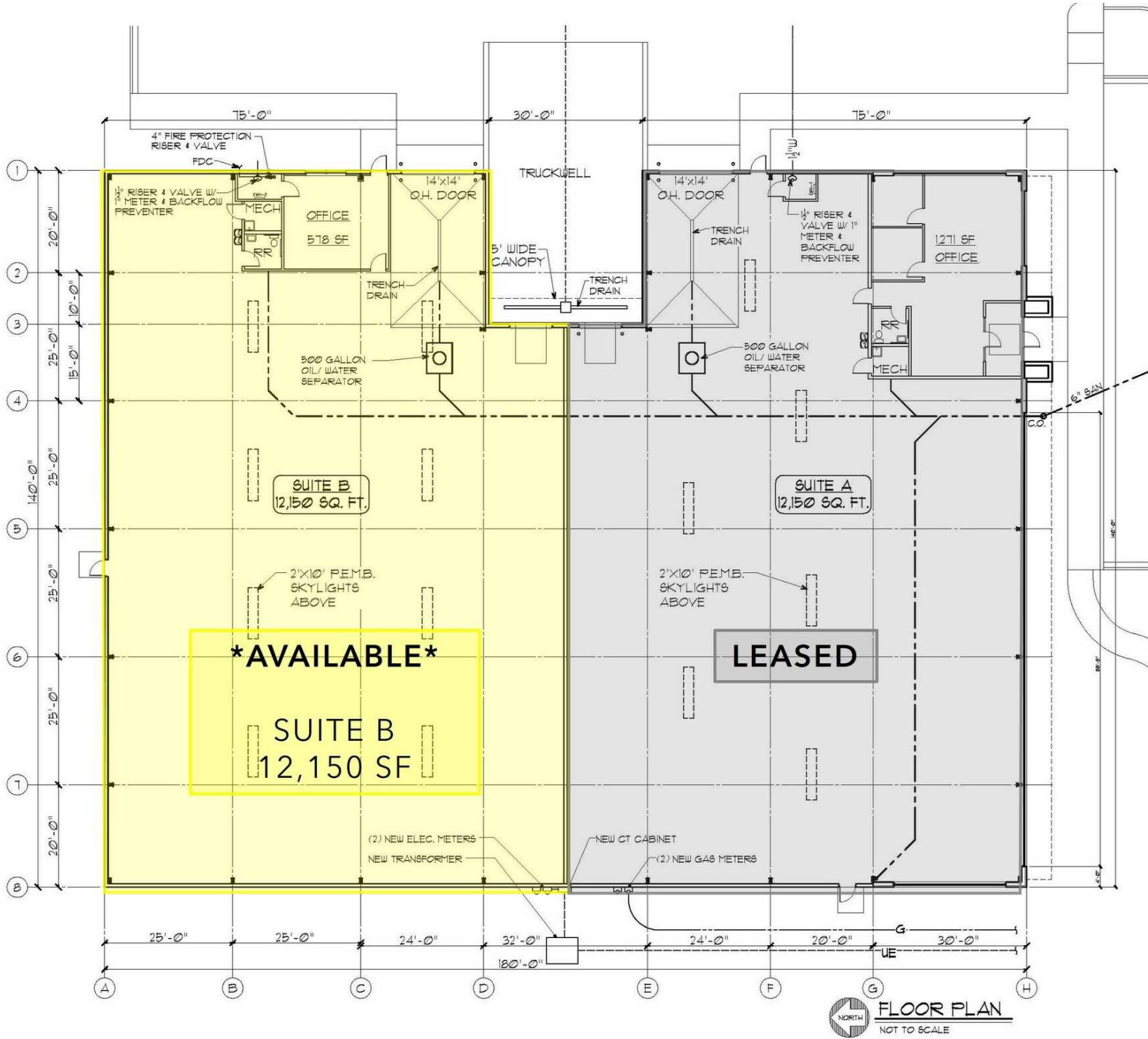
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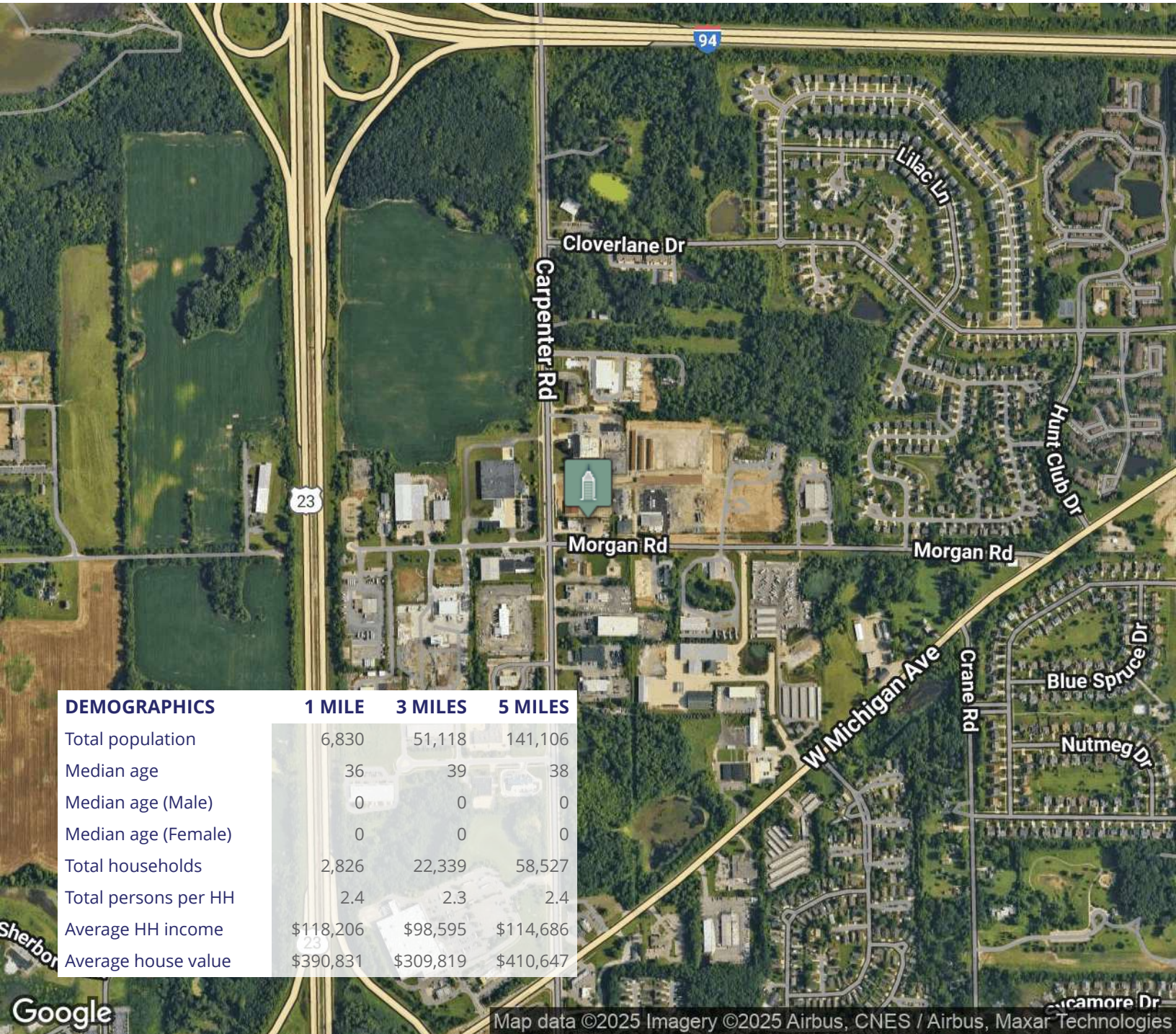
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