

NNN INVESTMENT SALE



CHACONAS GROUP
ANN ARBOR AREA



17,243 SF Flex/Industrial Building

1195 Oak Valley Drive in Ann Arbor, MI



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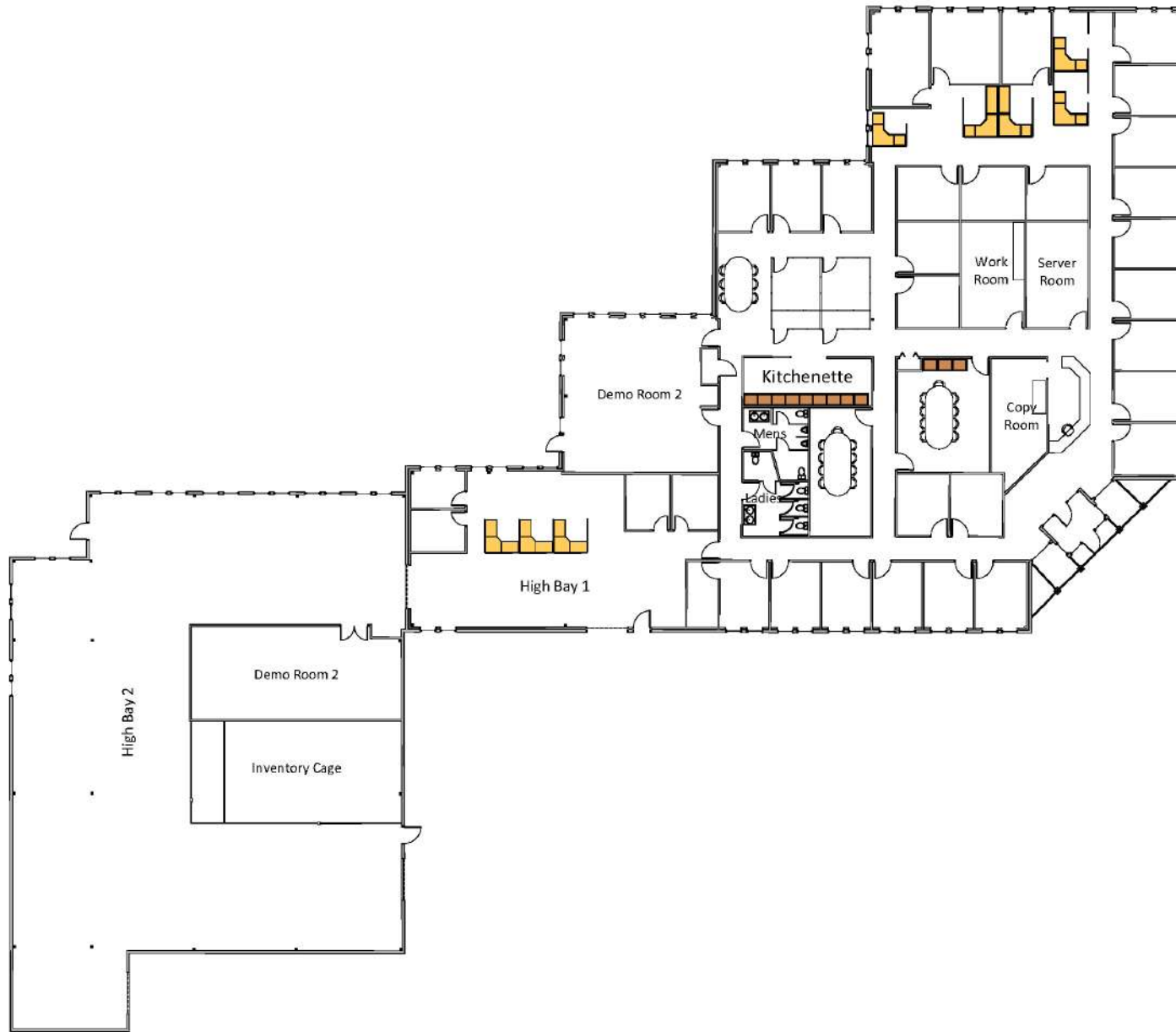


FOR SALE

17,243 SF Flex / Industrial

PROPERTY HIGHLIGHTS

- 17,243 Square Foot Building
- Outstanding NNN Investment Opportunity in Ann Arbor & within the Pittsfield Township Municipality. Surrounded by Established Businesses and Retail, Close to I-94, the State Street District, and Downtown Ann Arbor
- Leased to Strong, Long-Term Tenant through September 2035, with a 5-Year Option
- This Flex-Industrial Condo Property offers a Traditional Office Space with Formal Entry, Private Offices, Several Conference Rooms, Full Kitchenette, and Two Restrooms
- The Flex Portion offers 2 Separate Bay Areas, One with a Mezzanine for Additional Storage, a Dock with Mechanical Dock Leveler, and Bay Door
- Plenty of On-Site Parking
- Located within the Valley Ranch Business Park - which is Managed Locally by Oxford Companies. Dues Paid Quarterly
- Additional Information Available with an Executed Confidentiality Agreement
- Offered at \$3,350,000



FLOOR PLAN

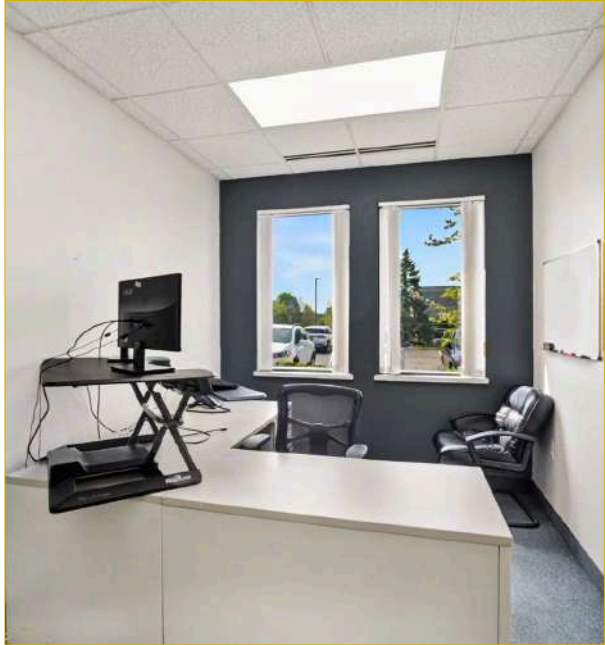
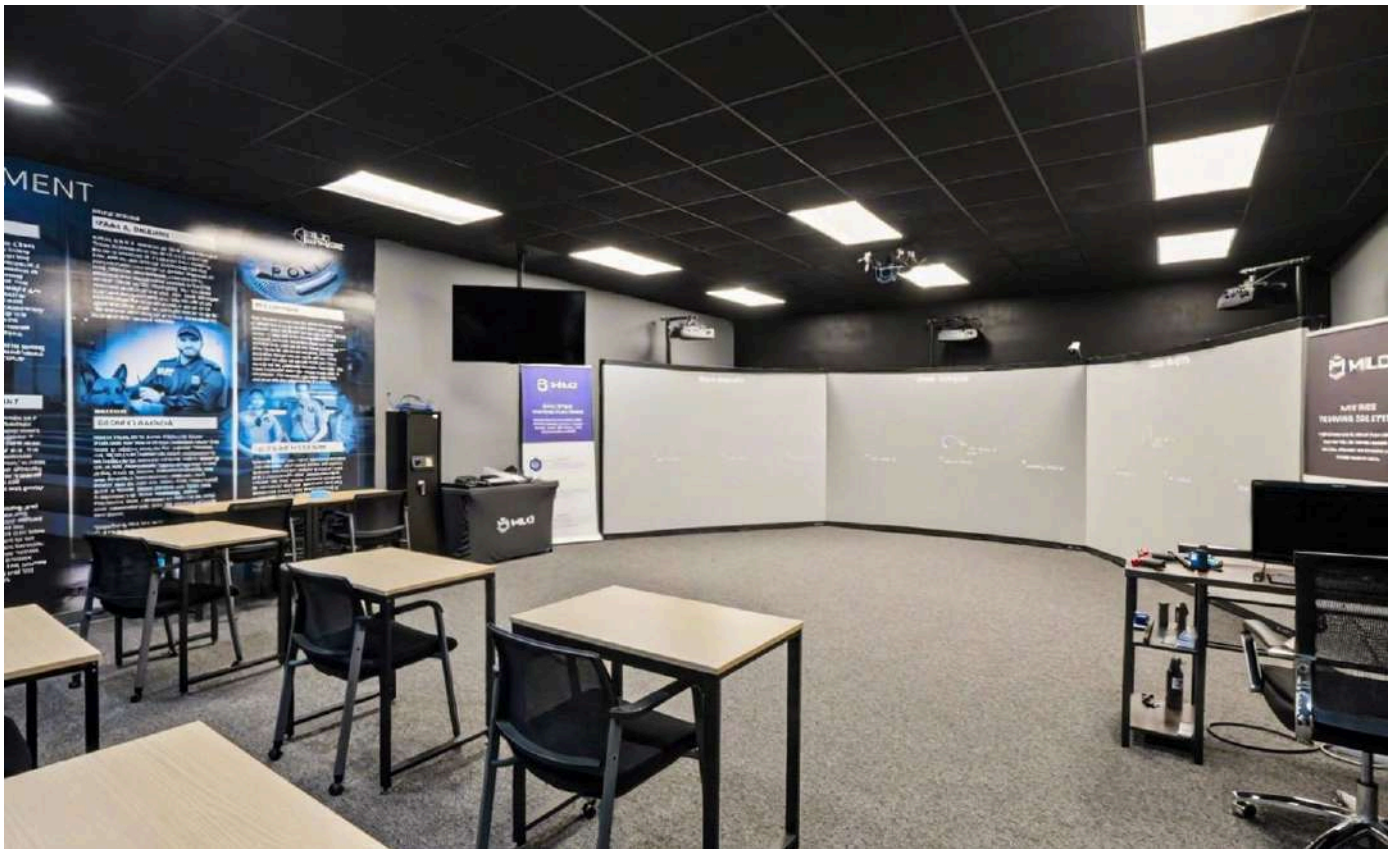
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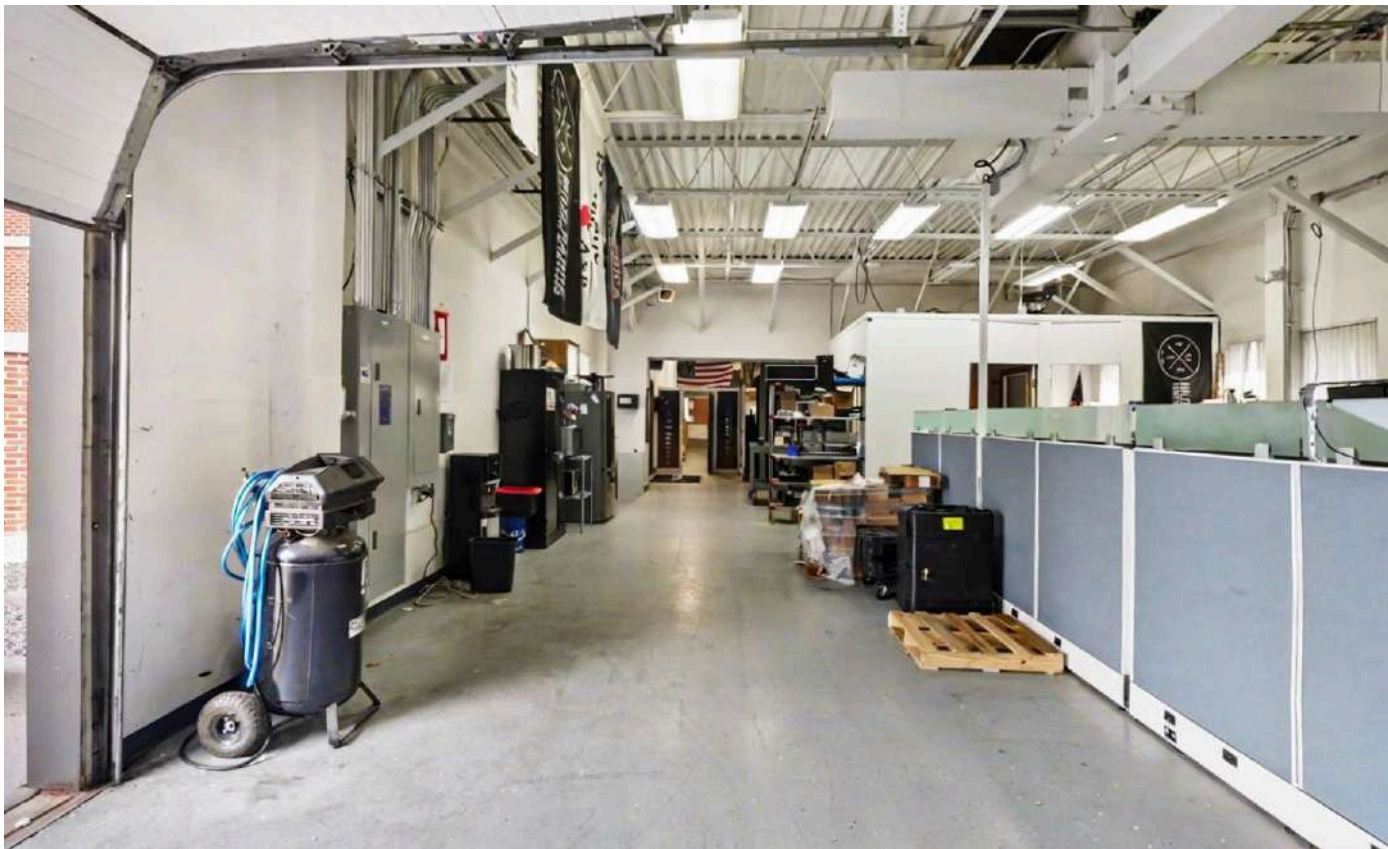
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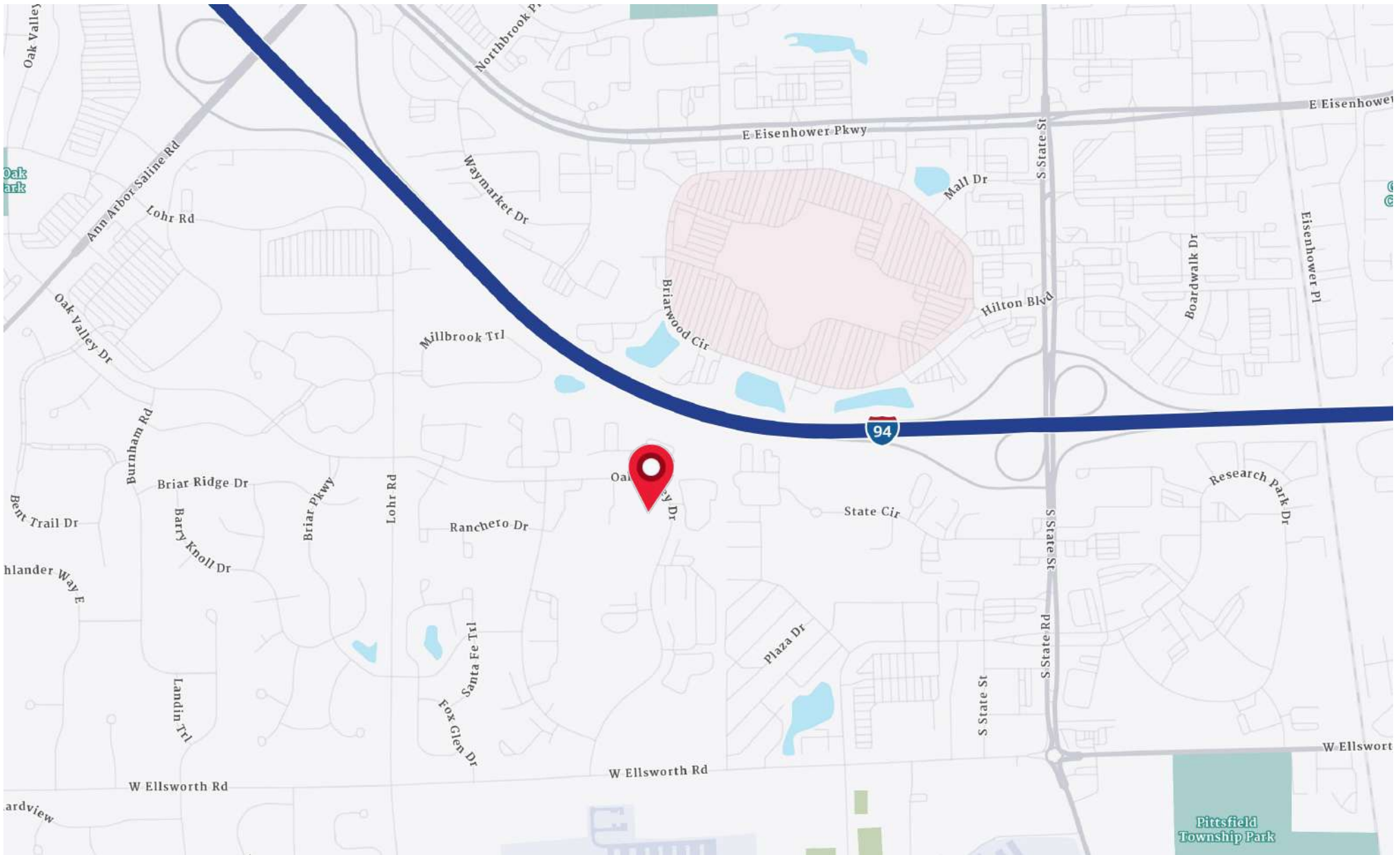
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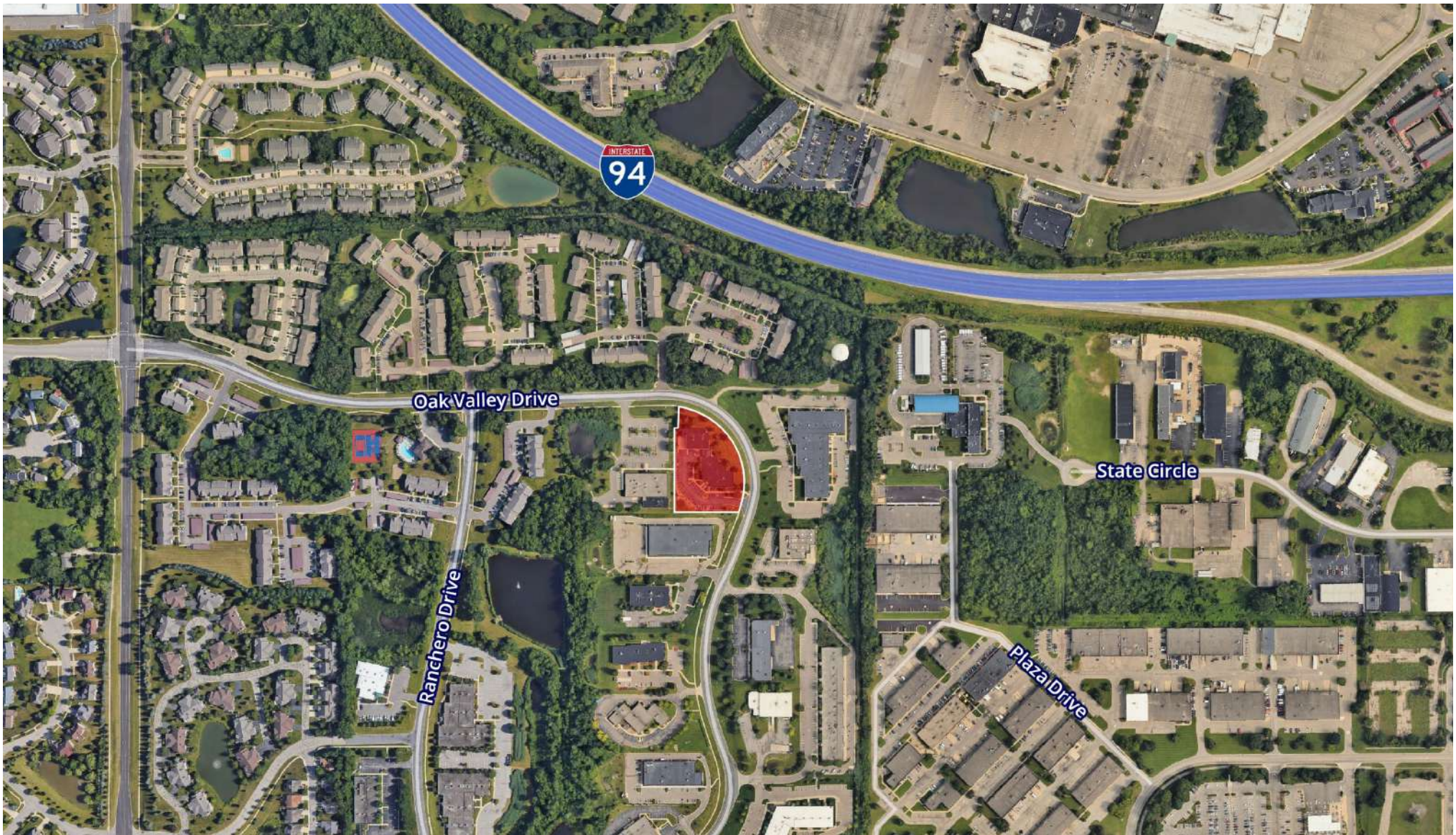


LOCATION MAP

17,243 SF Flex / Industrial



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PROPERTY AERIAL

17,243 SF Flex / Industrial

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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