

Manchester Industrial / Office Suites

715 E Duncan, Manchester, MI 48158



FOR LEASE



OFFERING SUMMARY

Warehouse	\$4.75 SF/yr
Lease Rate:	Plus \$1/SF Base Utilities
Office Lease Rate:	\$8.00 SF/yr Plus Utilities
Available SF:	840 - 13,054 SF
Building Size:	I-1 (Limited Industrial)

PROPERTY HIGHLIGHTS

- East side of Manchester 2 blocks off M-52 (class A road)
- 10 miles S of I-94 and 20 miles SW of Ann Arbor
- Small-town atmosphere
- Attractive single story brick building
- 115,488 sf building
- Efficient radiant gas heating & fully sprinklered
- 13,054 sf office space
- Office features: A/C, open work areas and kitchen
- Municipal water/sewer and gas
- Two paved parking lots with 200 spaces

Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

Charlie Koenn

734.926.0230

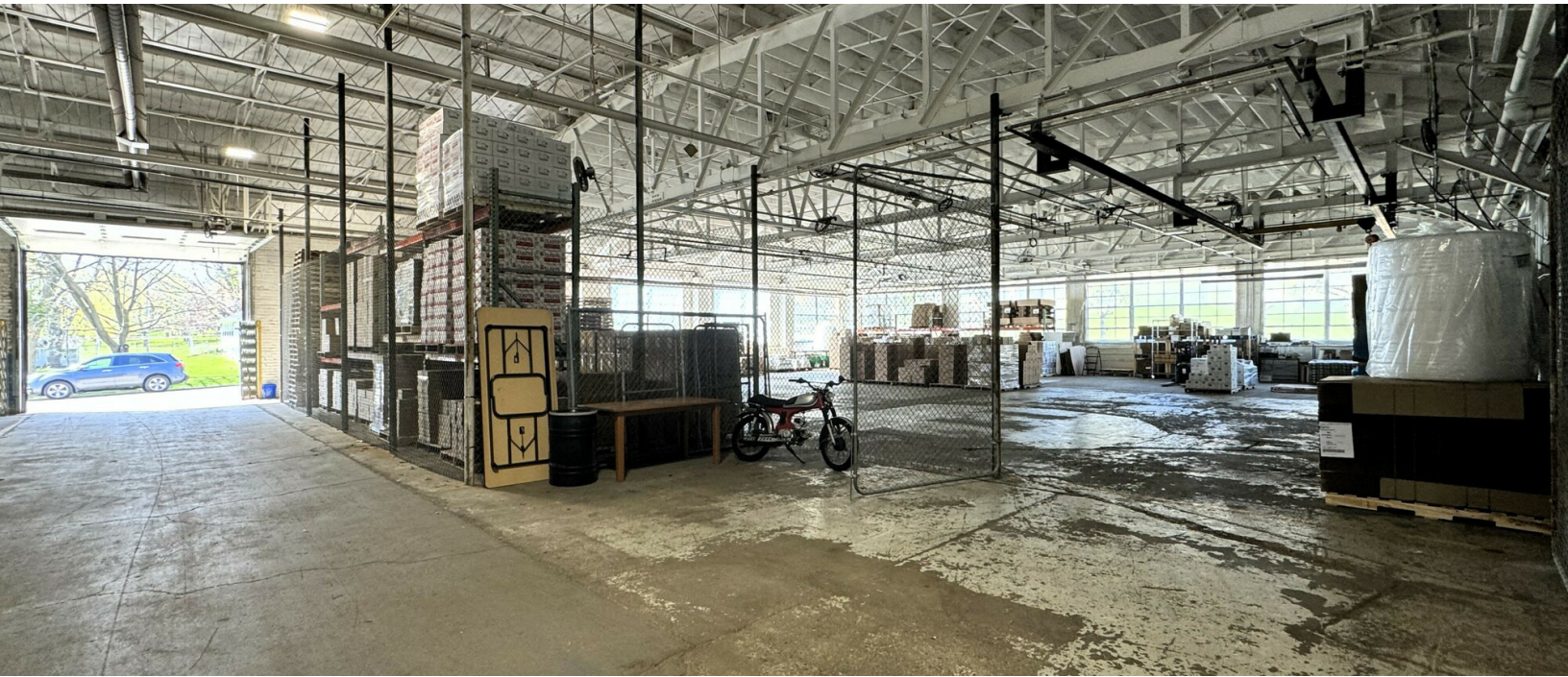
ckoenn@swishercommercial.com

Manchester Industrial / Office Suites

715 E Duncan, Manchester, MI 48158



For Lease



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A1	2,684 SF	Gross	\$1,287 per month	Includes \$1/SF Base Utilities
A2	6,710 SF	Gross	\$3,216 per month	Includes \$1/SF Base Utilities
A3	6,160 SF	Gross	\$2,952 per month	Includes \$1/SF Base Utilities
D1	2,337 SF	Gross	\$1,120 per month	Includes \$1/SF Base Utilities
F	3,562 SF	Gross	\$1,707 per month	Includes \$1/SF Base Utilities
P	840 SF	Gross	\$403 per month	Includes \$1/SF Base Utilities
X	5,040 SF	Gross	\$2,415 per month	Includes \$1/SF Base Utilities
Office	2,000 - 13,054 SF	Modified Gross	\$8.00 SF/yr	\$8.00/SF Plus Utilities

Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

Charlie Koenn

734.926.0230

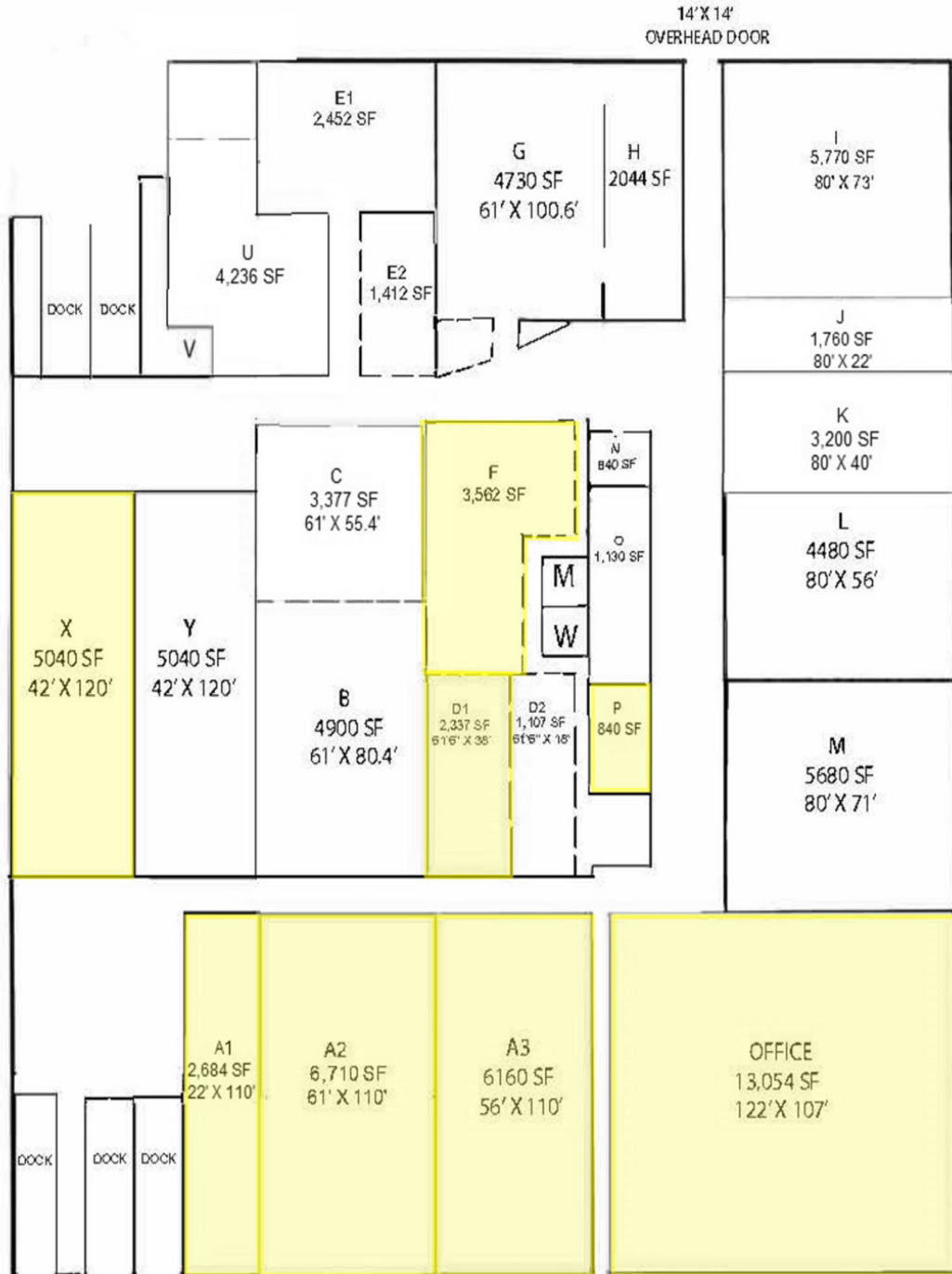
ckoenn@swishercommercial.com

Manchester Industrial / Office Suites

715 E Duncan, Manchester, MI 48158



For Lease



Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

Charlie Koenn

734.926.0230

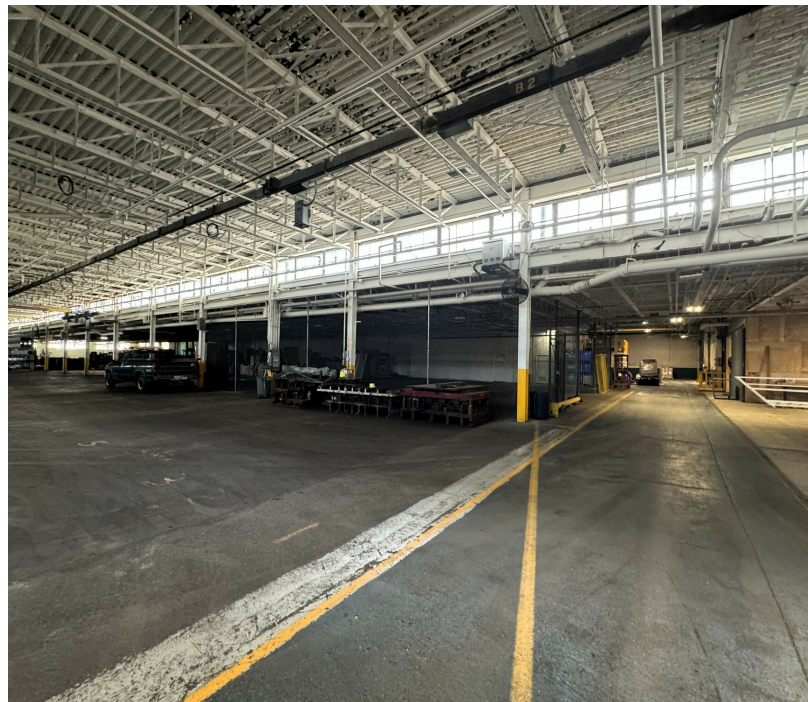
ckoenn@swishercommercial.com

Manchester Industrial / Office Suites

715 E Duncan, Manchester, MI 48158



For Lease



Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

Manchester Industrial / Office Suites

715 E Duncan, Manchester, MI 48158



For Lease



Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

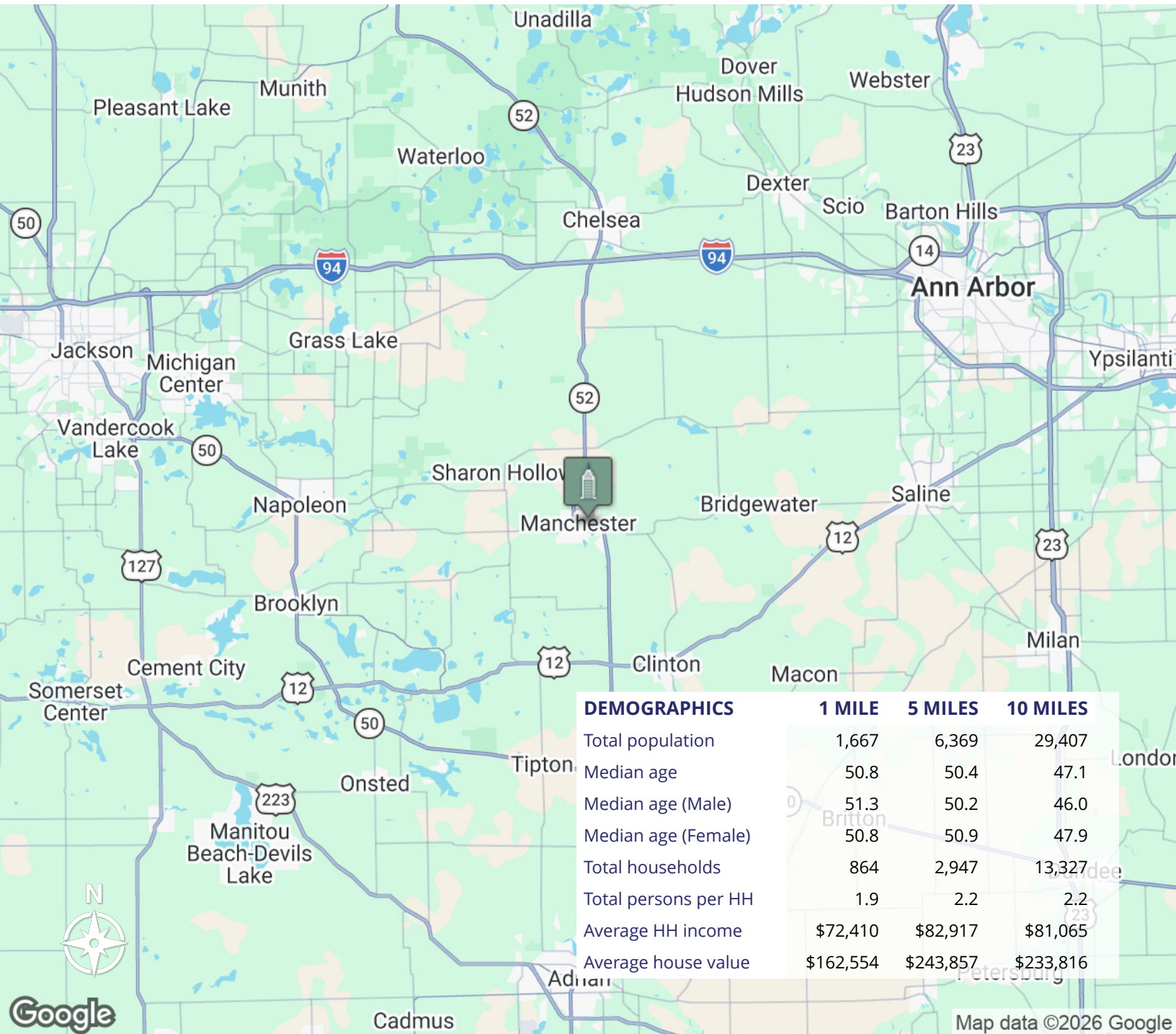
Building relationships. 180 Little Lake Dr, Suite 4, Ann Arbor, MI 48103 | 734.663.0501 | swishercommercial.com

Manchester Industrial / Office Suites

715 E Duncan, Manchester, MI 48158



For Lease



Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com