



RARE ANN ARBOR INDUSTRIAL / OWNER-USER OPPORTUNITY

78 Jackson Plaza, Ann Arbor, MI 48103

TOM GRITTER
734.476.8860
tgritter@gritterres.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

78 Jackson Plaza presents a rare opportunity to acquire one of Ann Arbor's most functional and flexible industrial assets. The 41,400 SF facility combines true operational infrastructure — high-bay warehouse space, 20'-28' clear heights, overhead cranes, heavy power, loading docks, overhead doors, production areas, and approximately 5,500 SF of connected office — with a highly accessible west-side Ann Arbor location near I-94, downtown Ann Arbor, the University of Michigan, and major regional employers.

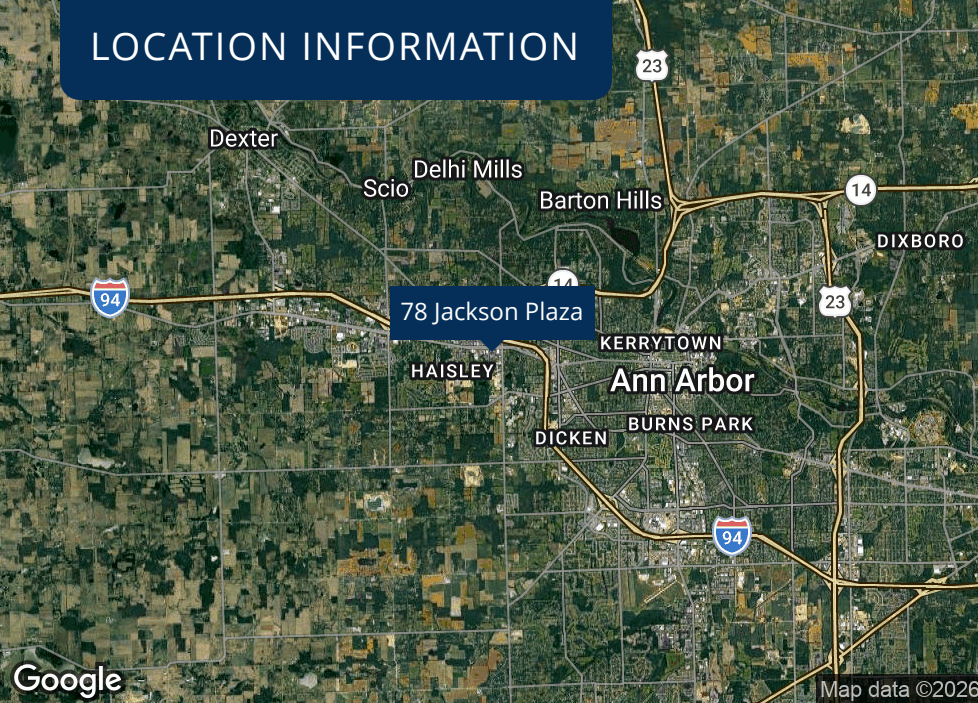
The property is well suited for an owner-user headquarters, contractor/service business, light manufacturing, assembly, fabrication, storage, distribution, R&D, or multi-tenant industrial investment. With flexible bay configuration, immediate occupancy potential, and a location surrounded by a growing mix of industrial, automotive, technology, maker, food/beverage, and creative businesses, 78 Jackson Plaza offers a level of utility and location rarely available in the Ann Arbor market.

OFFERING SUMMARY

Sale Price:	\$4,950,000
Number of Units:	5
Lot Size:	2.63 Acres
Building Size:	41,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,790	20,589	48,974
Total Population	4,257	46,145	121,324
Average HH Income	\$168,810	\$155,867	\$137,060

LOCATION INFORMATION



LOCATION DESCRIPTION

Located in the heart of Ann Arbor's established west-side industrial district, 78 Jackson Plaza offers a rare combination of industrial functionality and premier location. Positioned just minutes from Downtown Ann Arbor, the University of Michigan, and immediate access to I-94, the property provides exceptional connectivity for businesses serving both local and regional markets.

The surrounding area has evolved into one of Ann Arbor's most dynamic business environments, with a growing mix of advanced manufacturing, technology, contractor, maker, and creative industrial users. Nearby businesses such as MI-HQ, HOMES Campus, Dozer Coffee, and Campo create an energetic and collaborative atmosphere that is increasingly attractive to companies seeking both operational efficiency and employee appeal.

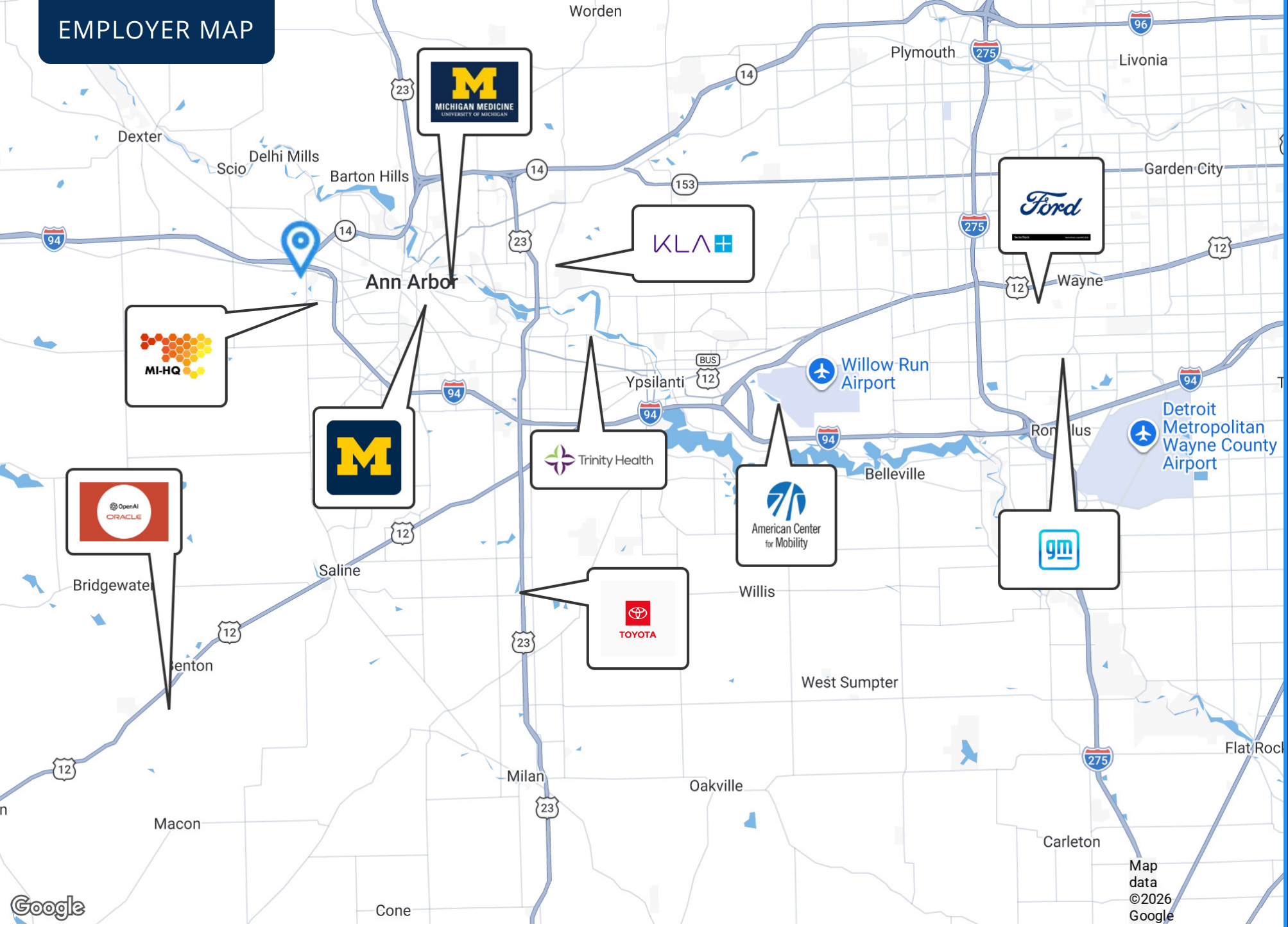
With convenient access to major transportation corridors, the Barn Data Center, Detroit Metropolitan Airport, and the region's highly educated workforce, 78 Jackson Plaza presents an exceptional opportunity for industrial, manufacturing, contractor, service, and innovation-focused businesses seeking a strategic Ann Arbor location.

LOCATION DETAILS

Market	Ann Arbor
Sub Market	West Ann Arbor / Scio
County	Washtenaw
Cross Streets	Jackson and Wagner



EMPLOYER MAP



78 Jackson Plaza | 78 Jackson Plaza, Ann Arbor, MI 48103



PROPERTY HIGHLIGHTS

- 41,400 SF industrial facility on 2.63 acres
- Rare Ann Arbor owner-user or investment opportunity
- 20'-28' ceiling heights
- High-bay warehouse / production areas
- Overhead crane infrastructure; 5, 10, 15 ton cranes available
- Heavy power infrastructure with 480V service and multiple transformers; buyer to verify capacity
- Two loading docks and four overhead doors
- Approximately 5,500 SF of connected office
- Flexible layout for single-tenant or multi-tenant occupancy
- Majority of building available for immediate occupancy
- Existing smaller tenant income in place
- Minutes from I-94, downtown Ann Arbor, U-M, and major regional employers
- Adjacent to HOMES Campus, Dozer Coffee, MI-HQ, auto dealerships, and west-side amenities

PROPERTY PHOTOS



78 Jackson Plaza | 78 Jackson Plaza, Ann Arbor, MI 48103

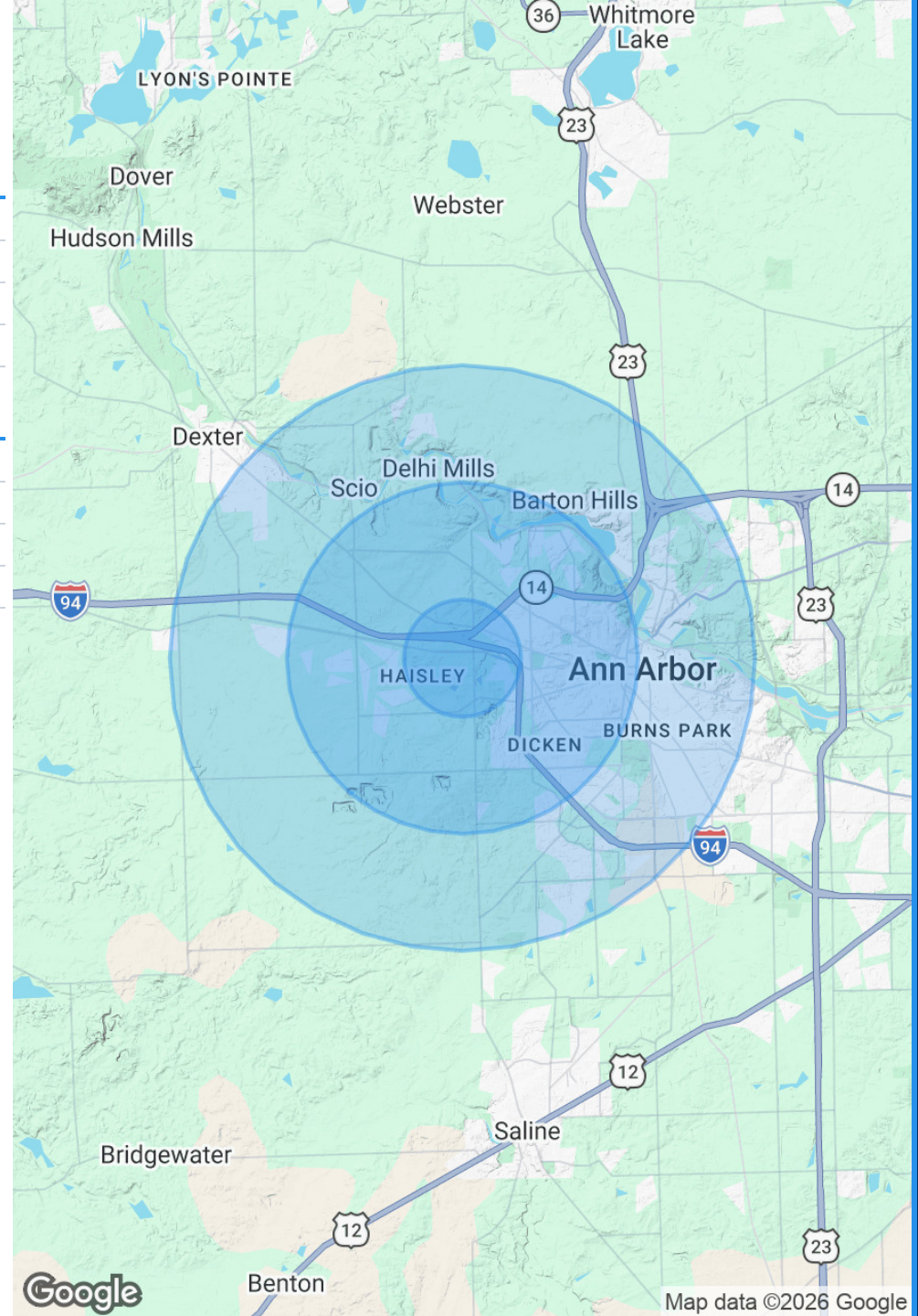


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,257	46,145	121,324
Average Age	40.7	40.1	35.1
Average Age (Male)	38.7	39.3	34.3
Average Age (Female)	43.2	42.1	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,790	20,589	48,974
# of Persons per HH	2.4	2.2	2.5
Average HH Income	\$168,810	\$155,867	\$137,060
Average House Value	\$456,935	\$492,038	\$497,555

2023 American Community Survey (ACS)



78 Jackson Plaza | 78 Jackson Plaza, Ann Arbor, MI 48103



