

3901-3913 VARSITY DRIVE
ANN ARBOR, MICHIGAN

INDUSTRIAL FOR LEASE
2,400 – 4,800 Square Feet Available



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ASSOCIATES**
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ANN ARBOR COMMERCE CENTER



PROPERTY FEATURES

- **Available Unit**

	3909	3911
Office Space:	190 Sq. Ft.	190 Sq. Ft.
Hi-Bay Space:	2,210 Sq. Ft.	2,210 Sq. Ft.
Total:	2,400 Sq. Ft.	2,400 Sq. Ft.
- Units 3909 and 3911 can be combined to provide 4,800 square feet
- 20,027 square foot building
- 16' clear height
- (1) 12' x 14' grade level door per unit
- Located on 1.17 acres
- Zoned Limited Industrial
- Lease Rate: \$13.95/sq. ft. MG+ Utilities. Lease Rate includes R.E. taxes, building insurance and CAM charges



For more information, please contact:

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3901-3913 Varsity Drive – Ann Arbor, Michigan

Industrial For Lease

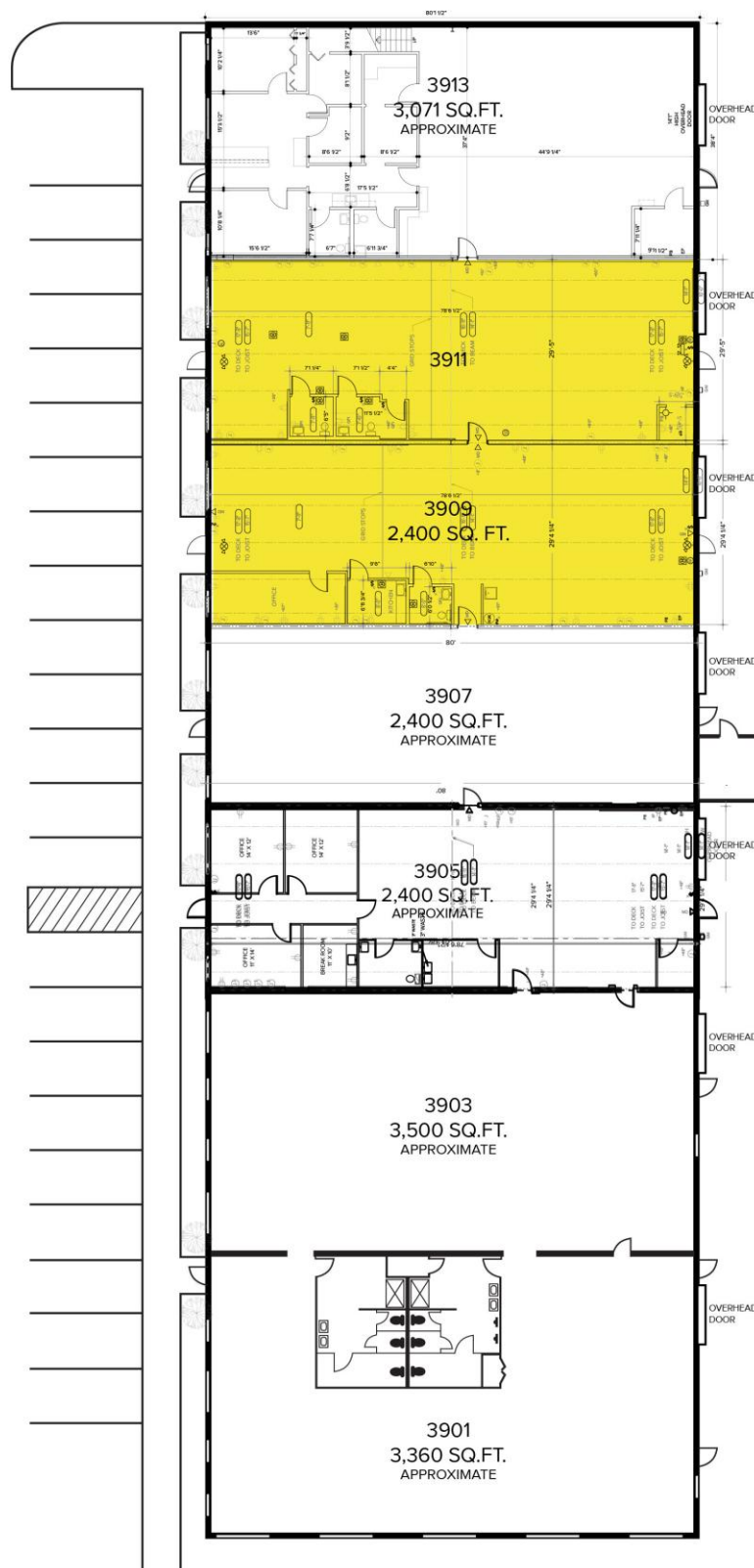
2,400 – 4,800
Square Feet
AVAILABLE

Site Plan

AVAILABILITY

UNIT	TOTAL SF	OHD	RATE
3909	2,400/190	1	\$13.95/sq. ft. MG +U
3911	2,400/190	1	\$13.95/sq. ft. MG +U
Unit 3909 and 3911 can be combined to total 4,800 sq. ft.			

- 2026 Estimate for OPEX is \$4.00/sq. ft.
- 78 on-site parking spaces provided for entire building



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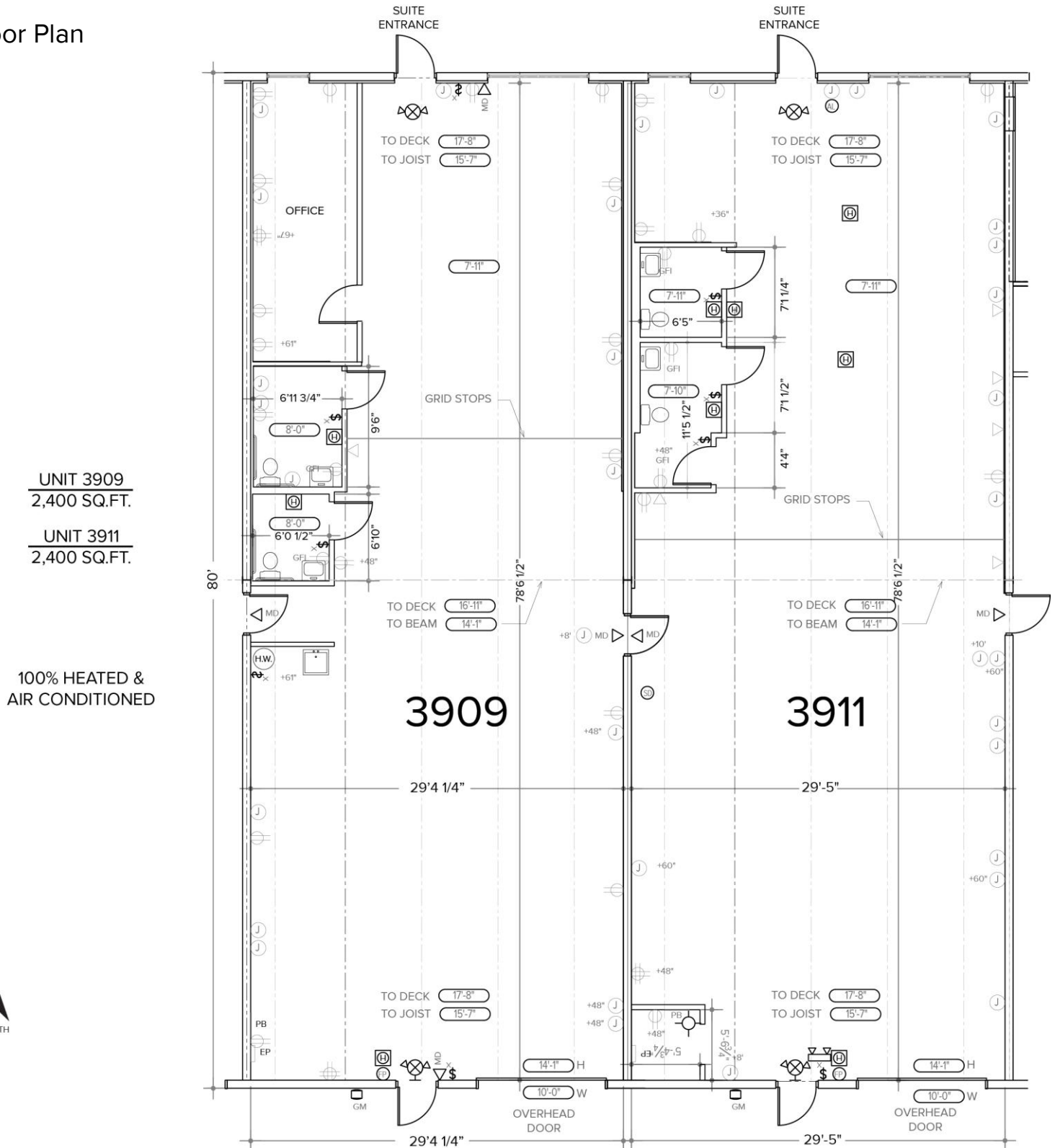
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Floor Plan



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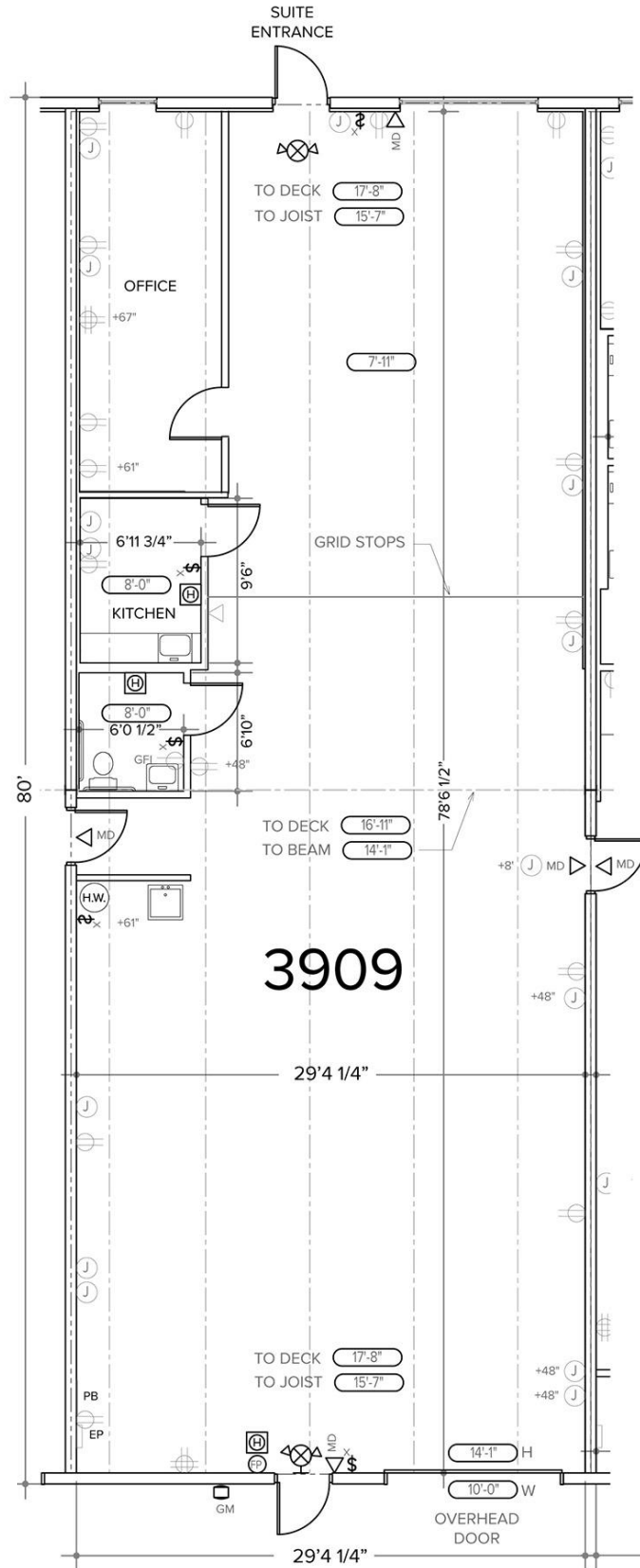
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Square Feet
AVAILABLE

Floor Plan

UNIT 3909
2,400 SQ.FT.

100% HEATED &
AIR CONDITIONED



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Interior Photos – Unit 3909



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2,400 – 4,800
Square Feet
AVAILABLE

SUITE ENTRANCE

TO DECK 17'-8"
TO JOIST 15'-7"

+36"

7'-11"

6'-5"

7'-10"

11'-5 1/2"

+48" GF1

4'-4"

7'-1 1/4"

7'-1 1/2"

GRID STOPS

TO DECK 16'-11"
TO BEAM 14'-1"

78'-6 1/2"

MD

+10"
+60"

3911

29'-5"

+60"

+48"

5'-2 7/8" PB

5'-9 5/8"

GM

TO DECK 17'-8"
TO JOIST 15'-7"

14'-1" H

10'-0" W

OVERHEAD DOOR

29'-5"

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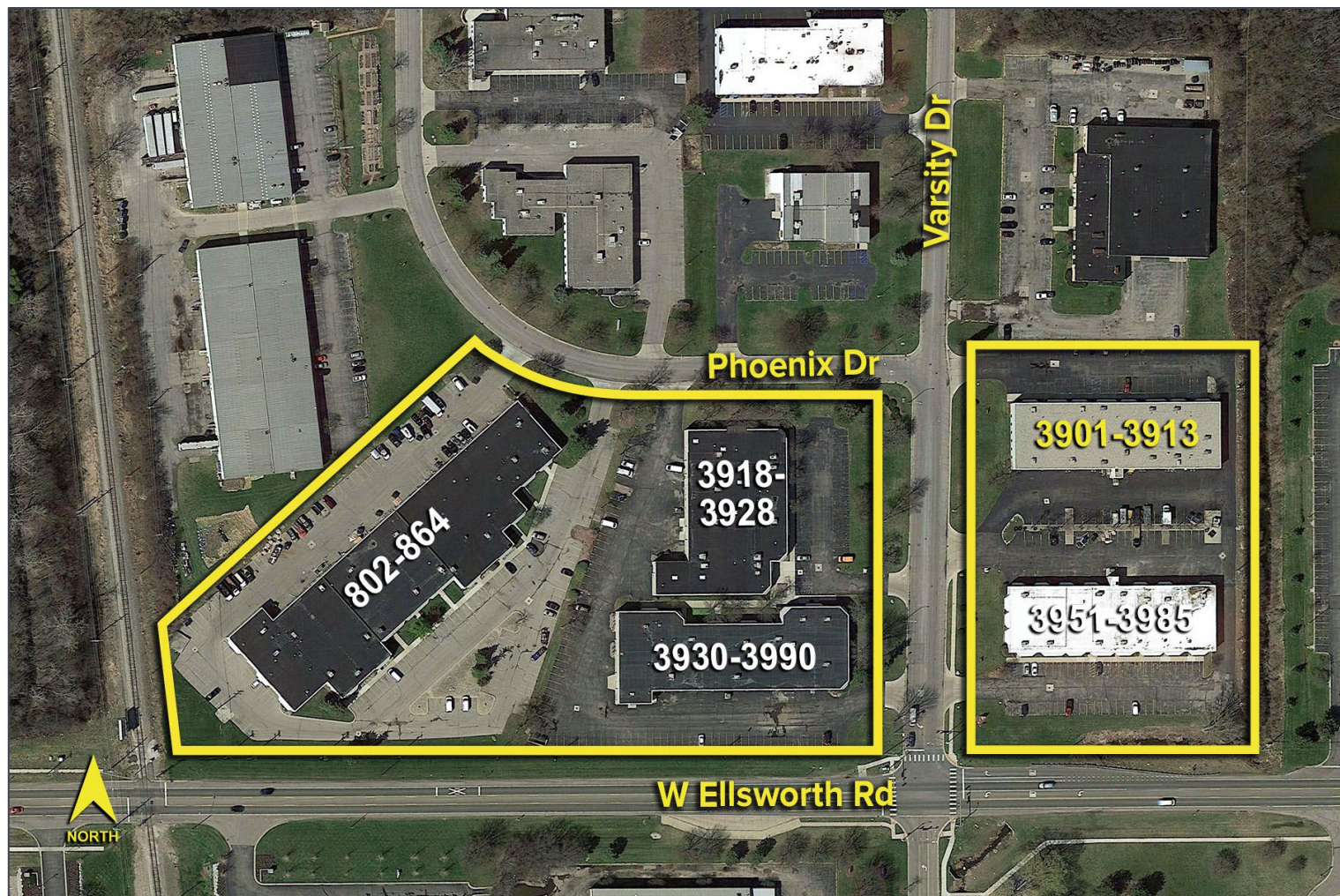
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Aerial



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