

265 S Harris - Airport Bldg A, B & C

Prepared on June 19th, 2026



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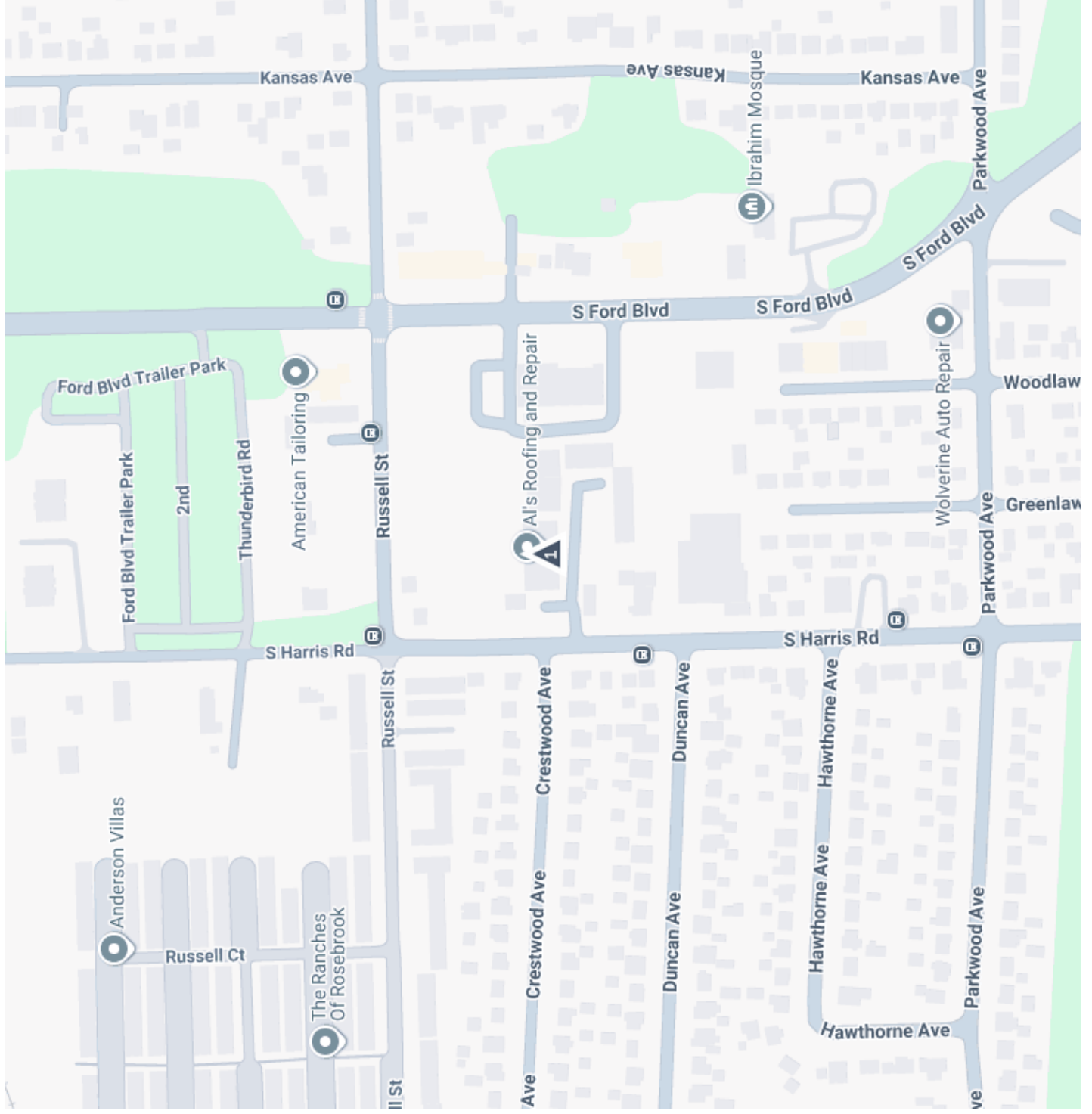
St. Arnold Commercial

P.O. Box 971069, Ypsilanti, MI 48197

Listing Locations

Listings

1. 265 S Harris Rd



Active **265 S. Harris - Airport Bldg A, B & C**

265 S Harris Rd, Ypsilanti, MI 48198



For Sale

Industrial

Office Showroom

Sale Price	\$2,930,000
Price Per SF	\$113.57/SF
Building Size	25,800 SF
Lot Size	1.5 ac
County	Washtenaw
Parcel APN	K -11-11-271-004
Listed	01/01/2024
Updated	06/19/2026
Listing ID	f1a42ec2

Overview

This property consists of with 3 buildings with 25,800 SF of warehouse (approx. 22,800 s.f. and office space (approx 3,000 s.f.). Property has short term leases and approximately 80% of space could be available in 30-60 days with the remaining space lease term of 2 years or less.

All of the buildings and spaces have been remodeled with extensive interior and exterior updates plus site updates that include.

* New Interiors - Demo Offices to exterior walls and new interior offices consisting of new access ceilings, new HVAC in all buildings, new walls, doors and trim, new floor coverings, new lighting, completely new bathroom remodels and painting through-out.

* New exterior - Updates include new exterior EFIS-Dryvit facade, all new roofs, new windows, new doors, recent painting of all exteriors, video camera surveillance system, new loading dock, new sidewalks, new parking lot and more.

There is no deferred maintenance. The lease rates are below market and there is upside potential if buyer is an investor seeking property to lease.

Listing Details

Building Details

Building Name	Building Class	# of Buildings	Floors	Year Renovated
Buildings A, B and C	A	3	1	2022
Roof Type	Construction Type	Heat Type	Heat Source	Air Conditioning
Flat	Other	Natural Gas	Other	Package Unit
Internet Access	Rentable SF	Usable SF	Tenancy	Ceiling Height
Cable	25,800	25,800 SF	Multiple Tenants	12' - 18'

Industrial Details

Office SF	Warehouse SF	Office Ceiling Height	Dock Number	Drive-In Number
3,500 SF	22,300 SF	8'	1	7
Clear Height	Column Spacing	Lighting	Warehouse HVAC	Freight Dock Number
10' 11"	None	Other	Yes	1



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Property Details

Zoning B1, OS1 + CLASS A...	Zoning Desc. NB	Parking Type Surface	Parking Spaces 42	Property Use Type Net Leased (NNN)
Property Status Existing				

Location

Submarket Washtenaw E of 23	Nearest MSA Ann Arbor	In Opportunity Zone Yes
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Transportation

Nearest Interstate I-94 - 0.5 mi	Nearest Hwy Michigan Avenue - 0.5 mi	Nearest Airport Willow Run - DTW - 5 mi
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Utilities

Power Provider Private - DTE	Power 120/240 V, 3 Phase	Water Provider City - Ypsilanti Township	Sewer Provider City - Ypsilanti township	Gas Provider Private - DTE
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Location



Additional Images



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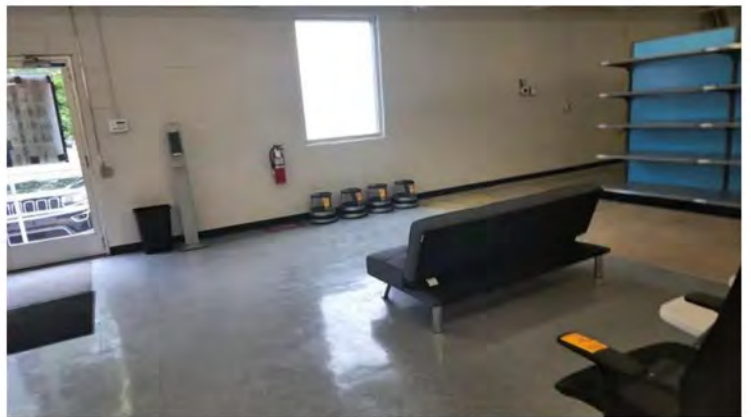
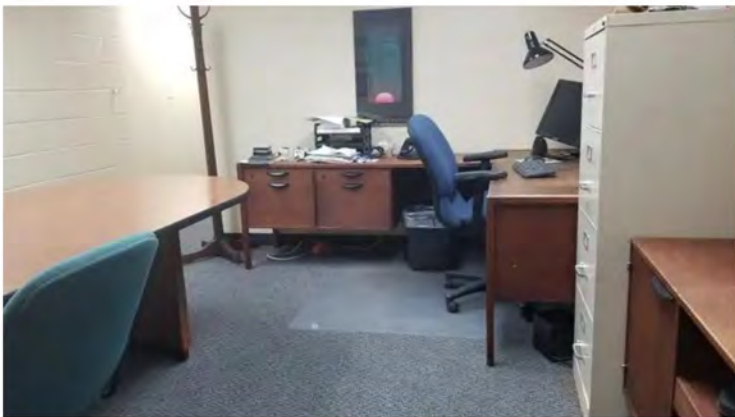
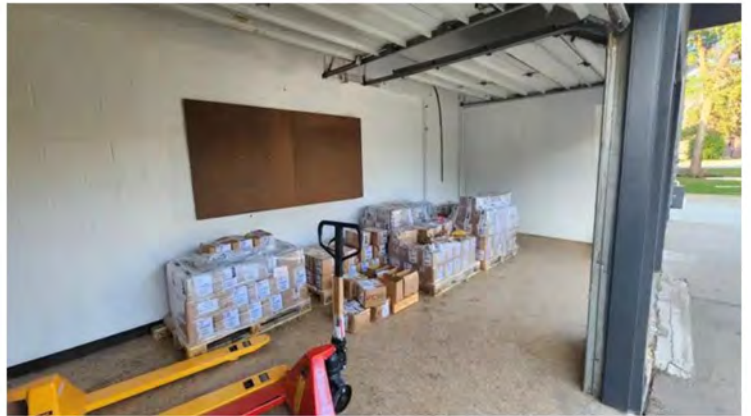
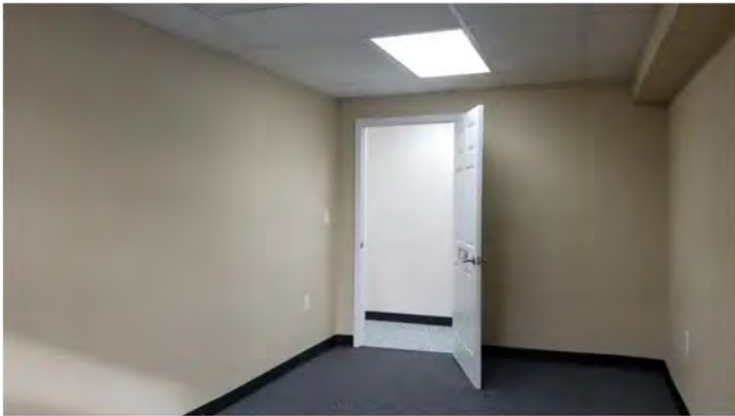
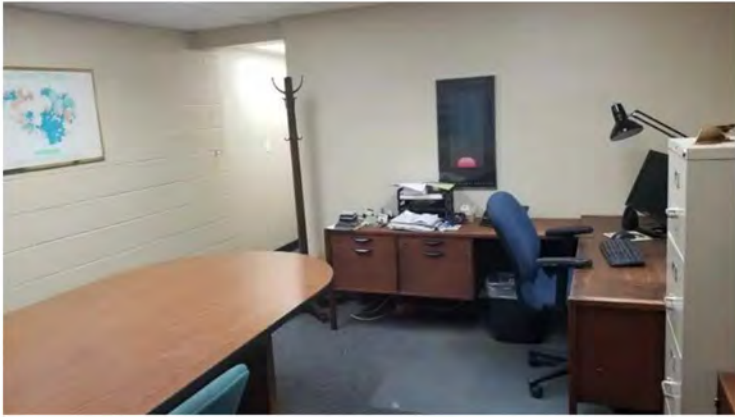
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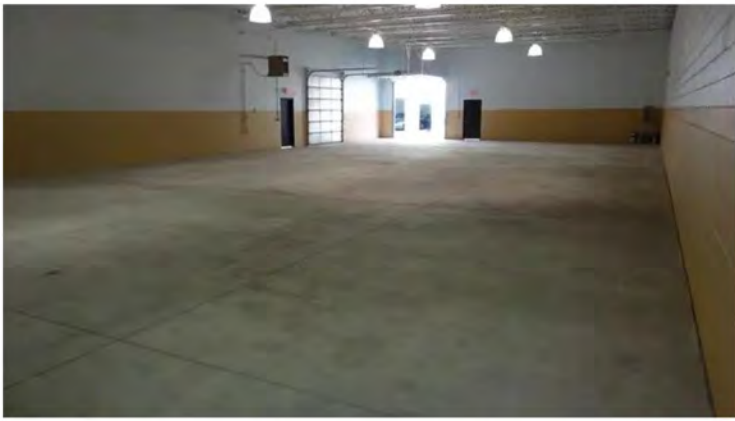
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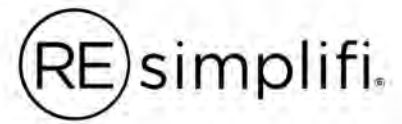
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Parcel Data

265 S Harris Rd, Ypsilanti, MI 48198

Parcel ID:	K -11-11-271-004	Sale Date:	2012-04-23
Address:	265 S HARRIS RD	Sale Price:	5889
City:	YPSILANTI	Owner:	WEB ENTERPRISE PROPERTIES LLC
County:	washtenaw	Last Ownership Transfer Date:	2012-04-23
State Abbr:	MI	Owner Address:	PO BOX 971069
Latitude:	42.240174	Owner City:	YPSILANTI
Longitude:	-83.581873	Owner State:	MI
Use Description:	COMMERCIAL	Owner Zip Code:	48197-0152
Opportunity Zone:	Yes	Census Unified School District:	Ypsilanti Community Schools
Acres Calc:	1.3831	Residential Delivery Indicator:	N
Building Footprint Sqft:	26696	USPS Vacancy:	N
# of Buildings:	3	USPS Vacancy Date:	2025-12-01
Year Built:	1994	Housing Affordability Index:	85
# of Addresses:	1	Population Density:	3345.6
Tax Year:	2026	Population Growth (Past 5 Years):	-0.18
Homestead Exemption:	0%	Population Growth (Next 5 Years):	-0.29
Legal Description:	YP#107-59 LOT 59, ALSO N 25 FT OF LOT 58 & E 127 FT OF S 75 FT OF LOT 58 YPSI LITTLE FARMS SUBD'N.	Housing Growth (Past 5 Years):	1.58
FEMA NRI Risk Rating:	Very Low	Housing Growth (Next 5 Years):	0
Lowest Elevation:	222.53	Household Income Growth (Next 5 Years):	6.41
Highest Elevation:	223.79	Median Household Income:	29288
Roughness Rating:	0	Insite Score:	Low
Transmission Line Distance:	1935	Updated Date:	2025-11-25T23:00:54.666+00:00
Total Value:	340900	area_building:	10800
Parcel Value Type:	ASSESSED	area_building_definition:	TOTAL AREA

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