

1935 S Industrial Highway, Ann Arbor, MI 48104

Commercial Lease Incomplete **\$16.11**

Provided as a courtesy of

**Debbie Thornber**

Conlin Company  
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<b>County:</b> Washtenaw	<b>Modifier:</b>	<b>Cross Streets:</b> Stimpson & Woodbury
<b>Property Sub-Type:</b> Industrial	<b>Area:</b> Ann Arbor/Washtenaw - A	<b>Sub-Area:</b>
<b>Municipality:</b> Ann Arbor	<b>Subdivision:</b>	<b>Principal Road:</b> Yes
<b>Builder Name:</b>	<b>Ownership Type:</b> Private Owned	

<b>Monthly Rent:</b> 9,824.41	<b>Lease Type:</b> Modified Gross	<b>Lease Term:</b> 3
<b>Est Addnl Annual Charges:</b>	<b>Available for Sale?:</b> No	<b>Date Available:</b>
<b>On-Market Date:</b>	<b>Former Listing Key:</b>	

<b>New Construction:</b> No	<b>Construction Status:</b>	<b>Lot Measurement:</b> Acres
<b>Lot Square Footage:</b> 54,886	<b>Lot Acres:</b> 1.26	<b>Year Built:</b> 1962
<b>Lot Dimensions:</b> 280x199x280x195	<b>Road Frontage:</b> 280	<b>Year Remodeled:</b> 1,994
<b>Utility Ext. District:</b> No	<b>Current Bldg Use:</b> office	<b>Total # Units:</b> 5
<b># of Diff Unit Floor Plans:</b> 5	<b># Fin Bldg Lvl:</b> 1	<b>Total # Bldgs:</b> 1
<b>Total SqFt:</b> 20,496	<b>Total Net SqFt:</b> 7,318	<b>Waterfront:</b> No
<b>Body of Water:</b>	<b>Statewide Lakes &amp; Rivers:</b>	<b>School District:</b> Ann Arbor
<b>Elementary School:</b>	<b>Middle School:</b>	<b>High School:</b>

<b>Tax ID #:</b> 09-09-33-313-037	<b>Taxable Value:</b> 667,527	<b>SEV:</b> 771,700
<b>For Tax Year:</b> 2025	<b>Spec Assmnt. &amp; Type:</b> no	<b>Non-Conforming Use:</b> No
<b>Zoning:</b> M-1		

**Public Remarks:** 4,268 square feet, mostly open office, some private, attached 3,050 sf warehouse option available. Highly visible, centrally located building with ample parking, currently vacant

**Status Comments:**

**Legal:** COM AT INT OF S LINE STIMPSON SUB & ELY ROW OF S INDUSTRIAL HWY, TH S 0 DEG 26 MIN W 287.30 FT FOR A POB, TH N 89 DEG 33 MIN E 280.19 FT, TH S O DEG 26 MIN W 199.81 FT, TH N 89 DEG 30 MIN 50 SEC W 280.16 FT, TH N O DEG 26 MIN E 195.23 FT TO POB, PRT OF SW 1/4 SEC 33, T2S, R6E CONT 1.27 FT AC +/-  
**Directions:** S Industrial Hwy, 1 block South off Stadium Blvd

<b>Additional Details:</b> Total Parking Spaces: 15; Grd Lvl OH Doors: 1; Ceiling Height: 14 <b>Uses:</b> Auto Service; Distribution; Professional Service; Professional/Office; Storage <b>Construction Type:</b> Block <b>Exterior Material:</b> Block <b>Roofing:</b> Composition <b>Below Grade:</b> None <b>Additional Features:</b> Barrier Free	<b>Tenant Pays:</b> Electric; Gas; Janitorial; Water <b>Sewer:</b> Public Sewer <b>Water:</b> Public Water <b>Utilities Attached:</b> Electricity Connected; Natural Gas Connected <b>Foundation:</b> Block <b>Util Avail at St:</b> Electricity Available; Natural Gas Available; Storm Sewer <b>Heat Source:</b> Natural Gas	<b>Heat Type:</b> Forced Air <b>Air Conditioning:</b> Central Air <b>Driveway:</b> Asphalt <b>Street Type:</b> Paved; Public <b>Lease Information:</b> Able To Divide <b>Unit 1:</b> SqFt: 7,318; Occupied: No; Rent \$/Month: 9,824.41; \$ Per SqFt/Year: 16.11; # Restrooms: 2; Tenant Pays Electric; Tenant Pays Gas; Tenant Pays Sewer; Tenant Pays Trash; Tenant Pays Water
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**Listing Number Display:** **Latitude:** 42.259072 **Longitude:** -83.736504

**Days On Market:** 0 **List Price:** 16.11

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