

802-864 PHOENIX DRIVE

UNIT #832

ANN ARBOR, MICHIGAN

INDUSTRIAL/HI-TECH FOR LEASE

4,265 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

ANN ARBOR COMMERCE CENTER



PROPERTY FEATURES

- Available Unit: #832
- Office Space: 1,740 Sq. Ft.
- Hi-Bay Space: 2,525 Sq. Ft.
- Total: 4,265 Sq. Ft.
- Unit is 100% heated and air-conditioned
- Can accommodate hi-tech and light industrial users
- 16' clear height
- (1) 10' x 12' grade level door per unit
- Zoned M-1, Limited Industrial
- Available September 1, 2026
- Lease Rate \$13.95/sq. ft. MG + Utilities. Rate includes R.E. Taxes, building insurance and CAM



For more information, please contact:

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SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, MI 48076

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802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

Industrial/Hi-Tech For Lease

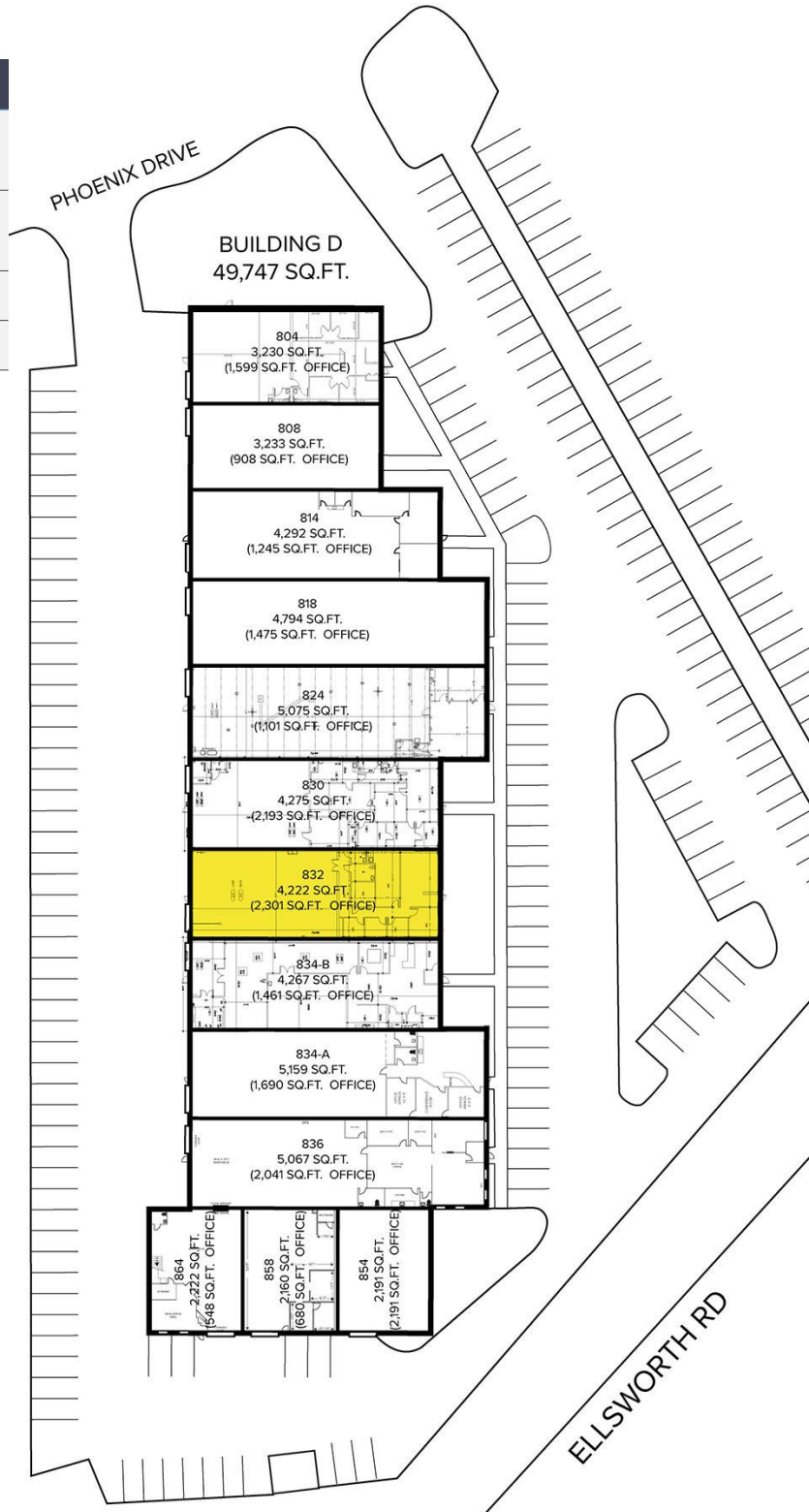
4,265
Square Feet
AVAILABLE

Site Plan

AVAILABILITY

UNIT	TOTAL SF /OFFICE SF	OHD	RATE
UNIT 832	4,265 / 1,740	1	\$13.95/sq. ft. MG
TOTAL ACRES: 4.03 ACRES			
2026 OPEX Estimate is \$4.00/sq. ft.			

153 on-site parking spaces provided
for the entire building



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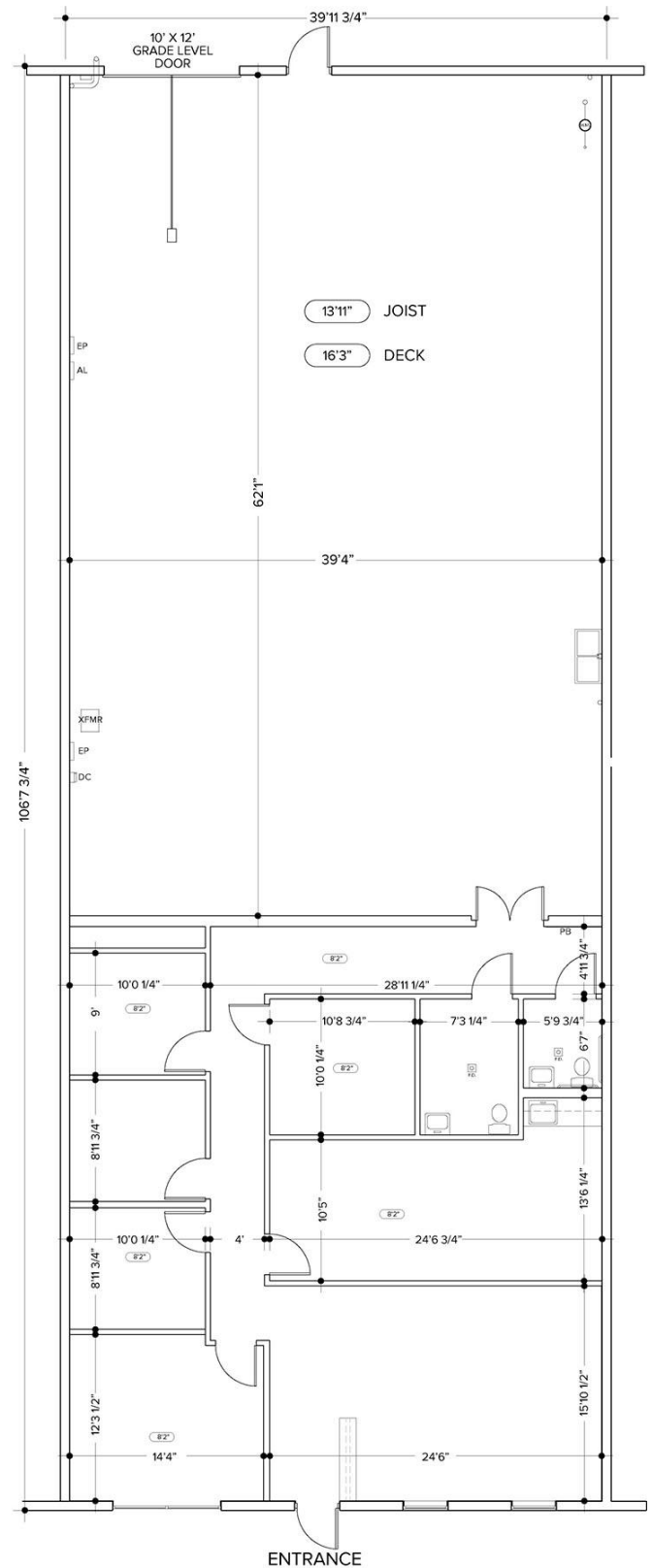
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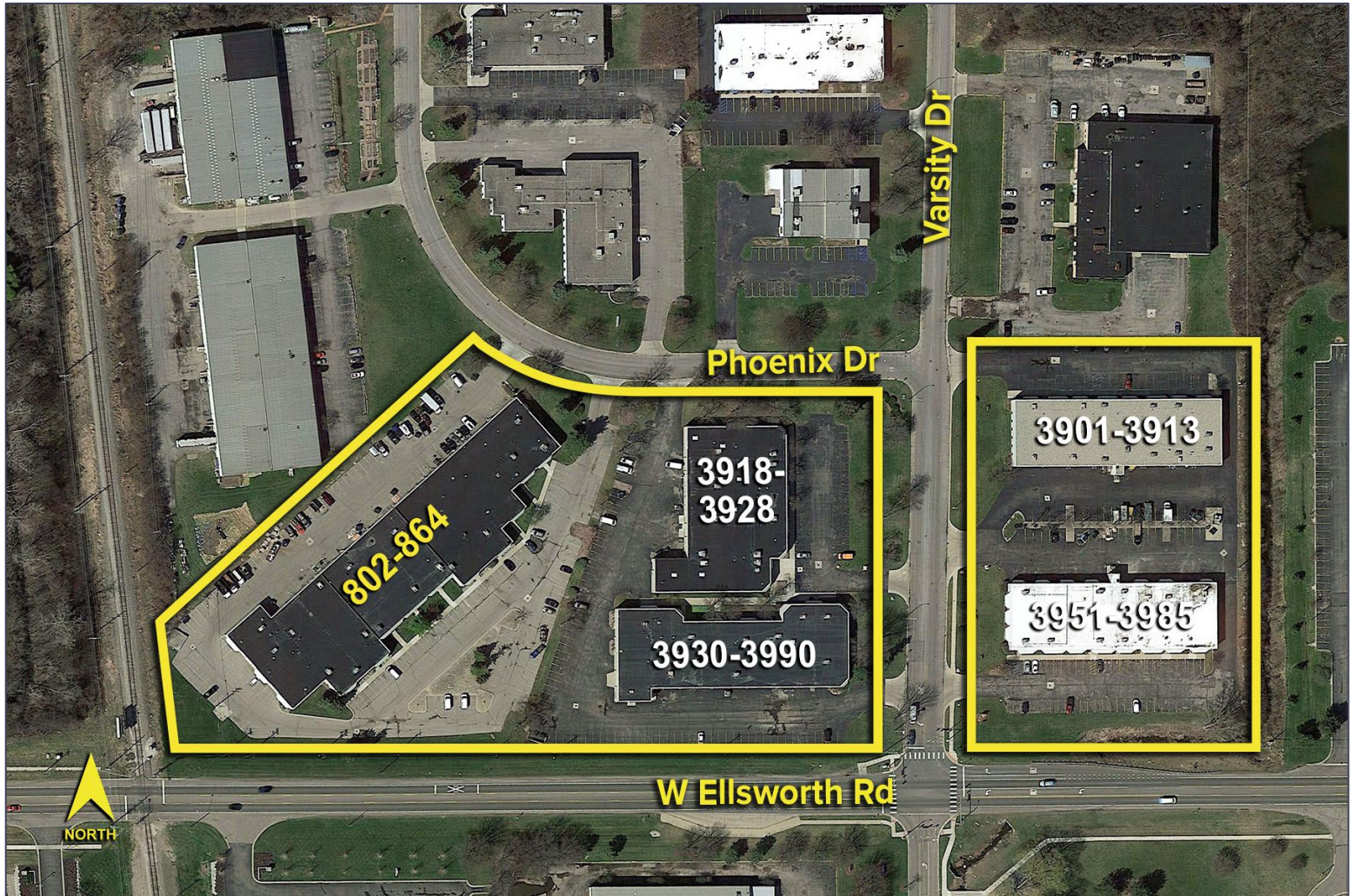
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AVAILABLE

Aerial



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