



## Hi-Tech For Sale or Lease

**Property Name:**

**Location:** 3874 Research Park Drive

**City, State:** Ann Arbor, MI

**Cross Streets:** NEC of S. State St. & N. of Ellsworth Rd.

**County:** Washtenaw

**Zoning:** RE, Research District

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 79,000  
**Available Sq. Ft.:** 10,000 - 79,000

**Building Type:** Build-to-Suit  
**Available Shop Sq. Ft.:** 10,000 - 79,000  
**Available Office Sq. Ft.:** To Suit

**Mezzanine:** N/A  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 16'  
**Grade Level Door(s):** 2: 12 x 14  
**Truckwells or Docks:** 0  
**Exterior Construction:** Brick/Block/Glass  
**Structural System:** Steel  
**Air-Conditioning:** 100%  
**Heating:** GFA  
**Availability:** Immediately  
**Power (Amps/Volts):** N/A

**Multi-Tenant:** Yes  
**Rail:** No  
**Security:** No  
**Interior:** N/A  
**Lighting:** LED  
**Bay Sizes:** N/A  
**Restrooms:** M & W  
**Cranes:** No  
**Parking:** 221

**Year Built:** 2020  
**Sprinklers:** Yes  
**Signage:** Yes  
**Exterior:** N/A  
**Roof:** Built Up  
**Floors:** Concrete  
**Floor Drains:** Yes  
**Acreage:** 5.630  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$18.00 - \$19.00  
**Lease Type:** NNN  
**Sale Price:** N/A  
**Imprv Allow:** N/A

**Mthly Rate:** N/A  
**Lease Term:** 5-10 Year(s)  
**Taxes:** N/A  
**Options:** N/A

**Deposit:** N/A  
**TD:** N/A  
**Parcel #:** 12-09-303-012  
**Assessor #:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

Quick, convenient access to Downtown Ann Arbor, University of Michigan and I-94/State Street interchange. Additional overhead doors can be added. Located at Ann Arbor Research Park on the State Street Hi-Tech/R&D corridor. Sale price TBD based on the level of finish the building is delivered to buyer.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Jay Chavey, (248) 948-4196, jchavey@signatureassociates.com