

# Industrial for Lease!

## 3780 E Morgan Rd, Ypsilanti, MI 48197



Listing ID: 30454642  
Status: Active  
Property Type: Industrial For Lease  
Industrial Type: Flex Space, Mixed Use  
Contiguous Space: 10,312 SF  
Total Available: 10,312 SF  
Lease Rate: \$10 PSF (Annual)  
Base Monthly Rent: \$8,593  
Lease Type: NNN  
Ceiling: 9 ft.  
Office SF: 2,770 SF  
Drive-In Bays: 3 Bays



### Overview/Comments

Rare flex-space opportunity! Just off Carpenter Road with Billboard signage ON US 23, long driveway for tons of diagonal parking & convenient semi-truck ingress, egress, loading, etc.

Nicely maintained office w/reception space, private offices, bathroom, kitchen, mudroom and access to large (aprox. 4,282 SF) 2 bay garage/ maintenance w/ storage.

Additional storage includes: Pole barn w/ +/- 3,652 SF. Wooded bldg 1,174 +/- SF. Covered 1,573 +/- SF.

Over 3 acres for plenty of storage (interior & exterior) for inventory, vehicles, etc.

### More Information Online

<http://www.cpix.net/listing/30454642>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: Pittsfield Township  
Tax ID/APN: L -12-23-100-004  
Industrial Type: Flex Space, Mixed Use, Light Industrial, Truck Terminal, Warehouse/Distribution  
Zoning: I

Gross Building Area: 10,312 SF  
Building/Unit Size (RSF): 10,312 SF  
Usable Size (USF): 10,312 SF  
Land Area: 3.26 Acres

### Available Space

Suite/Unit Number: 1  
Space Available: 10,312 SF  
Minimum Divisible: 10,312 SF  
Maximum Contiguous: 10,312 SF  
Space Subcategory 1: Flex Space  
Space Subcategory 2: Warehouse/Distribution  
Space Type: New  
Date Available: 01/01/2020  
Lease Rate: \$10 PSF (Annual)

Lease Type: NNN  
Conference Rooms: 1  
Office SF: 2,770 SF  
Kitchen/Breakroom: Yes  
Parking Spaces: 0  
Loading Docks: 0  
Loading Doors: 0  
Drive In Bays: 3  
Ceiling Height: 9

### Area & Location

Property Located Between: Carpenter Road & Michigan Ave  
Highway Access: US 23 & I 94

Airports: Detroit Metro, Willow Run & Ann Arbor Municipal  
Area Description: Industrial & manufacturing close to major intersections, expressways and local businesses.

### Building Related

Tenancy: Single Tenant  
Total Number of Buildings: 4

Number of Stories: 1  
Office Space SF: 2,770 SF

Property Condition:	Good	Freight Elevators:	0
Year Built:	1973	Heat Type:	Natural Gas
Roof Type:	Gable	Heat Source:	Central
Construction/Siding:	Concrete	Air Conditioning:	Engineered System
Parking Type:	Structure	Internet Access:	Cable
Parking Description:	Parking in front/side of office, tons of diagonally along driveway and within property acreage.		
Passenger Elevators:	0	Interior Description:	Nice interior office w/ entry and reception, private offices, kitchen area, mudroom/rear egress to back yard.

## Land Related

Water Service:	Municipal
Sewer Type:	Municipal

**Zoning Description** The I General Industrial District is intended for light manufacturing, other limited industrial, wholesale, and warehousing uses. The district is intended for areas that have relative isolation from established neighborhoods in appropriate township locations to limit secondary impacts on adjacent uses including the generation of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.

**Legal Description** OLD SID - L 12-023-004-10 PI 23-1C-2 COM AT NE COR OF SEC, TH S 88 DEG 17' 30" W 989.63 FT ALG N LINE OF SEC FOR PL OF BEG, TH S 0 DEG 53' 45" E 769.57 FT TH N 88 DEG 17' 30" E 50 FT, TH S 0 DEG 53' 45" E 263.43 FT TH S 88 DEG 17' 30" W 400 FT, TH N 0 DEG 53' 45" W 263.43 FT, TH N 88 DEG 17' 30" E 300 FT, TH N 0 DEG 53' 45" W 769.57 FT, TH N 88 DEG 17' 30" E 50 FT TO PL OF BEG, BEING PART OF NE 1/4 SEC 23 T3S R6E

## Location

Address:	3780 E Morgan Rd, Ypsilanti, MI 48197	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



## Property Images



aerial view



IMG\_1981



IMG\_1822

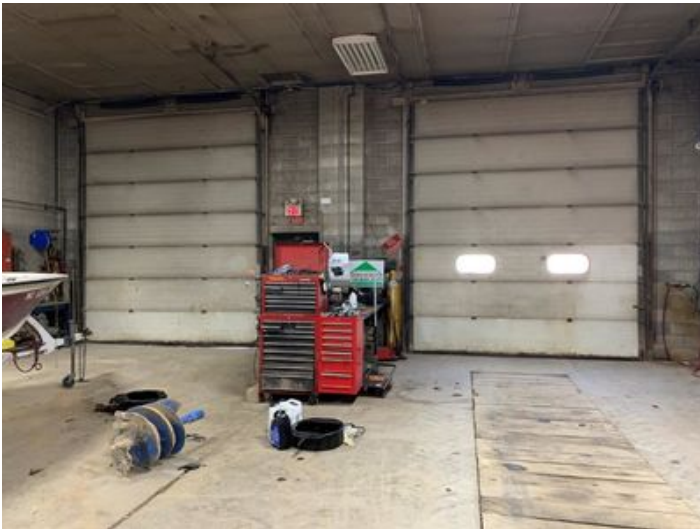


Billboard Signage on US 23

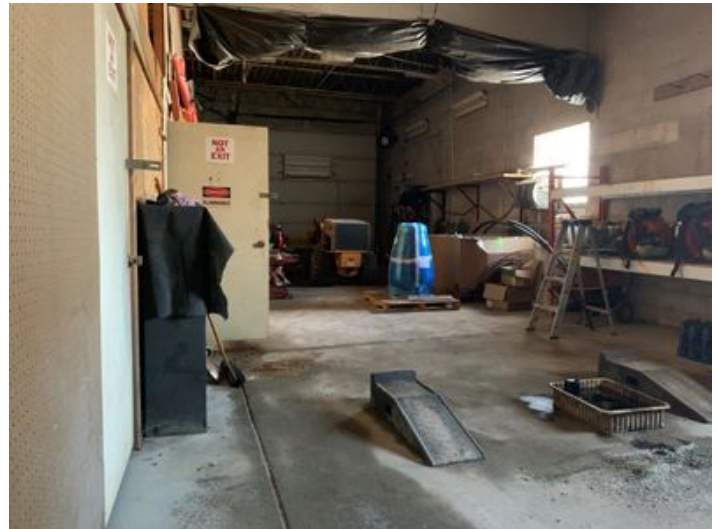


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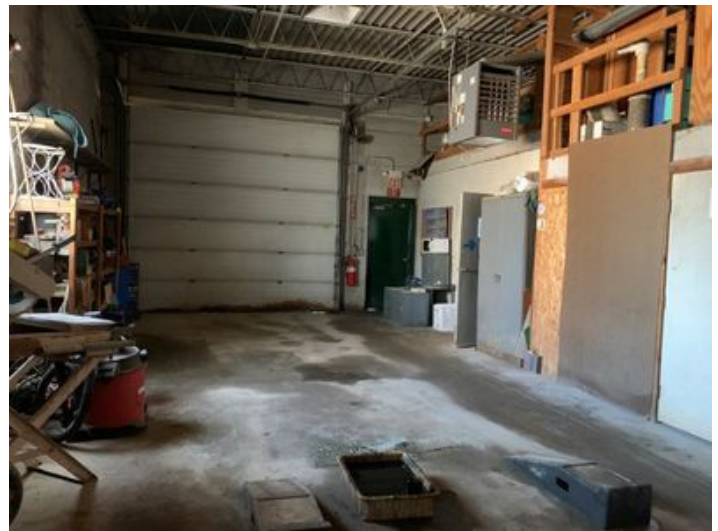
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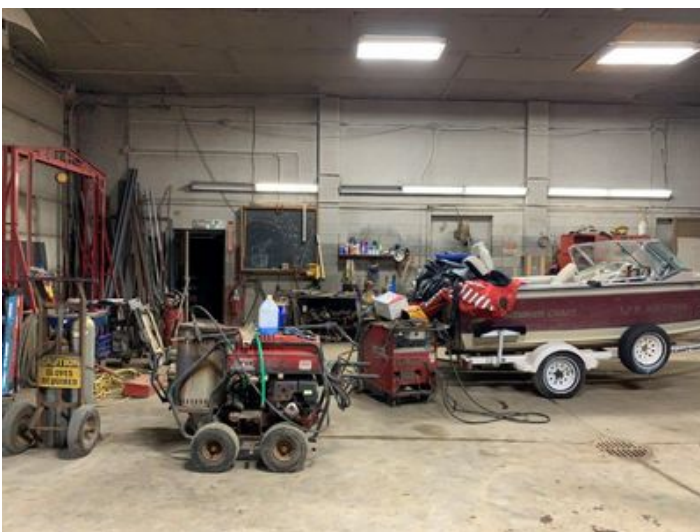
IMG\_1963



IMG\_1945



IMG\_1970



IMG\_1947



IMG\_1819





IMG\_1824



IMG\_1835



IMG\_1830



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IMG\_1832



IMG\_1841





IMG\_1846



IMG\_1867



IMG\_1855



IMG\_1868



IMG\_1875



IMG\_1883





IMG\_1889



IMG\_1901



IMG\_1891



IMG\_1929



IMG\_1906



IMG\_1986(1)



IMG\_1984(1)



IMG\_1991

## Property Contacts

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Carpenter Road

Driveway

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