



Great Ann Arbor Location
Close proximity to I-94 / State Street

Rate Reduced

FOR LEASE

1201 E. ELLSWORTH ROAD

Ann Arbor, Michigan

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PROPERTY OVERVIEW



Key Highlights

- Close proximity to I-94, U of M campus, U of M Hospital, downtown Ann Arbor, Ann Arbor airport
- 4,777 SF to 13,168 SF available
- Clear height: 12' to 15' to the deck
- 1 (12' x 15') grade level door
- Fully climate-controlled office and warehouse
- New LED lighting throughout
- Power: 2000a / 240v / 3p
- Floor drains
- Fire suppression
- Quiet, private setting, managed by professional property management company
- Ample parking
- Zoning: M1 Limited Industrial District offers a wide variety of uses including but not limited to office, day care, education, medical, wholesale, truck repair, light manufacturing, and warehousing
- Traffic count: just under 20,000 vehicles per day
- **Asking Lease Rate: \$4.95/SF NNN**

PHOTOS



CONCEPT PHOTOS

Original



Concept - Office



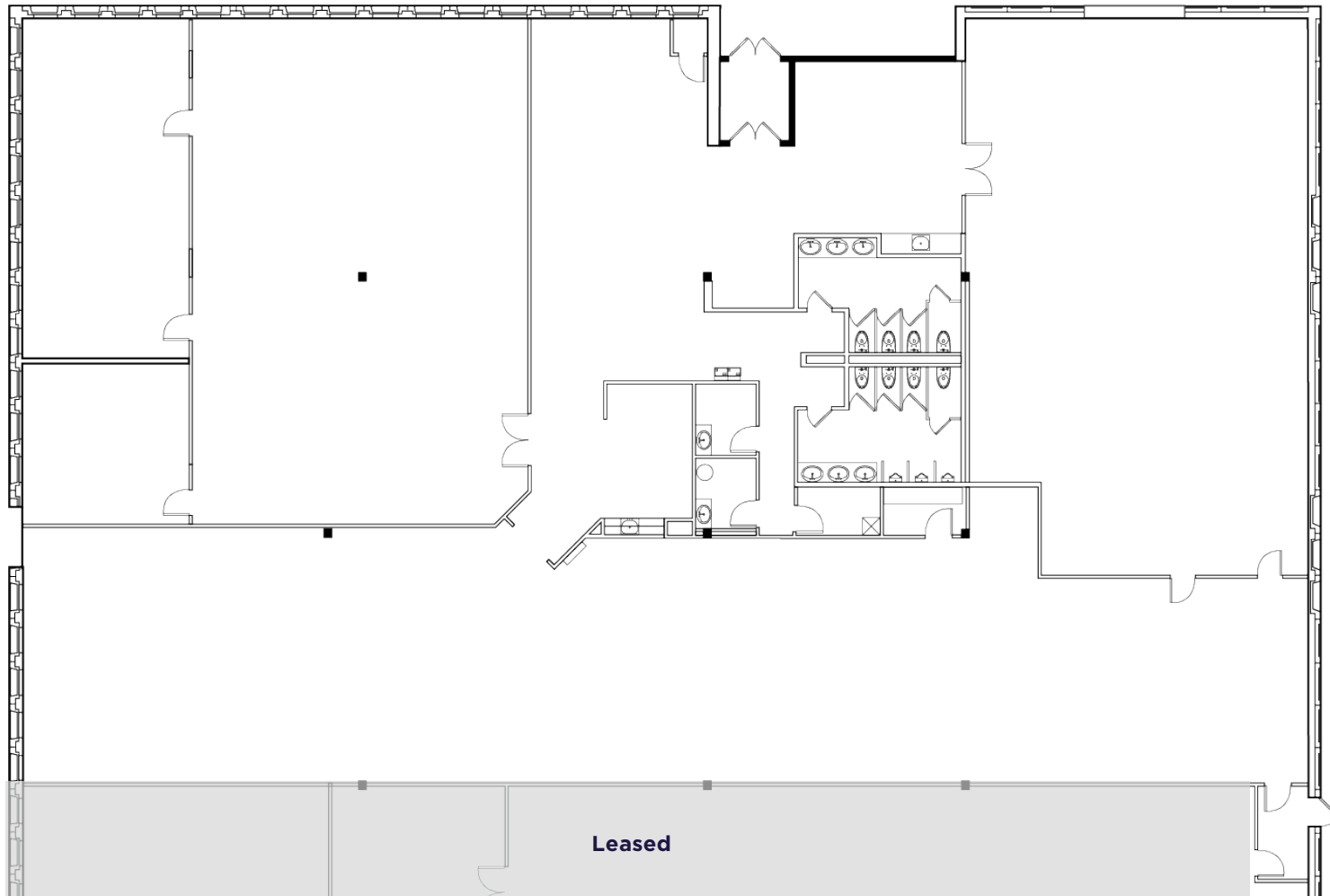
Concept - Lab/Flex/Warehouse



PHOTOS



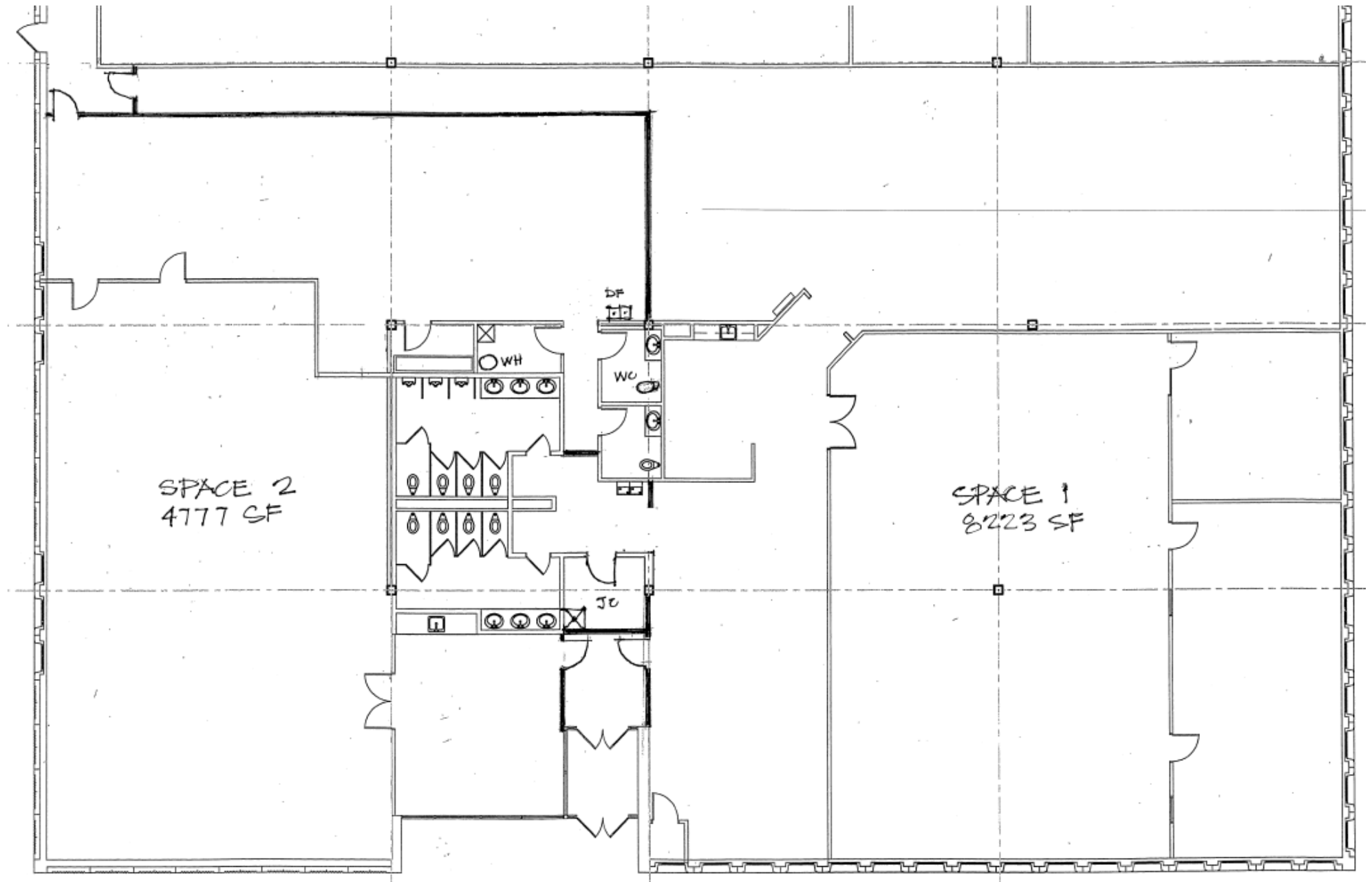
FLOOR PLAN



13,168 SF

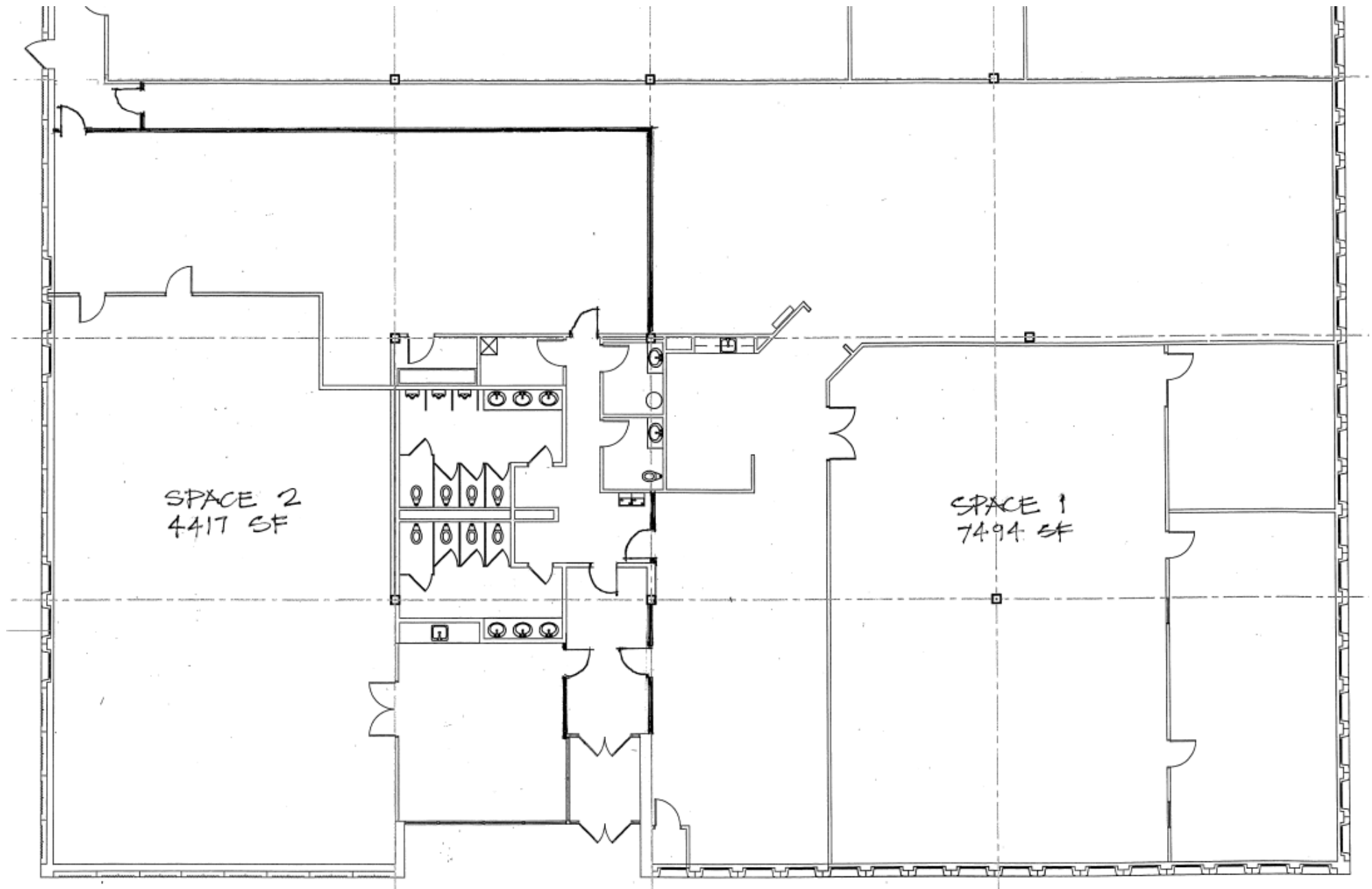
Flexible floorplans available

CONCEPT FLOOR PLAN



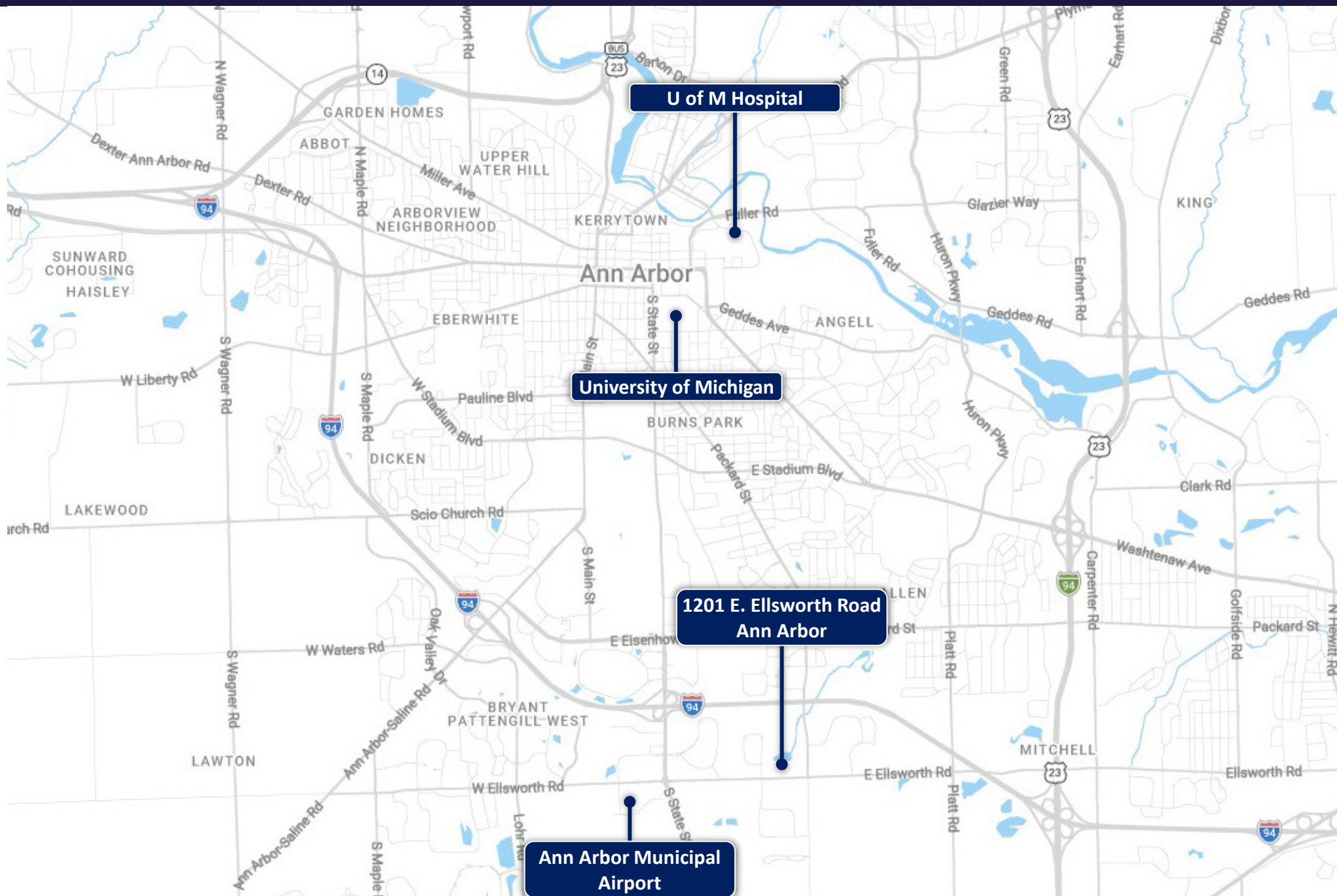
Flexible floorplans available

CONCEPT FLOOR PLAN



Flexible floorplans available

MAP





CONTACT

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