

FOR LEASE

Single-tenant Industrial

5500 SOUTH STATE STREET

Ann Arbor, MI 48108

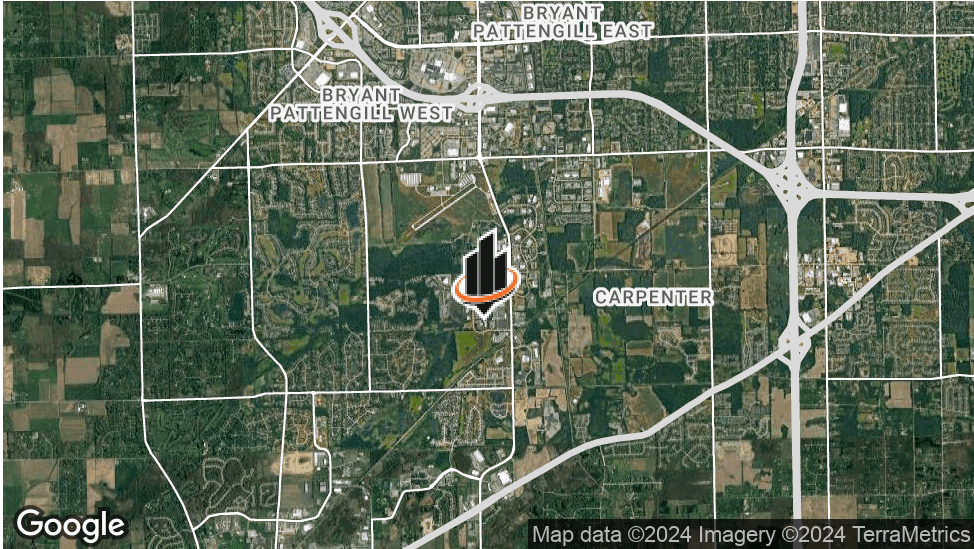
PRESENTED BY:

DAN STEWART, CCIM

C: 734.649.5064

dan.stewart@svn.com

PROPERTY SUMMARY



LEASE RATE	\$8.75 SF/YR
------------	--------------

OFFERING SUMMARY

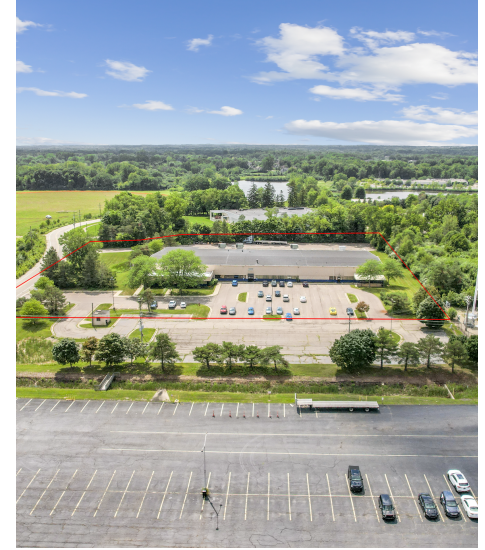
BUILDING SIZE:	46,356 SF
LOT SIZE:	4.63 Acres
AVAILABLE:	Januanry 2025
YEAR BUILT:	1966
RENOVATED:	2007

DAN STEWART, CCIM
C: 734.649.5064
dan.stewart@svn.com

PROPERTY HIGHLIGHTS

- Available January 2025
- 46,356 SF (+/-) Building (20% +/- Office Area) on 4.63 Acres in Ann Arbor, MI
- 17 Dock Doors (1 Grade Level & 16 Loading Docks, all with levelers
- Up To 24' Clear Height
- Entire Building, including shop area, has wet sprinkler protection and is 100% air conditioned
- 2000 Amps / 480 Volts, 3-Phase Power
- New LED Lighting throughout shop area
- New Parking Lot & Drive Area in 2018
- 3 of 4 Roof Top HVAC Units replaced in 2022
- 2 of 3 HVAC Units serving the office area replaced in 2021

ADDITIONAL PHOTOS



DAN STEWART, CCIM

C: 734.649.5064

dan.stewart@svn.com

ADVISOR BIO 1



DAN STEWART, CCIM

Managing Director

dan.stewart@svn.com

Cell: 734.649.5064

PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN |Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 20 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart’s firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University’s Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

SVN | Stewart Commercial Group, LLC
1310 S. Main Street, Suite 12
Ann Arbor, MI 48104
734.662.5097

DAN STEWART, CCIM

C: 734.649.5064

dan.stewart@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

DAN STEWART, CCIM

C: 734.649.5064

dan.stewart@svn.com