



OFFERING MEMORANDUM

5500 South State Street

5500 SOUTH STATE STREET

Ann Arbor, MI 48108

PRESENTED BY:

DAN STEWART, CCIM

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dan.stewart@svn.com



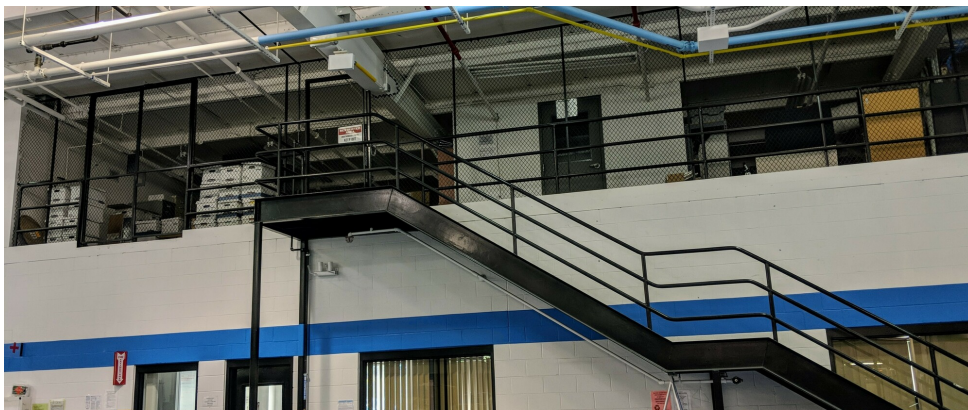
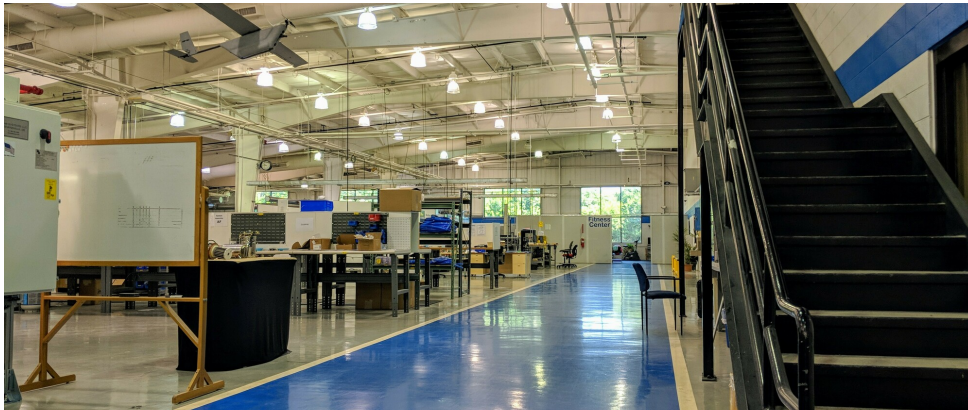
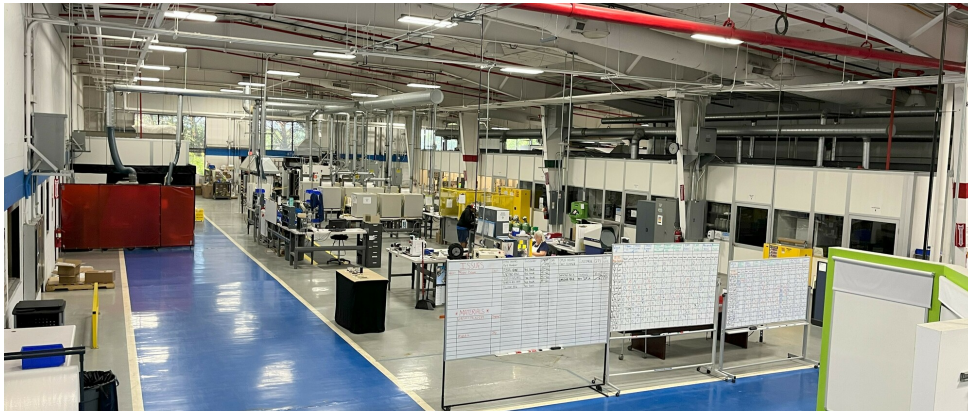
OFFERING SUMMARY

SALE PRICE:	\$4,300,000
LEASE RATE:	\$8.75 SF/yr (NNN)
BUILDING SIZE:	46,356 SF
LOT SIZE:	4.63 Acres
PRICE / SF:	\$92.76
YEAR BUILT:	1966
RENOVATED:	2007
ZONING:	I (General Industrial District)
BLENDED CAP:	8.83%

PROPERTY OVERVIEW

SVN | Stewart Commercial Group is pleased to present for sale a +/- 46,356 square foot single-tenant industrial property located at 5500 S. State, Ann Arbor, MI. The property is currently 100% occupied with a NNN lease in place with tenant Adaptive Energy through 12/31/24. The current tenant has outgrown the space and will not be renewing beyond the current term. This presents a unique opportunity for an investor to enjoy steady and reliable income while a replacement tenant is secured or for a user to do the same as occupancy plans are formulated. Adaptive Energy and its predecessor companies manufacture fuel cells for industry and government use and have occupied the property since 2007. The blended cap rate over the balance of the remaining term is 8.83%

The property is located in the economically diverse community of Ann Arbor, MI which is home to the world-renowned University of Michigan. The property is located on south State Street and is just two miles to I-94, the major interstate connector between Detroit and Chicago. The location is in close proximity to major national retail and the largest concentration of hotel space in the Ann Arbor market. The property benefits from its location within one of the most highly educated populations in the Midwest. Downtown Ann Arbor is approximately 5 miles away and the City of Detroit is a mere 40 miles away.



PROPERTY DESCRIPTION

The building is situated on 4.63 acres and the parking lot and drive area were replaced in October 2018. Three of Four Roof Top Units serving the warehouse portion of the building were replaced in 2022. Two of Three HVAC units serving the office area were replaced in 2021. All lighting in the warehouse was upgraded to LED in 2019. The warehouse/manufacturing area is air-conditioned and sprinkled. The building loading area features 1 grade level overhead door and 16 loading docks, all with levelers in place.

BULLETS HEADLINE

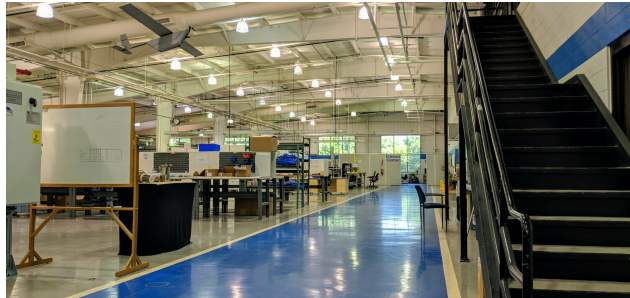
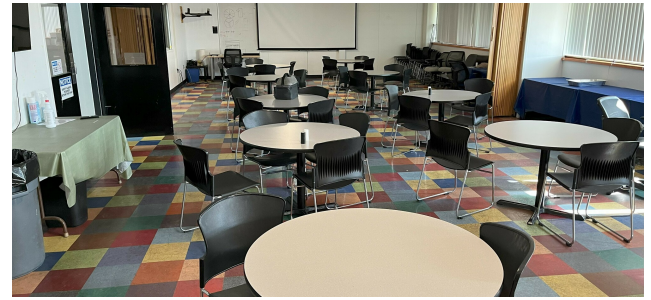
- + /- 20% Office
- Immaculate Shop Area Fully Air Conditioned
- 2000 Amps/480 Volts, 3-Phase Power
- Functional Mezzanine
- Up To 24' Clear
- Recent HVAC Replacement
- Shop Area Restrooms feature full Locker Room Buildout
- LED Lighting in Shop Area
- Room for Truck Parking
- Parking/Drive Area fully replaced in 2018
- Interior Clean Rooms
- Server/Communications Room (separately air-conditioned)
- Covered Outdoor Employee Break Area
- Large Employee Cafeteria and Kitchen Area

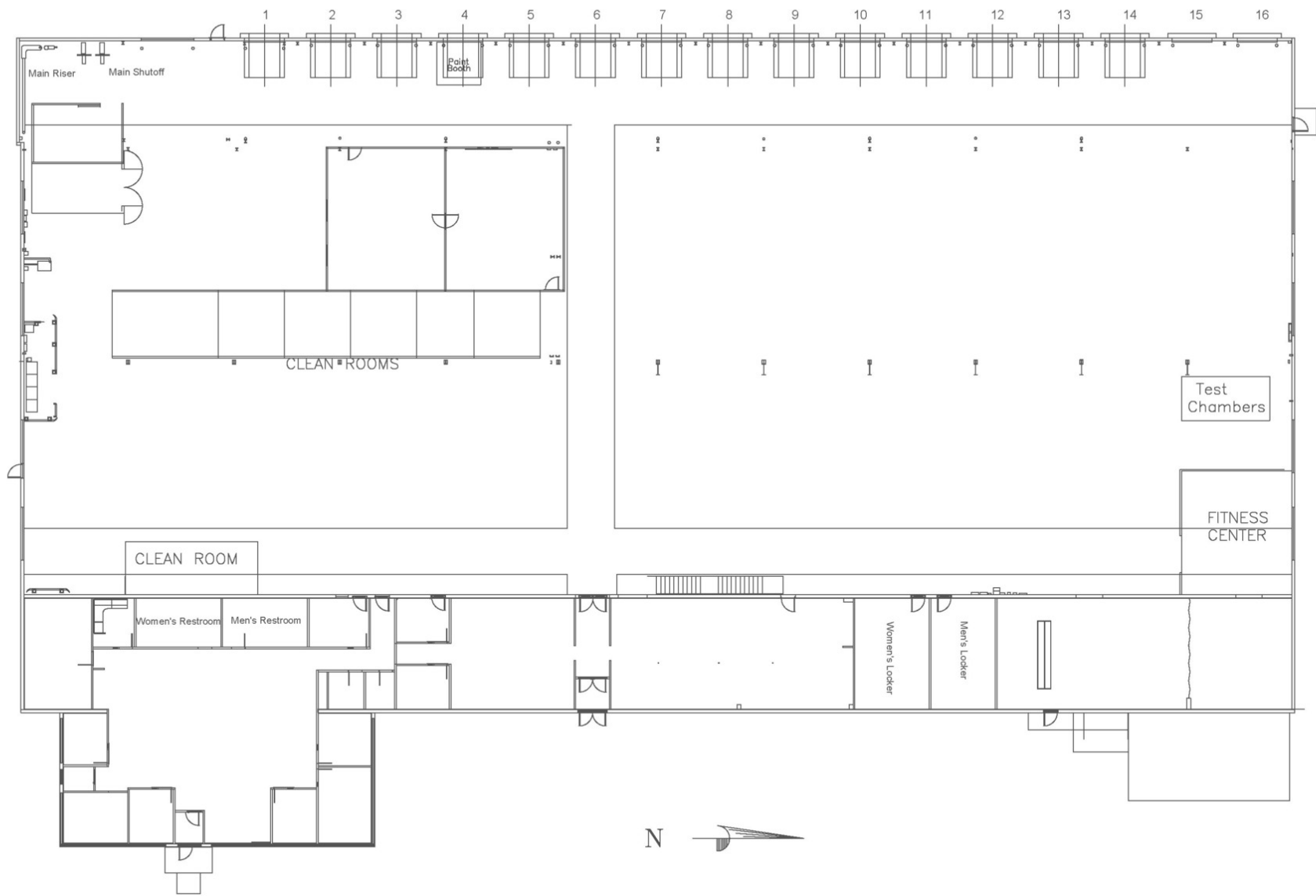
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE END	COMMENTS
5500	Edge Autonomy/Adaptive Energy	46,356 SF	100%	1/1/2024	\$8.85 \$8.85	\$410,250.00	12/31/2024	NN Lease (LL Responsible Roof/Structure Only)
TOTALS		46,356 SF	100%		\$8.85			

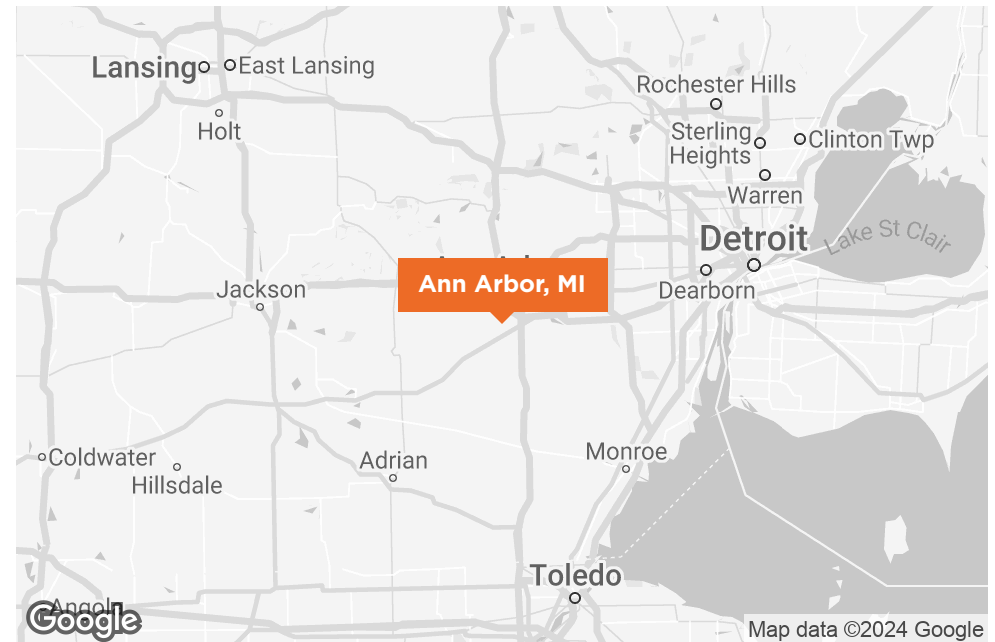
Edge Autonomy is a leader in providing innovative autonomous systems, advanced optics, and resilient energy solutions to the US Department of Defense, the US Federal Civilian Agencies, allied governments, academic institutions, and commercial entities. Edge Autonomy draws on a 34+ year history of aerospace engineering, advanced manufacturing expertise, and technologically advanced manufacturing. With our headquartered in San Luis Obispo, CA and key production capabilities abroad, Edge Autonomy's 300+ team members can deliver results at home and abroad.











ANN ARBOR, MI

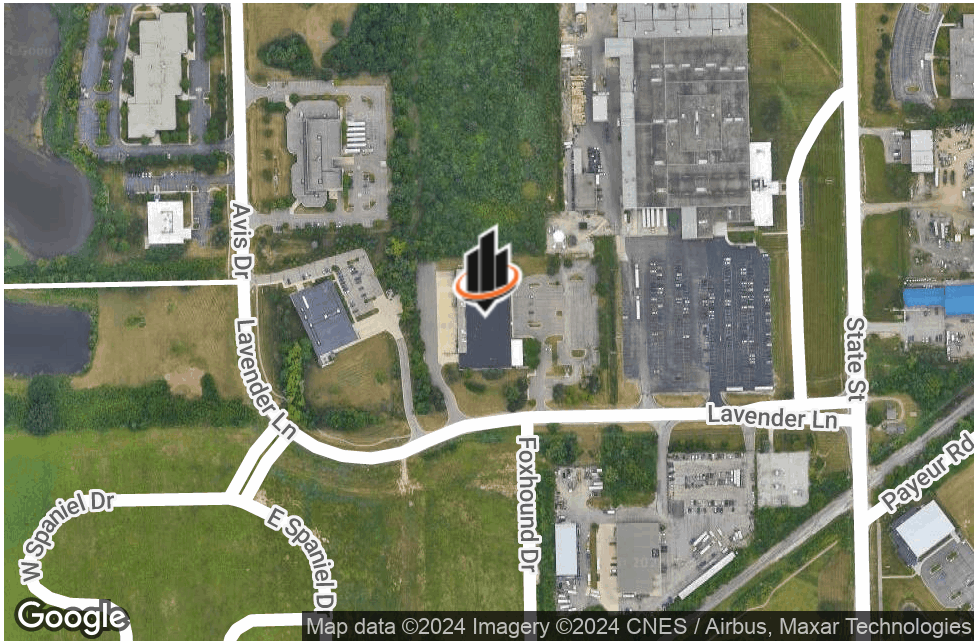
Ann Arbor, Michigan is an acclaimed city that has received numerous awards, achievements, and national recognition, making it an enticing destination for commercial real estate investors. The city's exceptional reputation adds to its appeal and potential for strong investment returns.

Ann Arbor has consistently been recognized as one of the best places to live in the United States. It has been featured on lists such as "Best Places to Live" by Livability.com and "Best College Towns" by Niche.com. The city's vibrant downtown area, renowned for its cultural amenities, diverse dining options, and lively entertainment scene, has garnered national acclaim.

In addition to its exceptional quality of life, Ann Arbor is known for its educational prowess. The University of Michigan, a world-class research institution, contributes to the city's reputation as an intellectual and innovation hub. The university's renowned medical center has been consistently ranked among the top healthcare facilities in the nation.

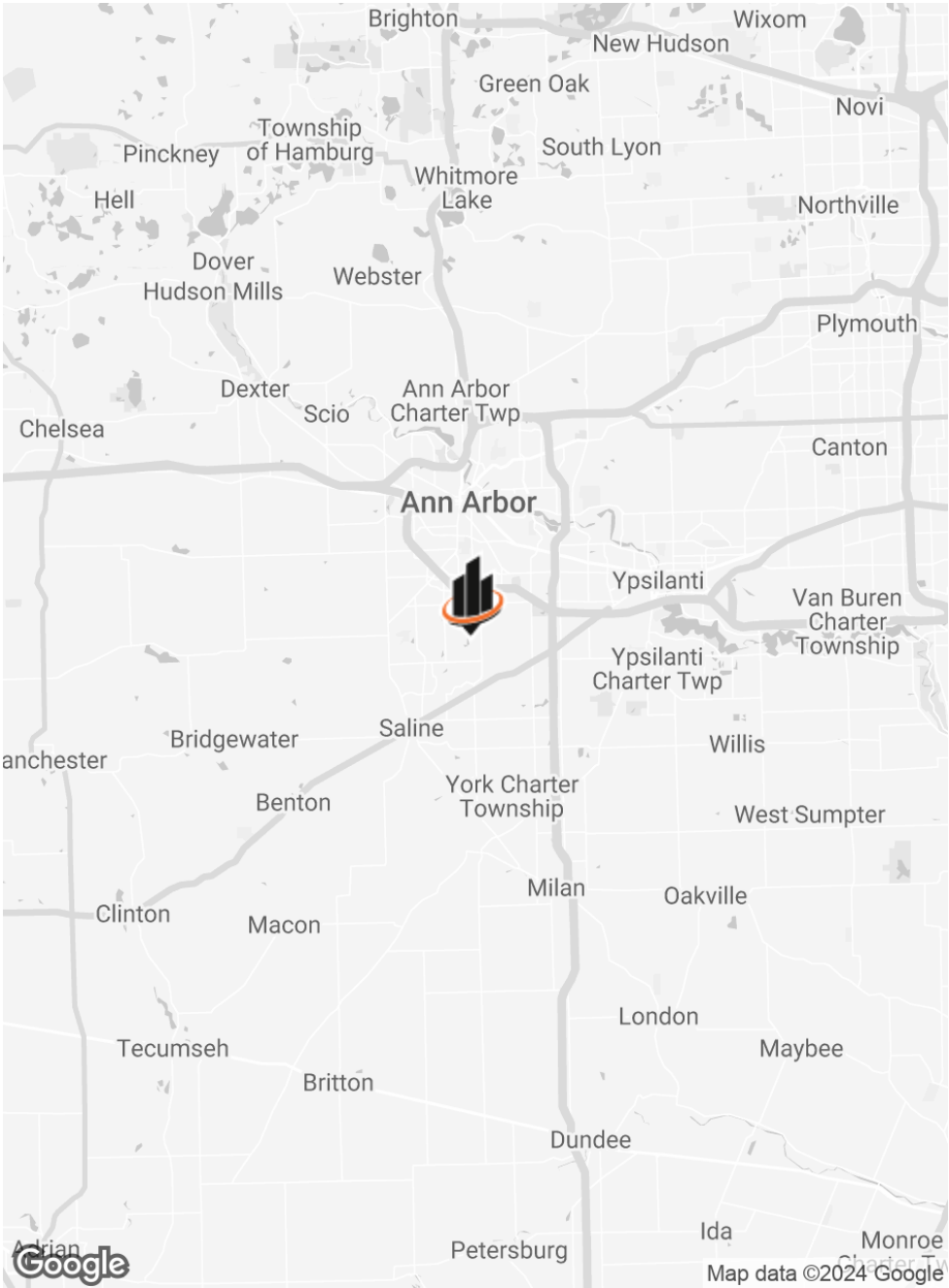
Ann Arbor's commitment to sustainability has also earned it recognition. The city has received accolades such as the "Greenest Mid-Sized City in America" by the U.S. Conference of Mayors and the "Silver Level Bicycle Friendly Community" designation by the League of American Bicyclists. These accolades showcase Ann Arbor's dedication to environmental initiatives and sustainable practices.

Such awards, achievements, and national acclaim demonstrate Ann Arbor's appeal as an investment destination. The city's strong reputation, coupled with its thriving economy, prestigious educational institutions, and commitment to sustainability, positions it as a prime location for commercial real estate investment.



LOCATION OVERVIEW

- Outstanding Location in Significant Office, Tech, Industrial Corridor
- Less Than 2 Miles to I-94
- Ample Nearby Amenities (Food, Hotel, Shopping, Leisure)
- Heavily Populated and Affluent Area
- Average Household Income of \$185,000 - 1 Mile Radius
- Strongest Economic Region in the Stater of MI
- Ann Arbor - Best City to Live in America (Niche.com 2023)
- Ann Arbor - Best Places to Live for Families (Fortune 2022)
- Ann Arbor - Most Educated City in America (WalletHub 2022)



An aerial photograph of a large, single-story commercial building with a flat roof and beige siding. The building has a blue base and large windows on the ground floor. Two flagpoles stand in front of the building, flying the United States flag and the Illinois state flag. The building is surrounded by lush green trees and a well-maintained lawn. A paved walkway leads to the building. The sky is a mix of orange and blue, suggesting a sunset or sunrise. A large white circle with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

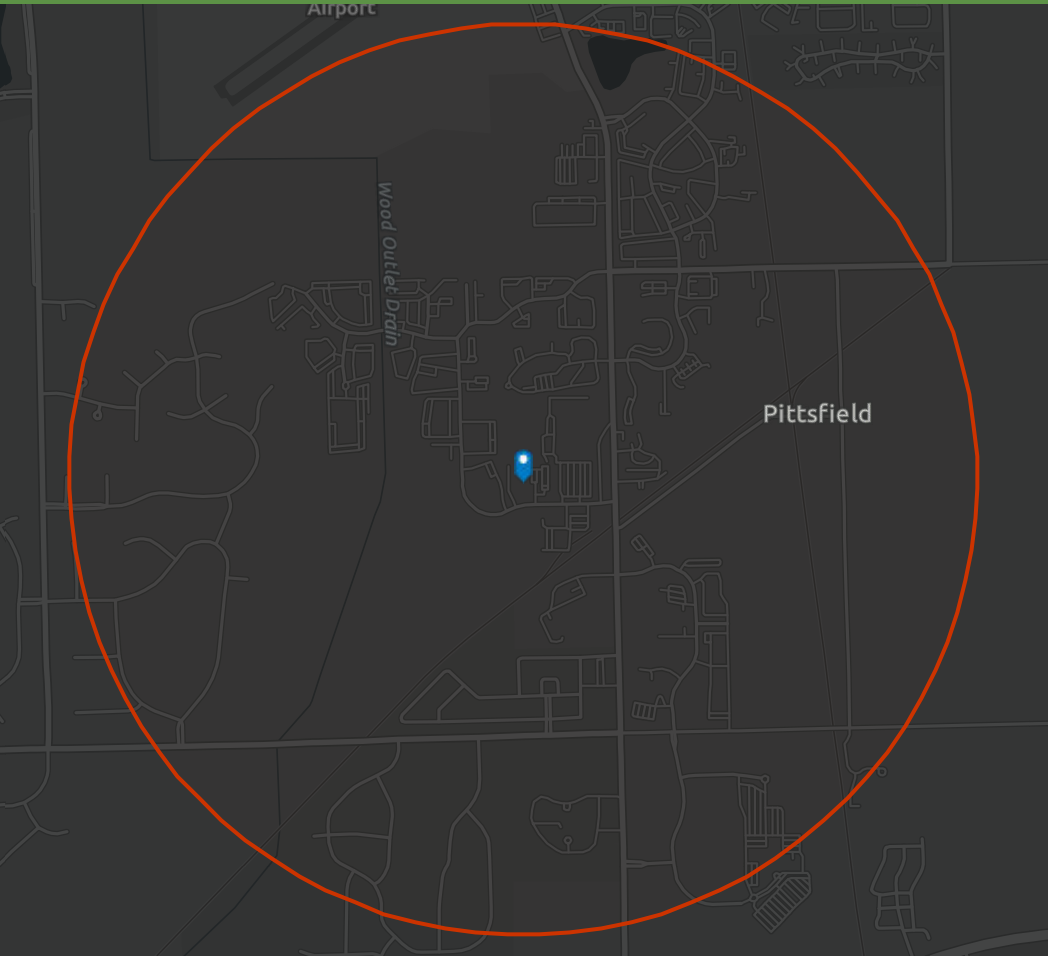
SECTION 1

Demographics

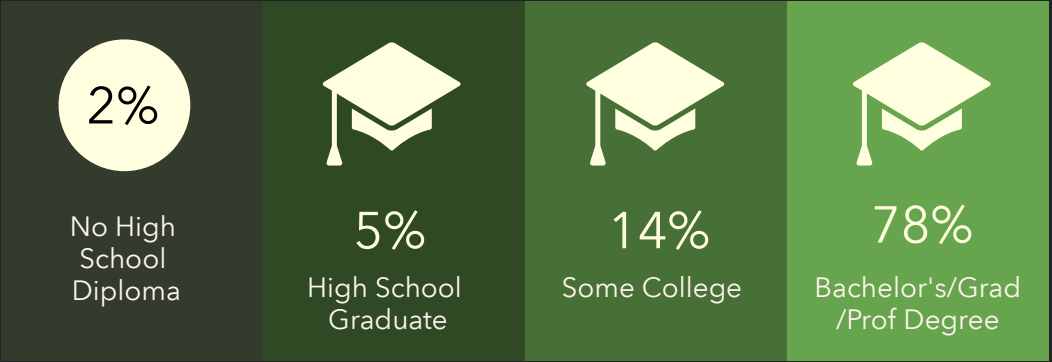
DEMOGRAPHIC PROFILE

5500 S State Rd, Ann Arbor, Michigan, 48108

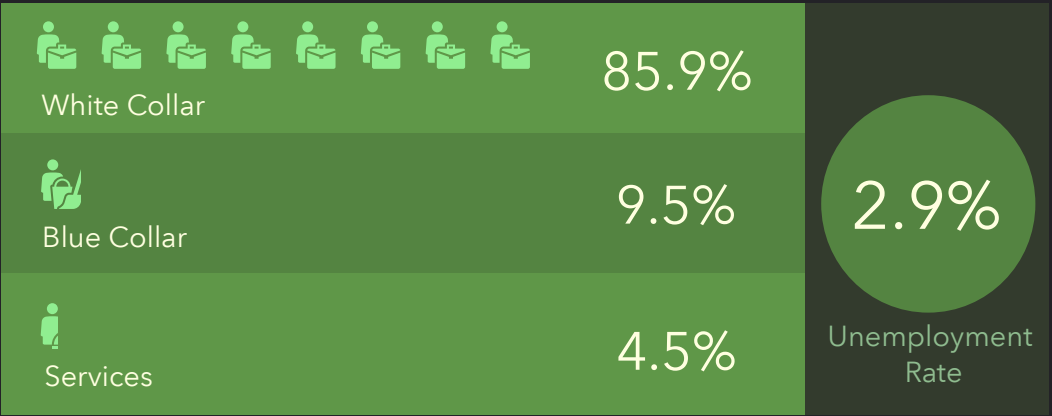
Ring of 1 mile



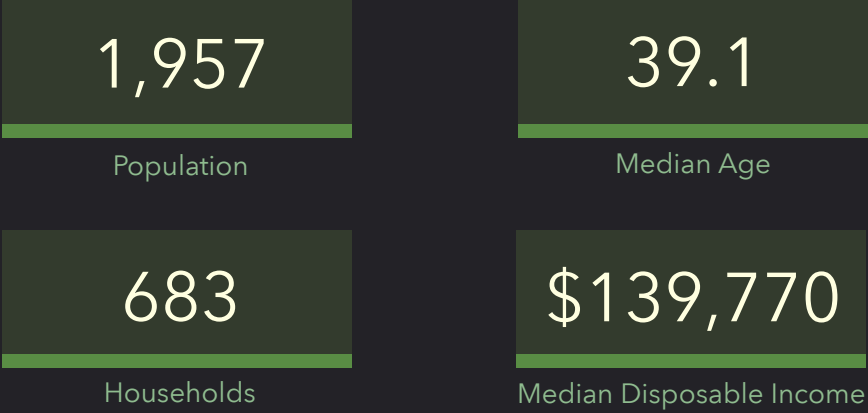
EDUCATION



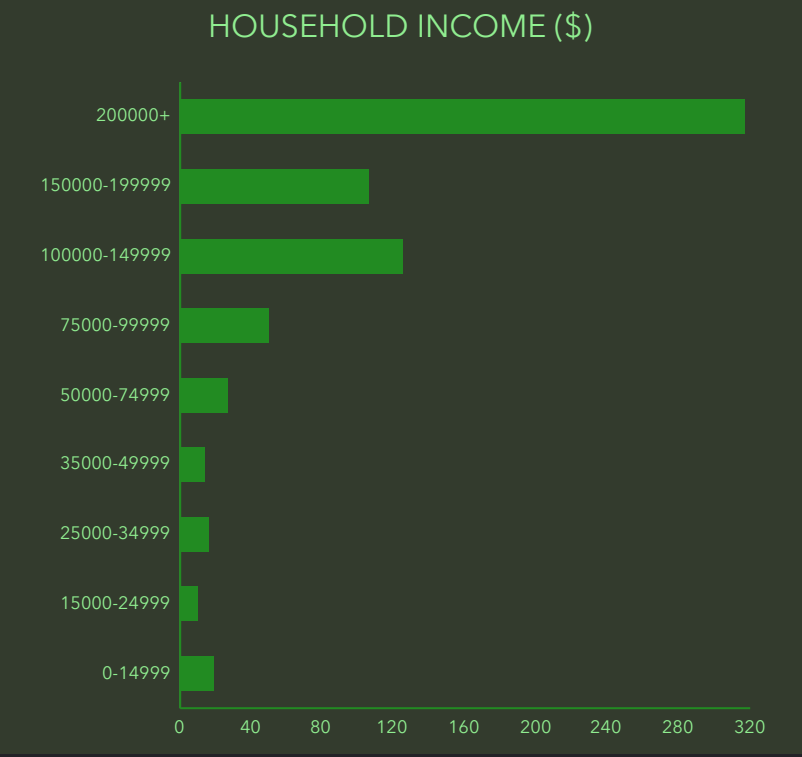
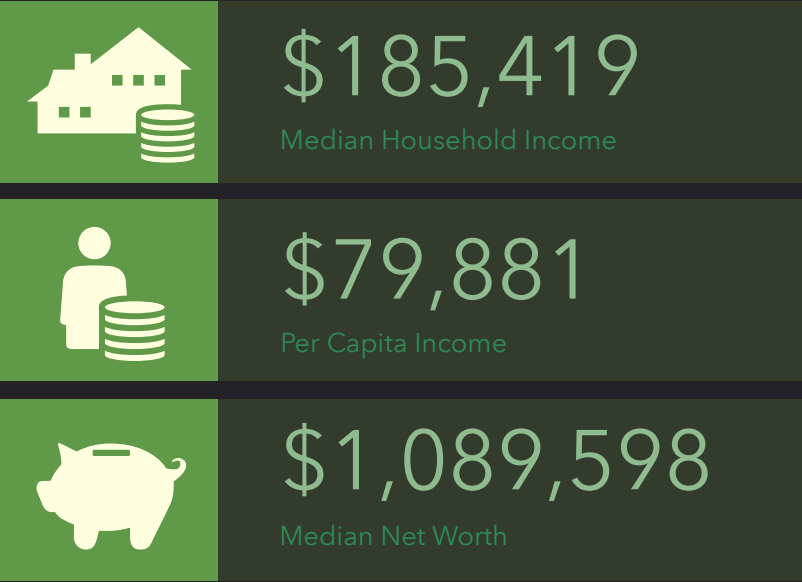
EMPLOYMENT



KEY FACTS



INCOME





DAN STEWART, CCIM

Managing Director

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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.

EDUCATION

Bachelor of Arts degree in Marketing from Michigan State University's Broad College of Business.

SVN | Stewart Commercial Group, LLC

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