

New Industrial Building - Pittsfield Twp

4163 E MORGAN , YPSILANTI, MI 48197



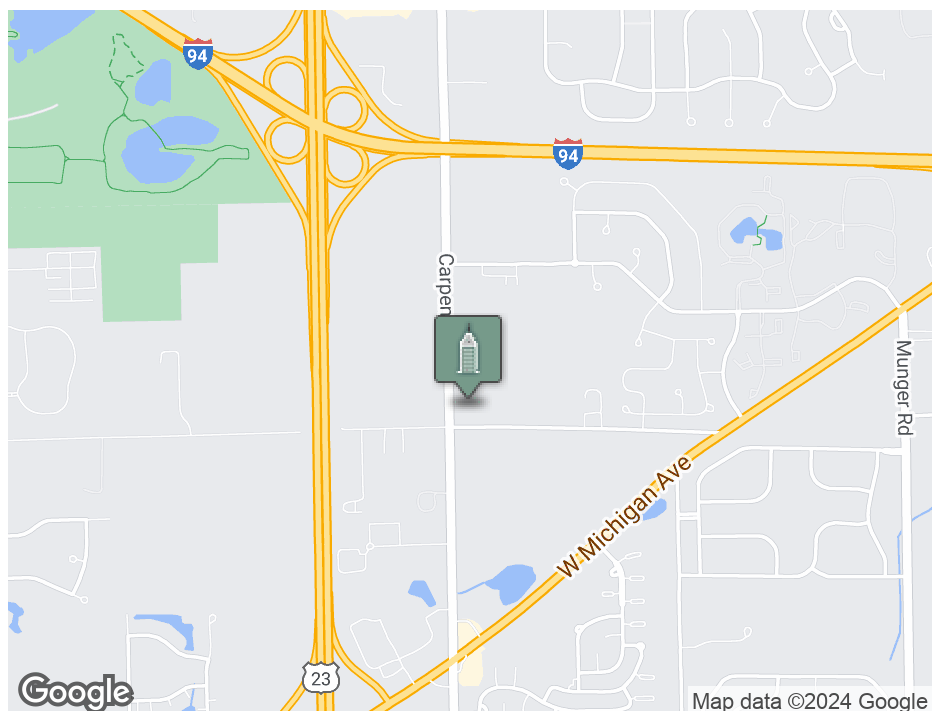
Swisher
COMMERCIAL

**FOR SALE
& LEASE**



SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$14.75 SF/yr Plus Utilities
Available SF:	24,300 SF
Lot Size:	2.26 Acres
Year Built:	2024
Zoning:	I (General Industrial)



***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Jeff Evans

734.926.0222

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PROPERTY HIGHLIGHTS

- Total building 24,300 SF
- 2 suites of 12,150 SF each
- Each suite has a 14'x14' grade level motor operated overhead door
- 8'x 10' overhead doors at truckwell
- Fire sprinklers throughout
- Shop/warehouse ceiling 20+ feet
- Public sewer and water
- 400 amp, 480/277v, 3 phase electric
- Situated on 2.26 acres
- I-General Industrial zoning district is intended for light manufacturing, other limited industrial, wholesale and warehousing uses
- Pittsfield Township
- Easy access to 1-94 & US-23 using class A roads
- Custom build to suit

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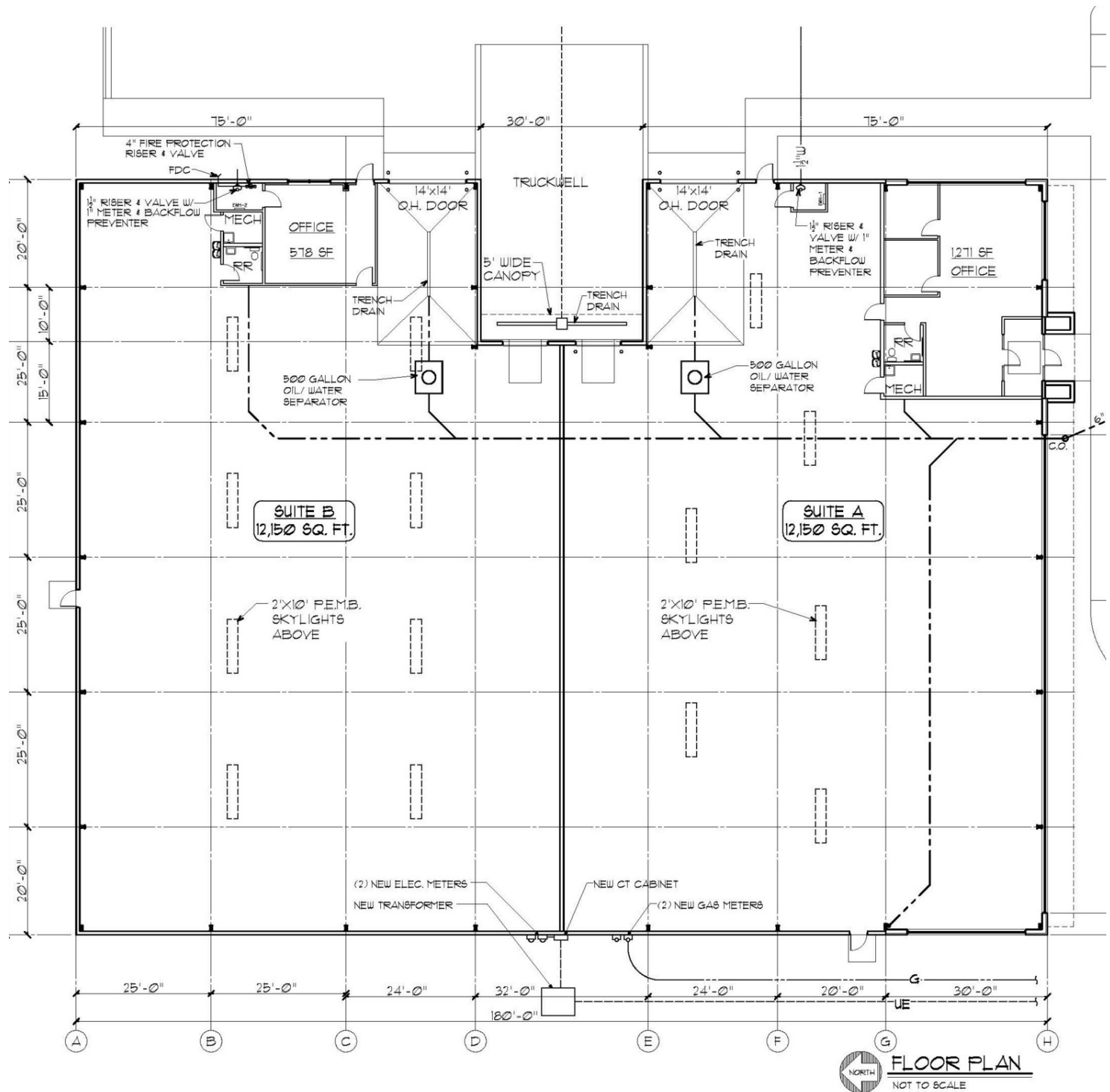
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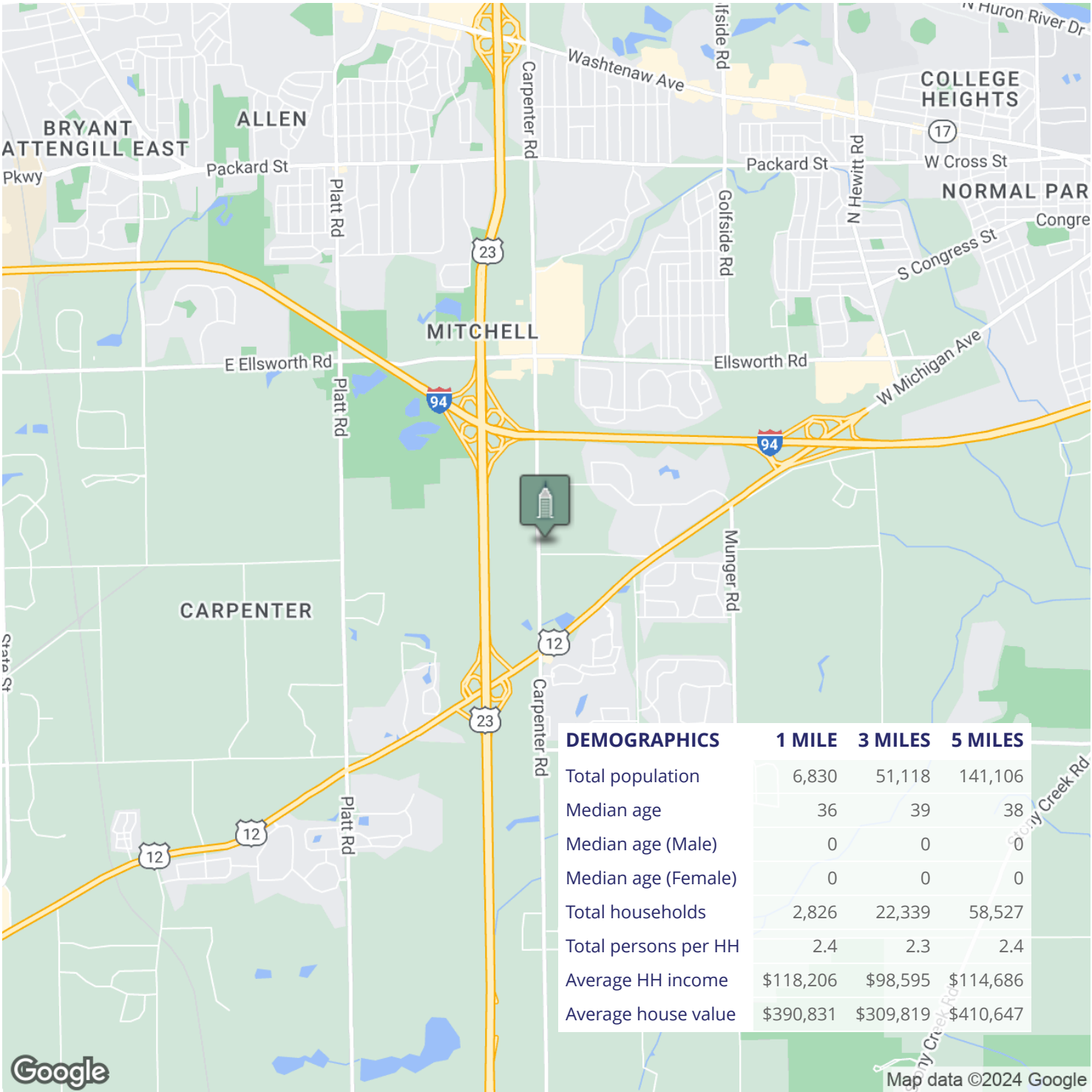
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