

FOR SALE OR LEASE

7322 Newman Boulevard

Building 1 and 2, Dexter, MI 48130

12,000 to 26,000 SF



12,000 to 26,000 SF of Flex/Office Space Available

- Building 1: 26,000 SF for sale or lease
 - 1 drive in door / 1 loading dock
- Building 2: 12,000 SF for lease only
- Back up generators on-site
- Flexible limited industrial zoning
- Parking: 6.42/1,000 SF
- Easy access to I-94; minutes from Ann Arbor

Lease Rate: \$9.95/SF NNN (\$3.00/SF Opex)

Sale Price: Contact Broker



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ARI-EL
ARI-EL ENTERPRISES, INC.
REAL ESTATE & DEVELOPMENT SERVICES



CUSHMAN & WAKEFIELD
cushmanwakefield.com

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Building 1



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Building 2



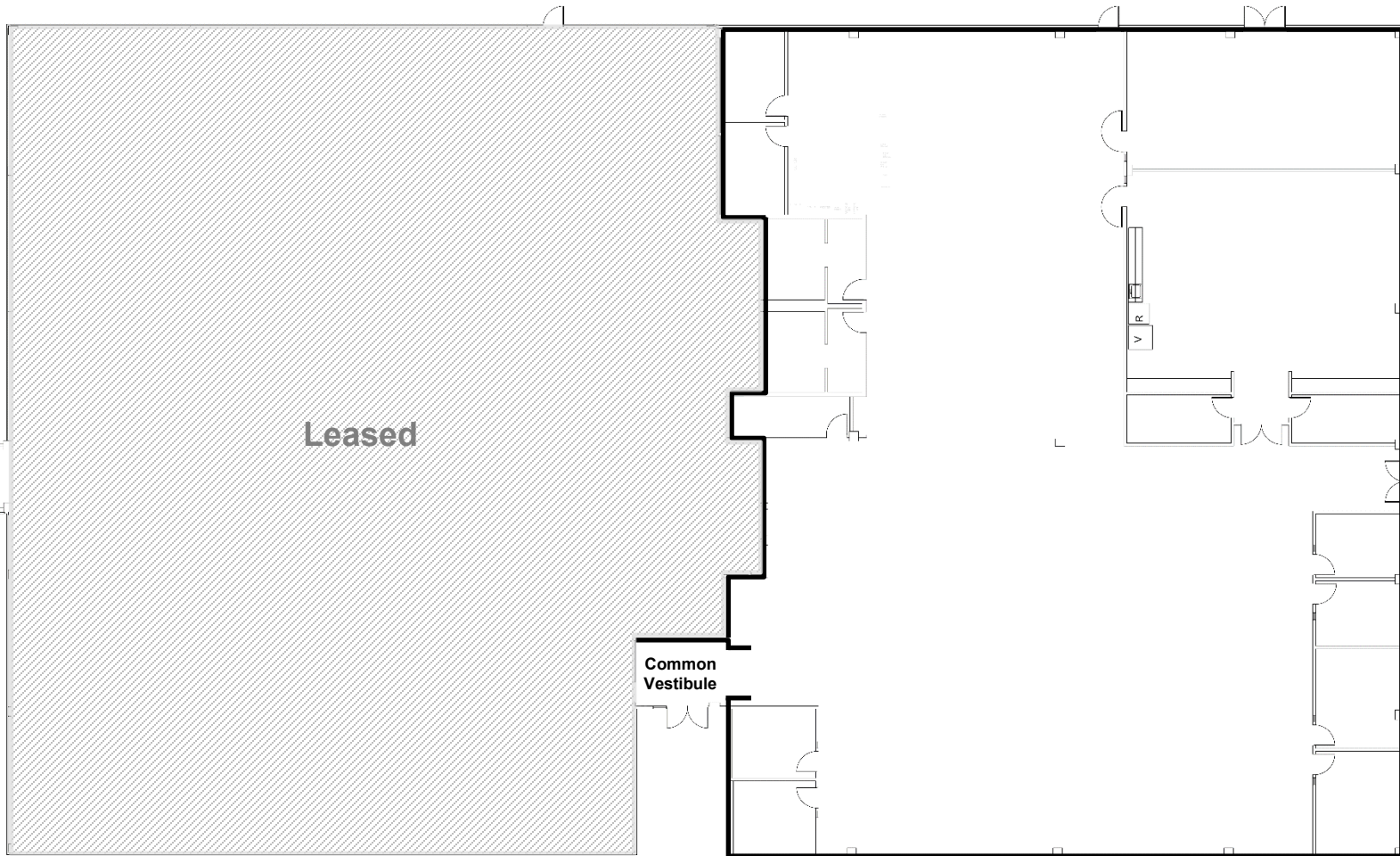
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Building 2



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The site plan illustrates the layout of the property at 8801 Newman Blvd. It features three primary buildings: Building 1, an orange-shaded structure in the upper center labeled 'Building 1 Approx 26,000 SF'; Building 2, an orange-shaded structure to the right labeled 'Building 2 Approx 12,000 SF' with a 'Leased' status; and Building 3, a white-shaded structure at the bottom right labeled 'Building 3 Leased'. The plan also shows extensive parking areas, a 'WOOD DECK', and a 'storage shed'. Dimensions for various lots and setbacks are provided, such as 882.13' along the top boundary and 258.80' along the bottom boundary. A north arrow is located in the bottom left corner, and the zoning is noted as 'Zoned: Limited Industrial many possible uses'.

Zoned:
L-1 Limited Industrial
but many possible uses

4.26.2022

