

3901-3913 VARSITY DRIVE
SUITE #3905
ANN ARBOR, MICHIGAN

INDUSTRIAL FOR LEASE
2,400 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

ANN ARBOR COMMERCE CENTER



PROPERTY FEATURES

- **Available Unit #3905**
 - Office Space: 870 Sq. Ft.
 - Hi-Bay Space: 1,530 Sq. Ft.
 - Total: 2,400 Sq. Ft.
- 20,027 square foot building
- 16' clear height
- (1) 12x14 grade level door
- 100% heated and air-conditioned
- 1.7 acres
- Zoned Limited Industrial
- Lease Rate: \$9.95/sq. ft. NNN
- Landlord's lease form is written as a modified gross + utilities lease at \$12.95/sq. ft. MG + U



For more information, please contact:

JAY CHAVEY
(248) 948 4196
jchavey@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

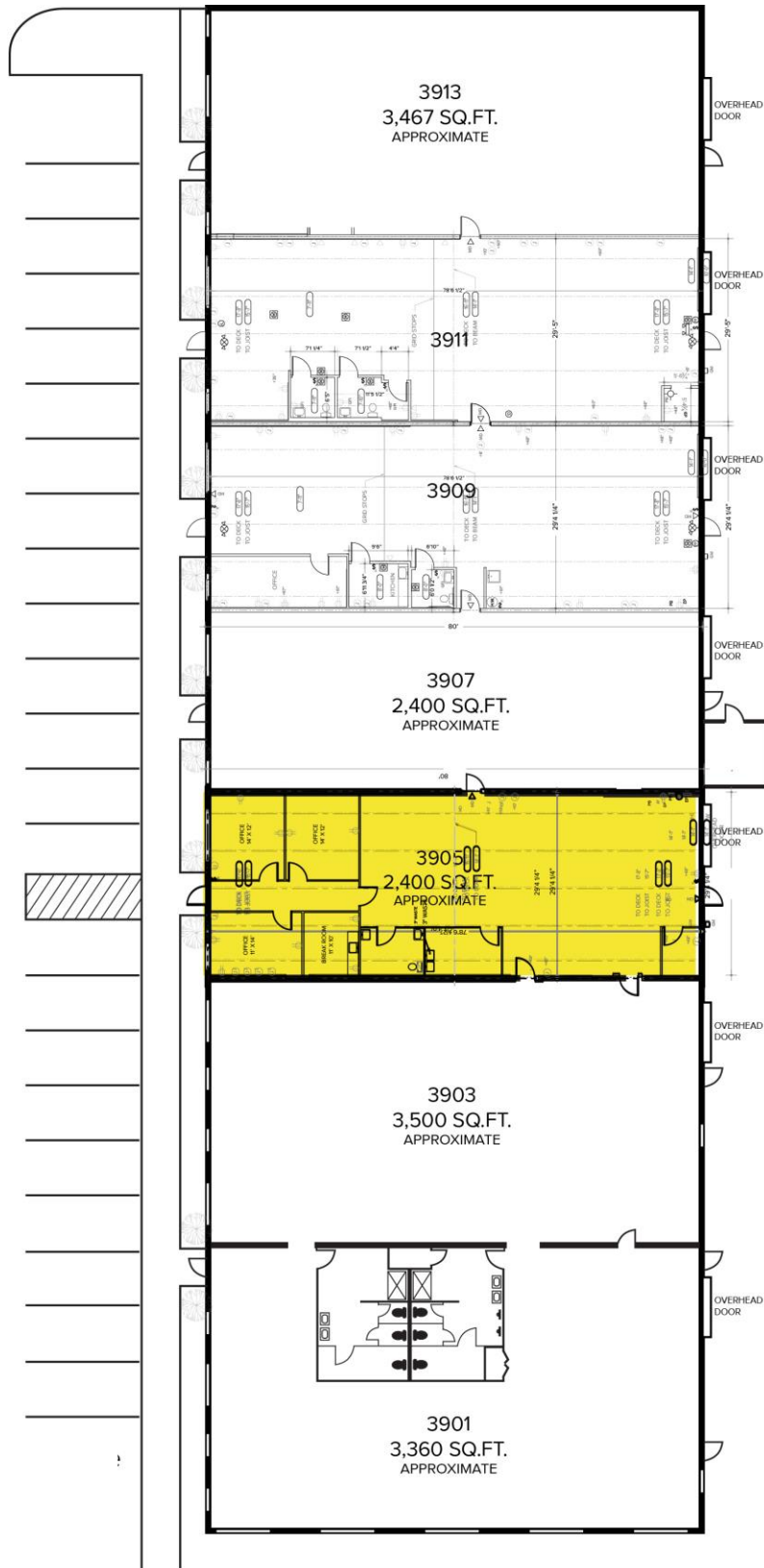
3901-3913 Varsity Drive – Ann Arbor, Michigan

Industrial For Lease

2,400
Square Feet
AVAILABLE

Site Plan

UNIT 3905	
OFFICE	870 SF.
SHOP	1,530 SF.
TOTAL	2,400 SF.



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Industrial For Lease

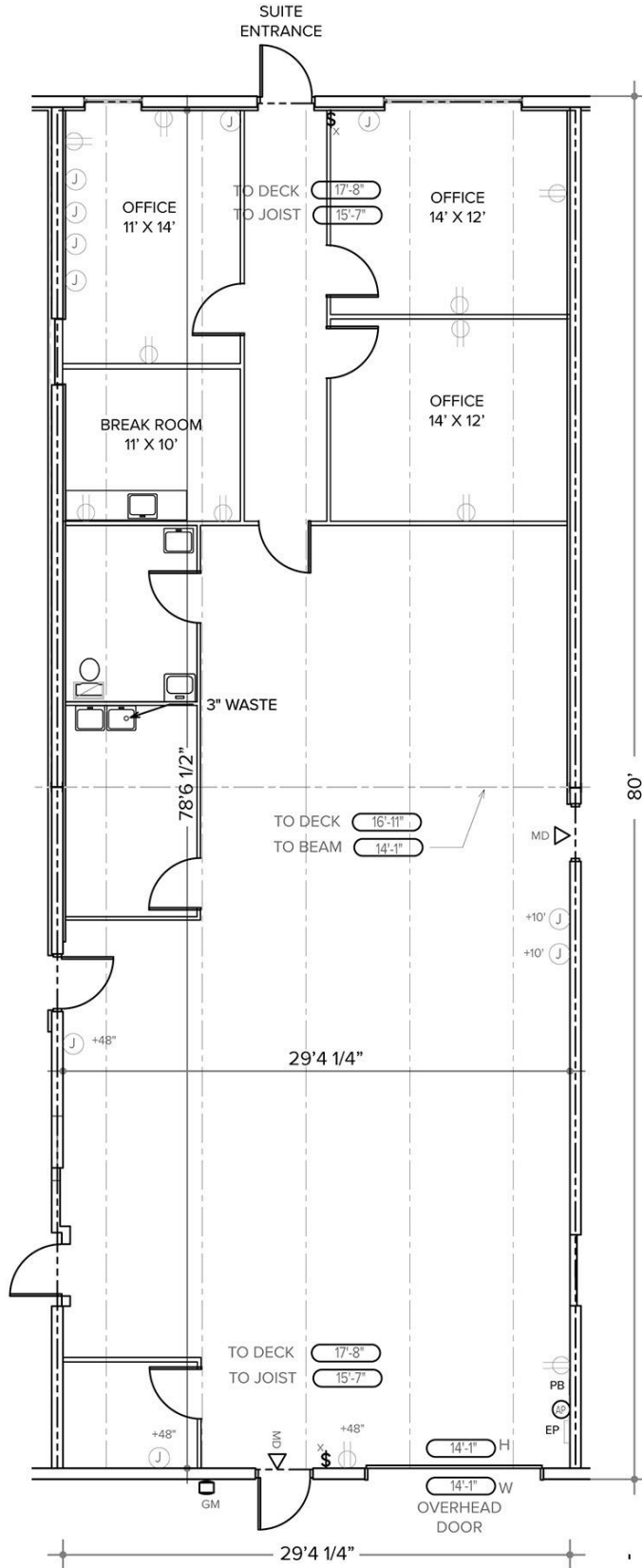
2,400
Square Feet
AVAILABLE

Floor Plan

OFFICE: 870 SQ.FT.
HI-BAY: 1,530 SQ.FT.
TOTAL: 2,400 SQ.FT.

100% HEATED &
AIR CONDITIONED

TAXES, INSURANCE
AND CAM ESTIMATED
AT \$3.00/SQ. FT.
FOR 2024



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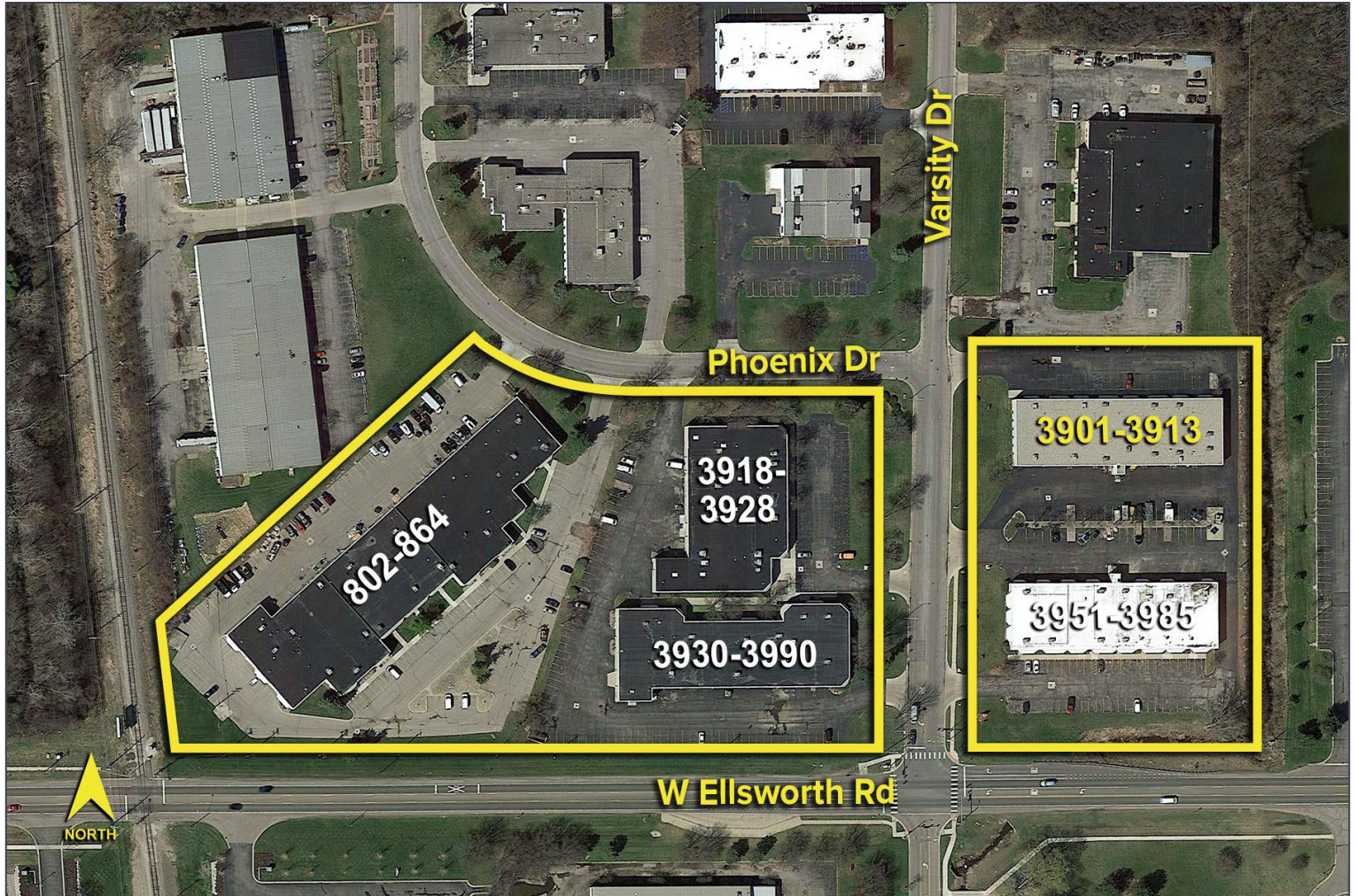
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Aerial



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