

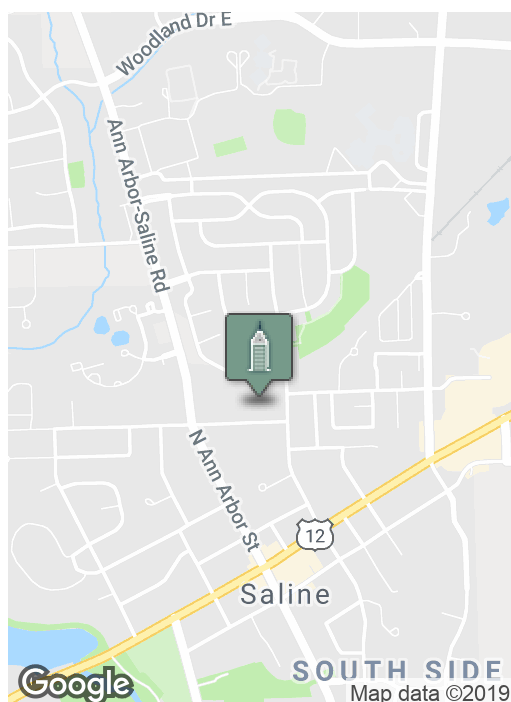
# Office / Industrial - Hoover Building

135 E. BENNETT, SALINE, MI 48176



**Swisher**  
COMMERCIAL

**FOR LEASE**



## SUMMARY

Building Size:	47,000 SF, Zoned I-2, Saline
Office:	Single rooms at 185 sf to 876 sf suite
Office Rate:	Single rooms \$216-\$301 per month 876 sf suite at \$1,200 per month includes utilities
Warehouse (Storage):	6,500 sf for \$3,300 per month; Suite B includes utilities; 10' ceiling & Overhead door access
External Yards:	5,100 sf for \$1,000 per month for long term fenced parking or storage 2,000 sf parking for \$600 per month

- Downtown Saline multi-tenant industrial building
- City street parking in front of building and a large lot behind the building
- Between N. Harris and N. Ann Arbor Street, two blocks north of Main Street/US-12

***Building  
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

David Hamilton, CCIM

DAVEH@SWISHERCOMMERCIAL.COM

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# Office / Industrial Building in Saline for Lease

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
200	Office Building	\$1,200 PER MONTH	Gross	876 SF	Corner office with windows
206	Office Building	\$301 PER MONTH	Gross	185 SF	Second floor office with windows
213	Office Building	\$216 PER MONTH	Gross	185 SF	Second floor office
214	Office Building	\$216 PER MONTH	Gross	185 SF	Second floor office
215	Office Building	\$216 PER MONTH	Gross	185 SF	Second floor office
Pole Barn	Warehouse/ Distribution	\$550 PER MONTH	Gross	1,000 SF	Warehouse storage, lighted, overhead door
External	Fenced Yard	\$1,000 PER MONTH	Gross	5,100 SF	External fenced yard, 36' X 142'
External - Parking	Parking	\$600 PER MONTH	Gross	2,000 SF	Parking area
Warehouse - B	Flex Space	\$3,300 PER MONTH	Gross	6,500 SF	Inner area of the building with access to an overhead door. 10' ceilings. Economy priced for storage use.

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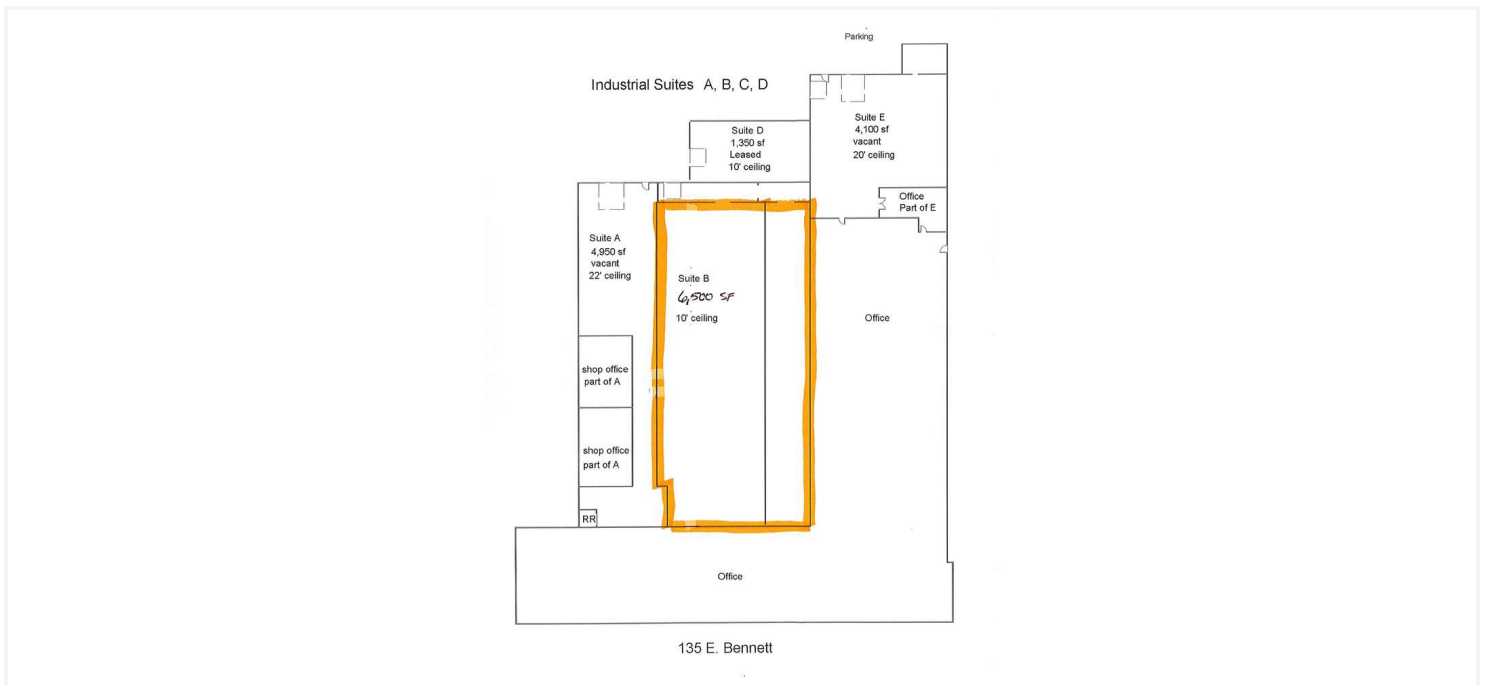
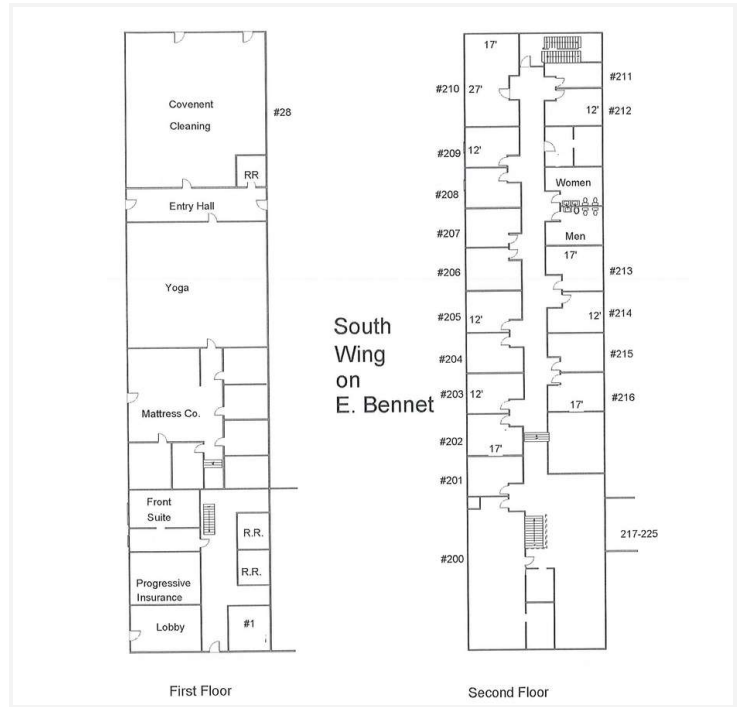
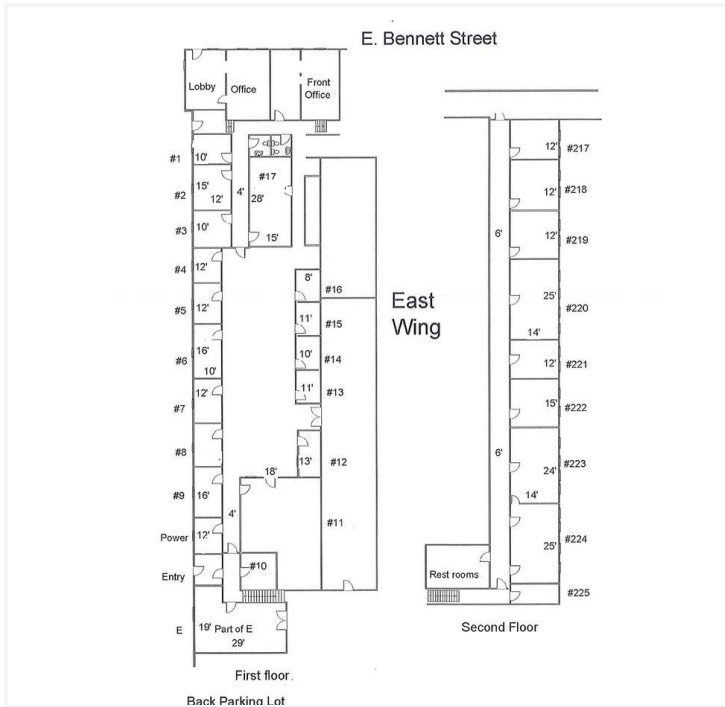
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## ZONING OVERVIEW

I-2 - general industrial - The I-2 district is intended for manufacturing, assembly and material distribution facilities. The permitted uses in this district tend to have a more intensive use of products and chemicals than those permitted in the I-1 district. Manufacturing, processing, or assembling shall be permitted, provided that the materials, equipment, and processes utilized are clean, quiet, to a considerable extent, and free from objectionable or dangerous nuisance or hazard. Outdoor storage is permitted if screened from the public view.

A. Permitted uses. 1.I permitted uses in the I-1 district. 2.Manufacturing, processing packaging or assembling of the following: a.Pharmaceutical preparations, cosmetics and toiletries. b.Plastic products such as laminate pipe, plumbing products, and miscellaneous molded or extruded products. c.Stone, clay, glass and leather products. d.food products, bakery goods, candy and beverages. e.fabricated buildings and structured members. f.Appliances. g.Paper and wood products such as office supplies, bags, books, cabinets, furniture and toys. 3.Tool and die shops, job shops, and machine shops. 4.Metal fabrication. 5.Warehousing, refrigerated and general storage, but not including self-storage facilities. 6.Packaging operation, but not including baling of discarded or junk materials, such as, but not limited to, paper, cloth, rags, lumber, metal or glass. 7.Manufacture and repair of signs, and heating and ventilating equipment.

B.Special land uses. 1.Automobile repair facilities and collision shops, subject to the requirements set forth in section 6.08 2.Self-storage facilities, subject to the requirements set forth in section 6.06 3.Offices and warehouses of general and heavy equipment contractors. 4.Bulk storage, dispensing and distribution of petroleum and chemical products, flammable liquids or gases. 5.Collection center for household waste materials to be recycled. 6.Solid waste processing and transfer facilities. 7.Retail sale of drug and health care products, when occupying no more than 15 percent of the floor area included as part of a building containing medical and dental offices, clinics, and medical laboratories. 8.Business service establishments such as printing and photocopying services, publishing, mail and packaging services, typing and secretarial services and related activities. 9.Studios for musical, dance or artistic instruction. 10.Private service clubs, fraternal organizations and lodge halls. 11.Business and/or technical schools. 12.Retail sales of goods produced on the premises and occupying no more than 15 percent of the building floor area. 13.Laundromats and dry cleaning customer outlets, including dry cleaning and laundry plants serving more than one customer outlet. 14.Photographic studios. 15.Health club/gymnasiums. 16.Indoor sports facility. 17.The following uses may be considered as special land uses in the I-2 general industrial district if the property where the use is proposed has frontage on Michigan Avenue or Maple Road: a.Medical and dental offices, including clinics and medical laboratories. b.banks, credit unions, savings and loan associations. c.Funeral homes. d.Retail sales of musical instruments, hardware, paint and home decorating supplies, floor covering, sporting goods, furniture, home accessories and appliances.

## LEGAL OVERVIEW

\*OLD SID - 18 18-075-009-00 SC 9-8A LOTS 36, 37, 38, 42 & THAT PART OF LOT 43 WHICH LIES W OF W LINE OF N. HARRIS ST. EXTENDED DUE NORTH, ALSO THAT LAND VACATED BY THE CITY, FORMERLY BEING THAT PART OF CLARK ST. W OF W LINE OF N. HARRIS ST. BENNETT'S ADDITION. AV INCLUDES 13-36-455-029.

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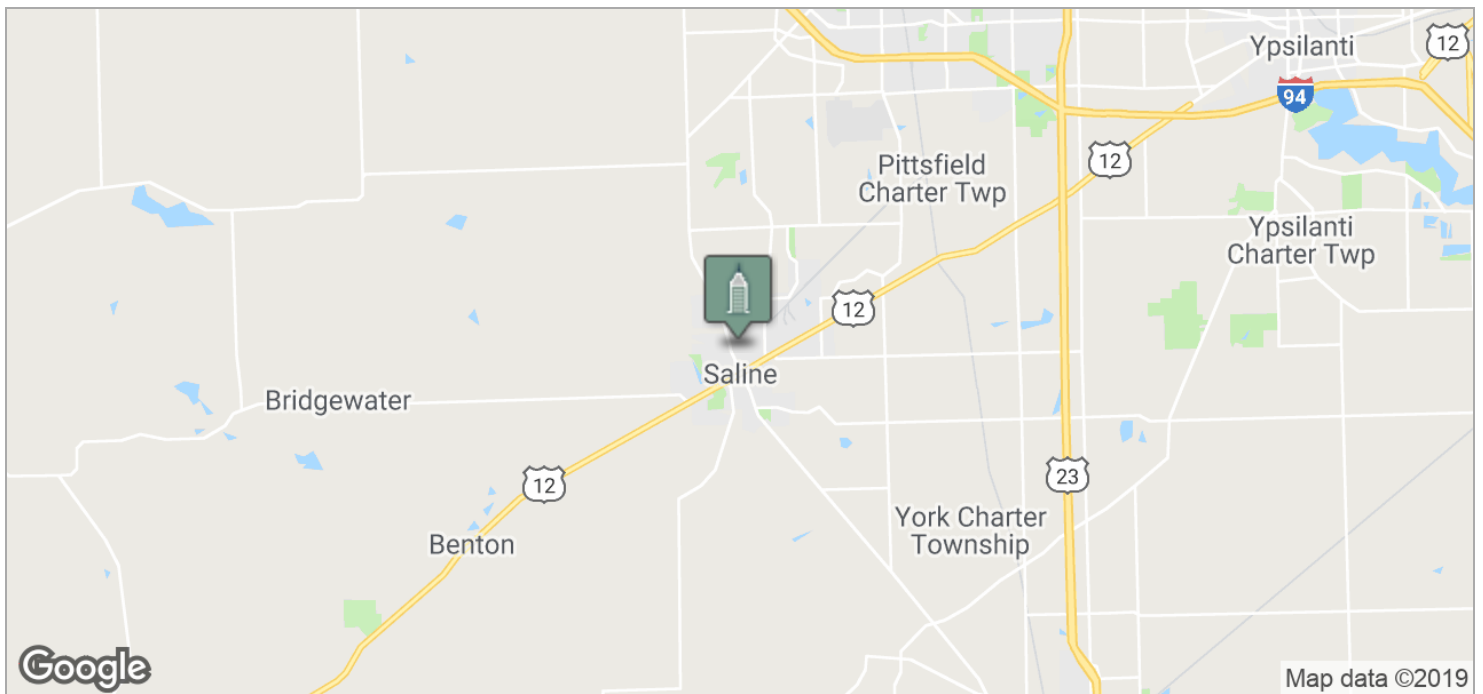
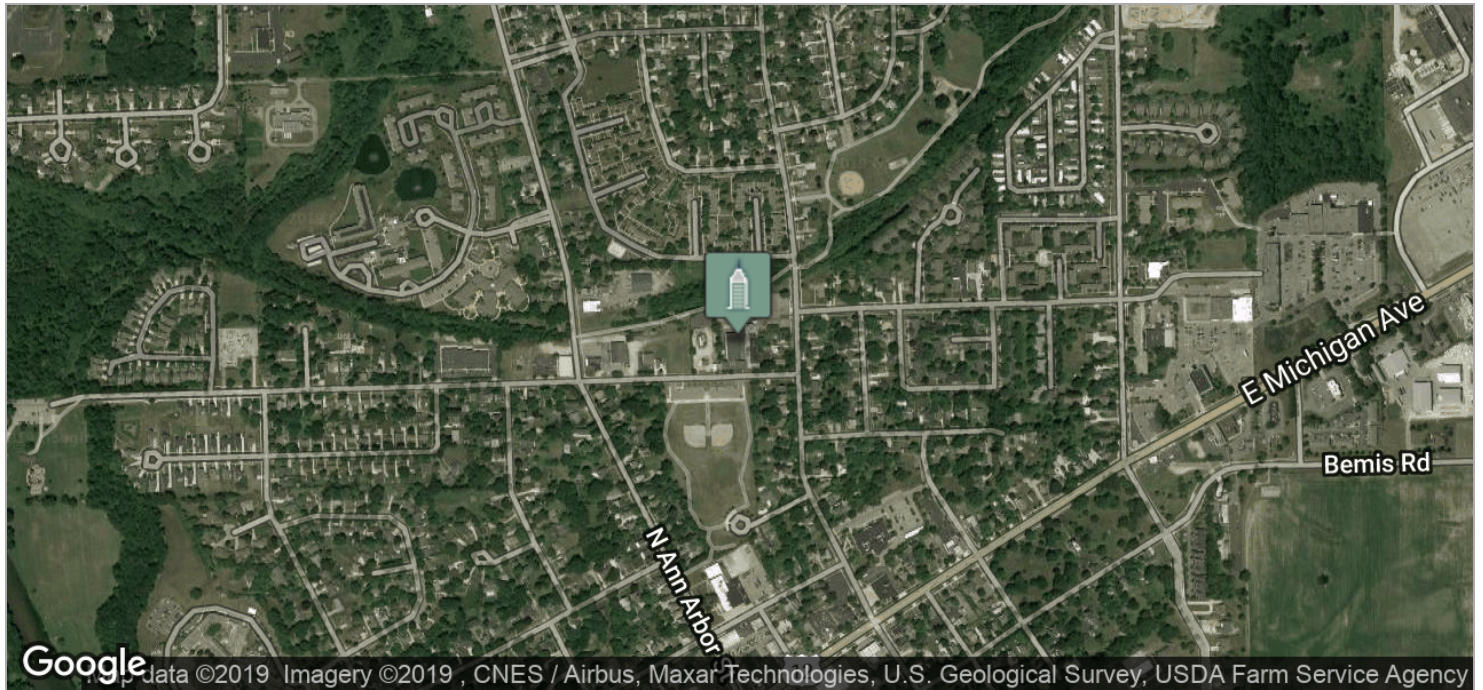
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