

Redevelopment Opportunity/Industrial

12 E Forest Ave, Ypsilanti, MI 48198



Swisher
COMMERCIAL

FOR SALE & LEASE



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$2.75 SF/yr (NNN)
Building Size:	58,925 SF
Lot Size:	2.56 Acres
Zoning:	PMD (Production, Manufacturing, Distribution)
Parcel #:	11-11-04-461-002

PROPERTY HIGHLIGHTS

- Located in Historic Depot Town, Ypsilanti
- Versatile space suitable for various uses
- 58,925 square feet building
- Located walking distance to retail and restaurant scene
- Across from Freighthouse Plaza
- High visibility and easy access to Michigan Ave and I-94
- 3 loading docks

Michael Jurgenson, CCIM
734.222.7522
mikej@swishercommercial.com

Joe Palms, CCIM
734.662.3676
jpalms@swishercommercial.com

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PROPERTY DESCRIPTION

Exceptional opportunity to own a substantial property near the vibrant heart of Ypsilanti's Depot Town. Spanning 58,925 square feet, this property offers outstanding potential in one of the area's most active and evolving districts.



Located just steps from a thriving mix of retail, restaurants, and entertainment, the site is ideally positioned to complement the planned Freighthouse Plaza redesign and ongoing investment throughout Depot Town and the Huron River corridor.



Currently zoned and available for industrial use, the City also supports a zoning change for creative and community-oriented redevelopment. It would welcome entertainment-focused uses or other venues complementing nearby Depot Town and Riverside Park. Planning officials' flexibility opens the door for a broad range of adaptive reuse, from experiential retail and event space to mixed-use or destination-driven uses that embrace and enhance the surrounding neighborhood energy.

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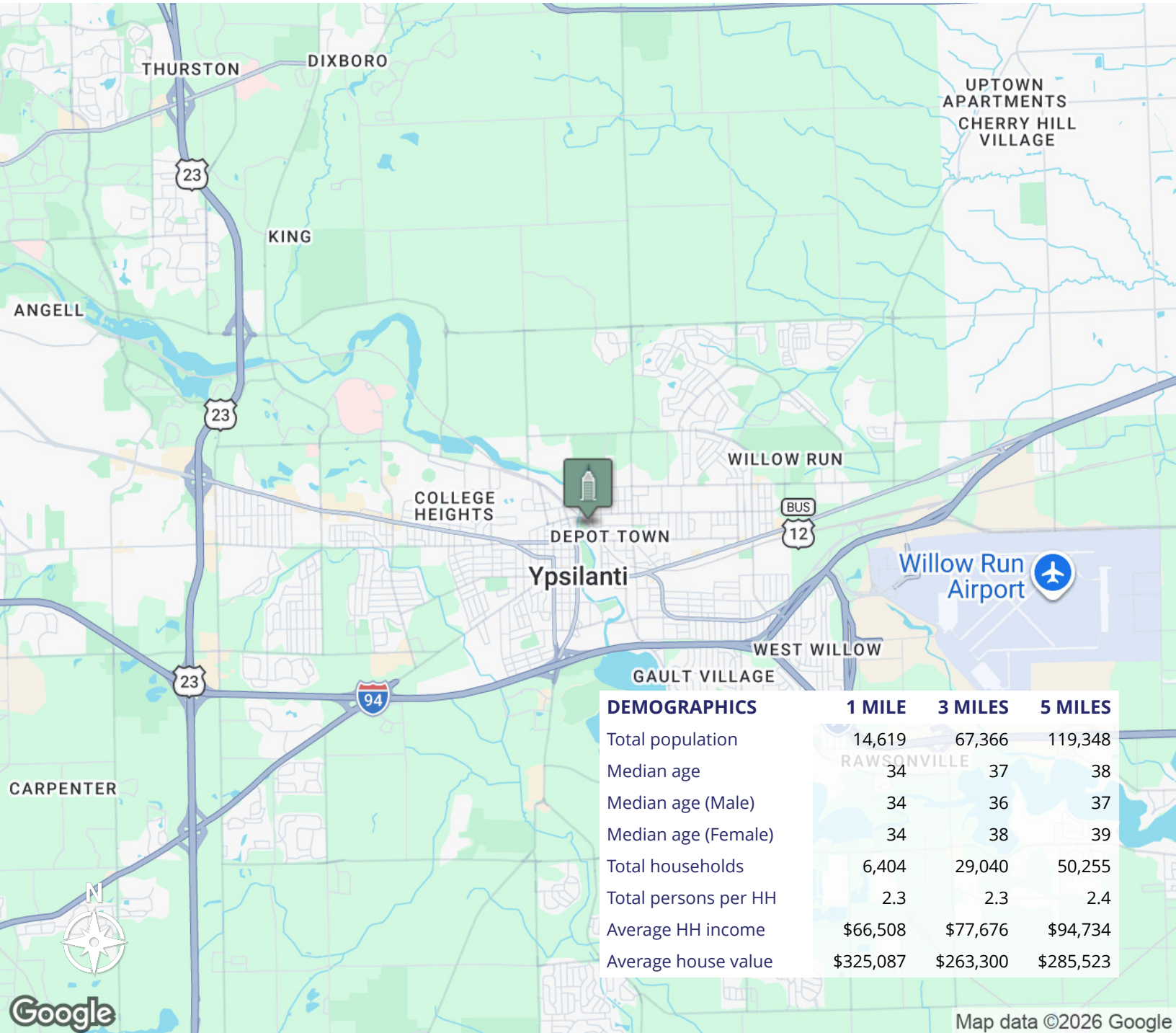
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