

770 JAMES L. HART PARKWAY  
YPSILANTI, MICHIGAN

INDUSTRIAL/FLEX/SPECIALTY FOR SALE  
30,604 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**SALE PRICE REDUCED**



## PROPERTY FEATURES

- 30,604 square feet available including 11,604 square feet office and 19,000 square feet of hi-bay area - Possible expansion of 32,000 SF plus
- 16' clear height
- (2) exterior truck docks
- (3) grade level overhead doors
- 800 amps/480 volts electrical service
- Hi-density ESFR fire protection system
- Great exposure along I-94 expressway with quick easy access via Huron Street Interchange
- Plenty of amenities located in the immediate area including hotels, restaurants, gas, fast food options
- Reduced Sale Price: \$2,675,000 (\$87.40/sq. ft.)



For more information, please contact:

**JAY CHAVEY**  
(248) 948 4196  
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**DRAKE FILIPPIS**  
(248) 799 3161  
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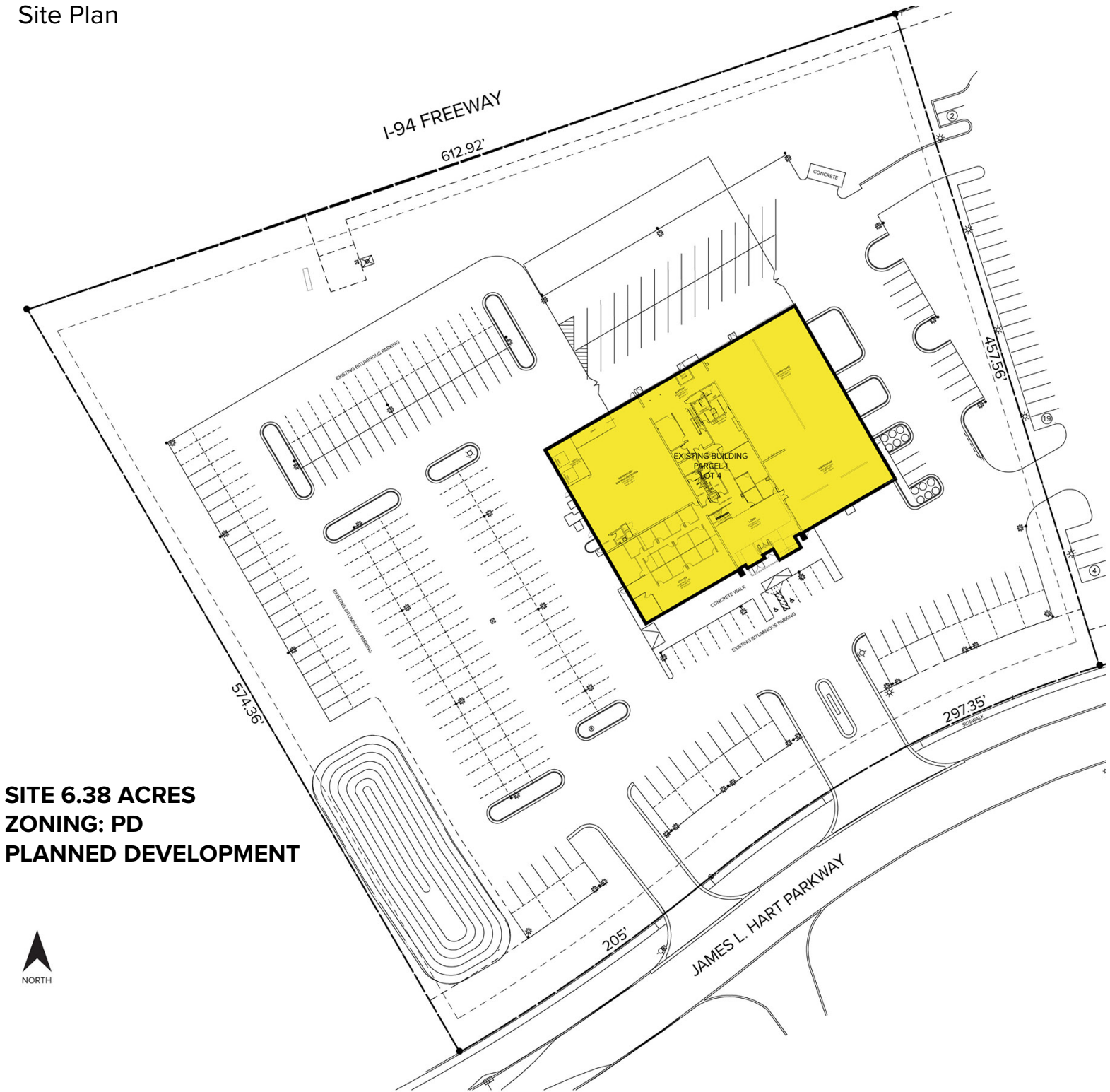
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 770 James L. Hart Parkway – Ypsilanti, Michigan

## Industrial/Flex/Specialty For Sale

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### Site Plan



**SITE 6.38 ACRES**  
**ZONING: PD**  
**PLANNED DEVELOPMENT**



NORTH

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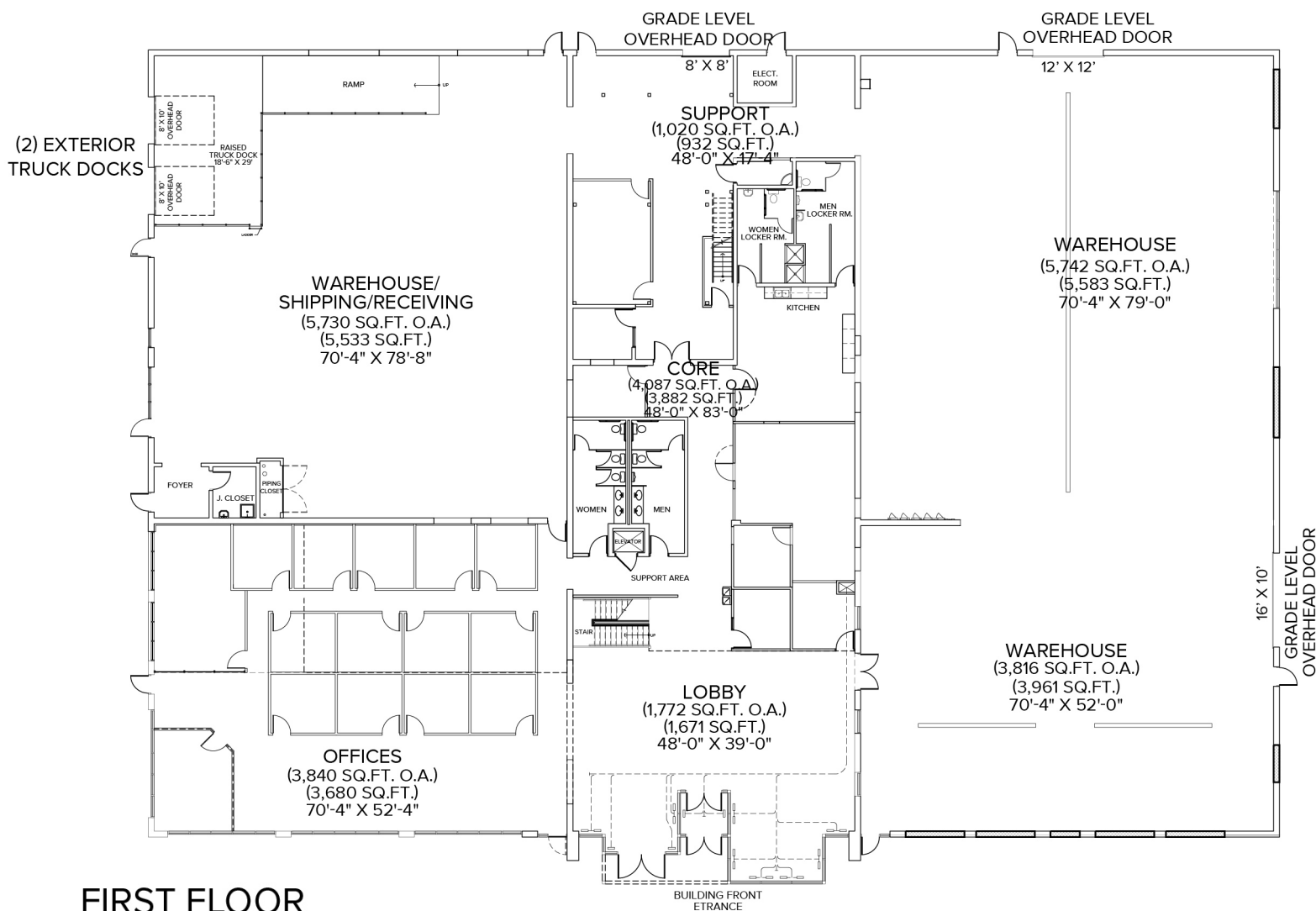
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## Industrial/Flex/Specialty For Sale

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### Floor Plan – First Floor



### FIRST FLOOR

### CLEAR HEIGHT

15'6" – 16'

OFFICE	6,970 SQ.FT.
SHOP	19,000 SQ.FT.
<b>TOTAL</b>	<b>25,970 SQ.FT.</b>

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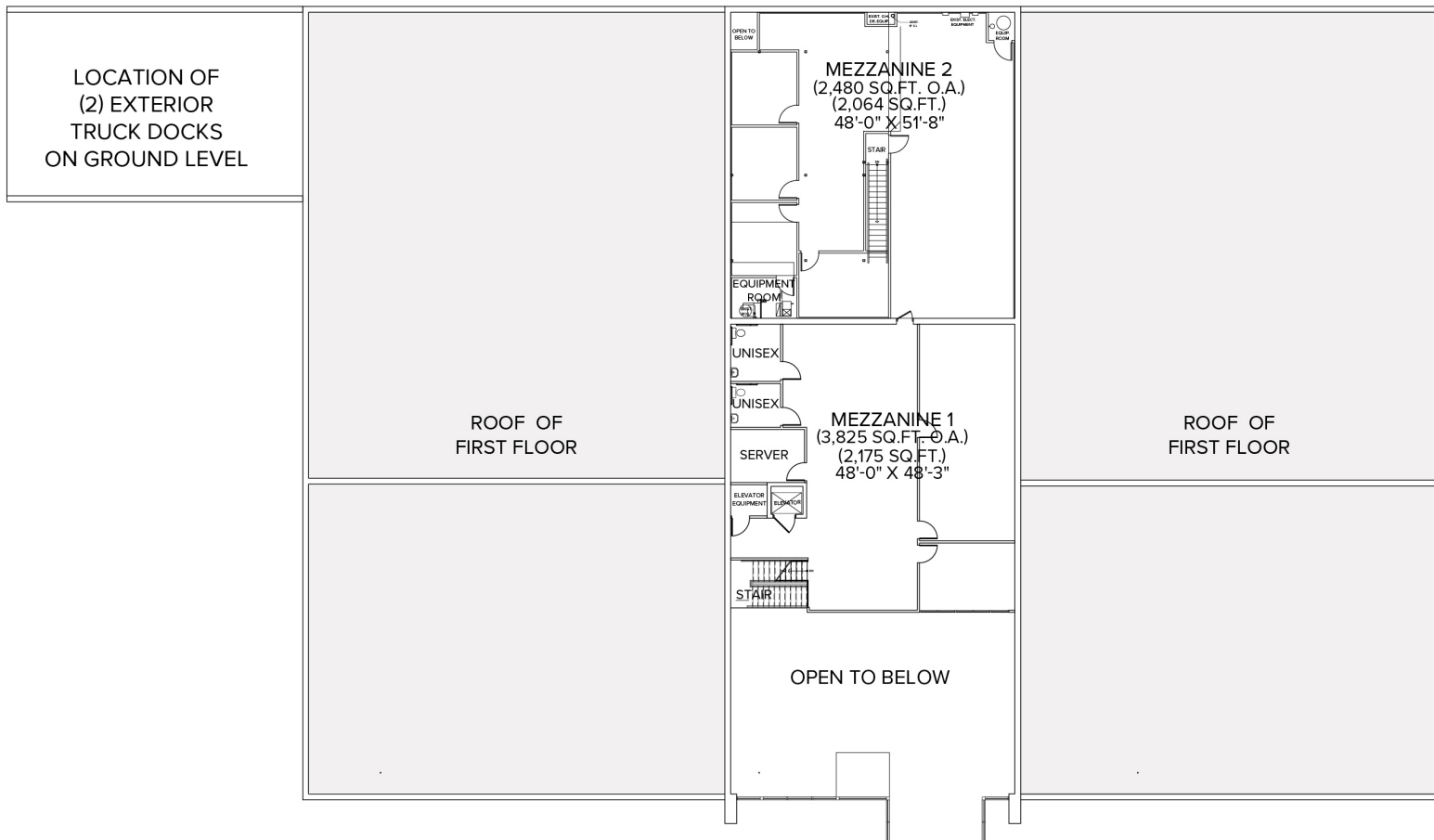


# 770 James L. Hart Parkway – Ypsilanti, Michigan

## Industrial/Flex/Specialty For Sale

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### Floor Plan – Second Floor



### SECOND FLOOR

OFFICE 4,634 SQ.FT.

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## Industrial/Flex/Specialty For Sale

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### Interior Photos



Main Lobby



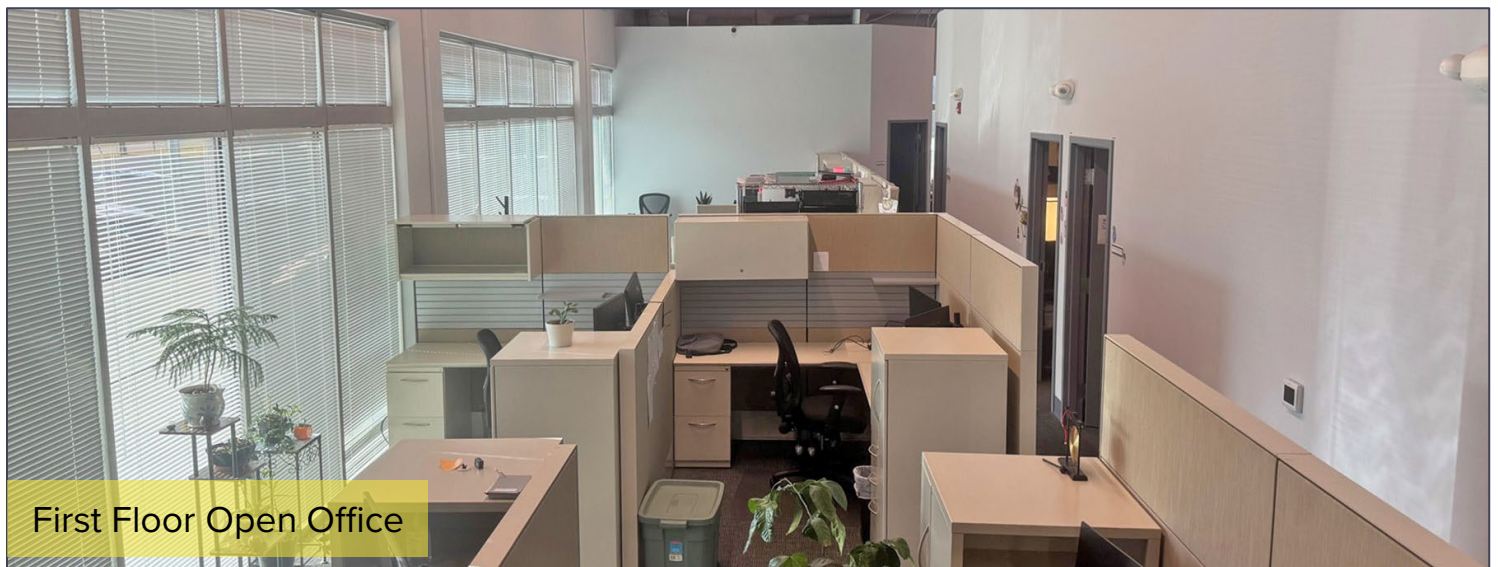
Main Lobby & Stairway to 2<sup>nd</sup> Floor



Second Floor Office Area



Second Floor Office Area



First Floor Open Office

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### Exterior Photos



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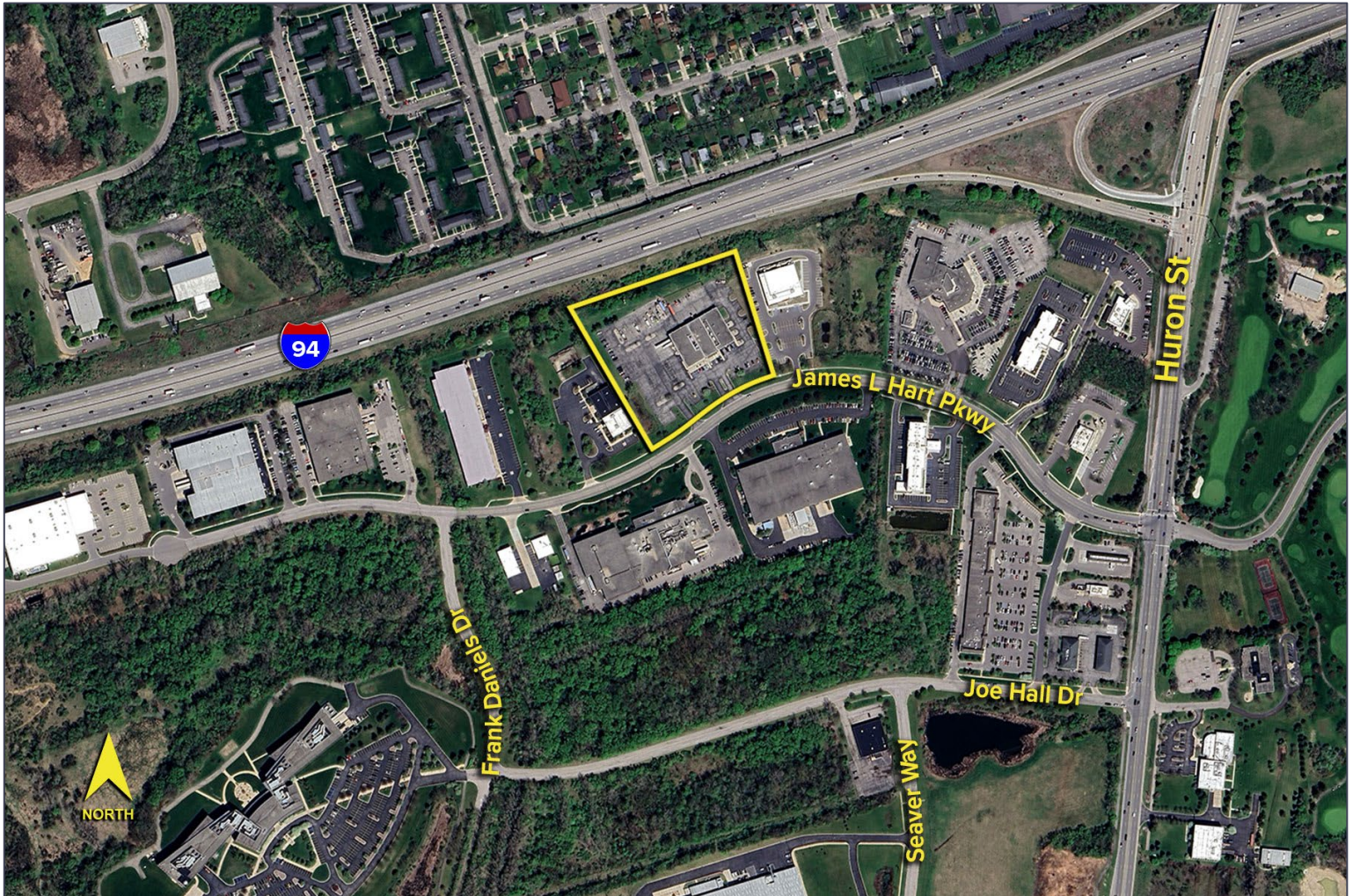


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Aerial



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