



**WINSTON-TRAITTEL REALTY, INC.**

740 Welch Road, Commerce Township, MI 48390



## **For Sale or Lease**

4177 Varsity  
Ann Arbor, MI 48108

Mark Lusky  
[mlusky@wtrealty.com](mailto:mlusky@wtrealty.com)

Office: 248-624-7200  
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[www.wtrealty.com](http://www.wtrealty.com)

**For More Information Call (248) 624-7200**

Information contained herein is subject to verification and no liability for errors or omissions is assumed.  
Price is subject to change and listing may be withdrawn without notice.

# Summary

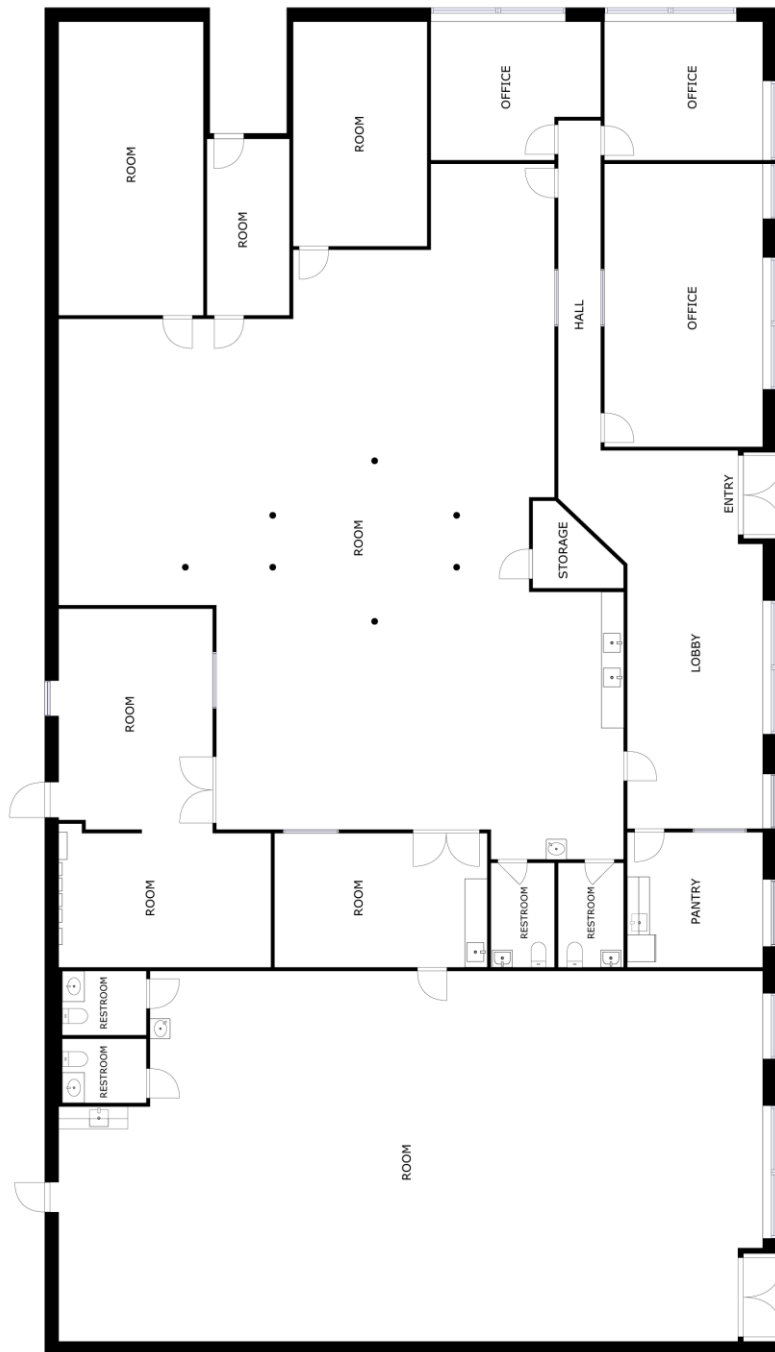
<b>Property Address:</b>	4177 Varsity Drive, Ann Arbor, MI
<b>Total Building:</b>	11,050 SF 3,000 SF with Long Term Lease
<b>Space Available:</b>	8,050 square feet – can be divided
<b>Location:</b>	South of Ellsworth & East of State Street
<b>Ceiling Height:</b>	19'10"
<b>Clear Height:</b>	16'6"
<b>Zoning:</b>	BD
<b>Power:</b>	208 3-Phase
<b>Taxes:</b>	\$2.66 per square foot
<b>Building Insurance:</b>	\$0.29 per square foot
<b>Year Built:</b>	1992
<b>Parking:</b>	30 surface spaces
<b>Lot Size:</b>	2.48 acres
<b>Sale Price:</b>	\$1,510,000.00
<b>Lease Rate:</b>	\$10.95 NNN per square foot
<b>Building Highlights:</b>	Entire building is air conditioned Good freeway access Class A industrial park Ann Arbor address with Pittsfield Township taxes Room to expand the Building



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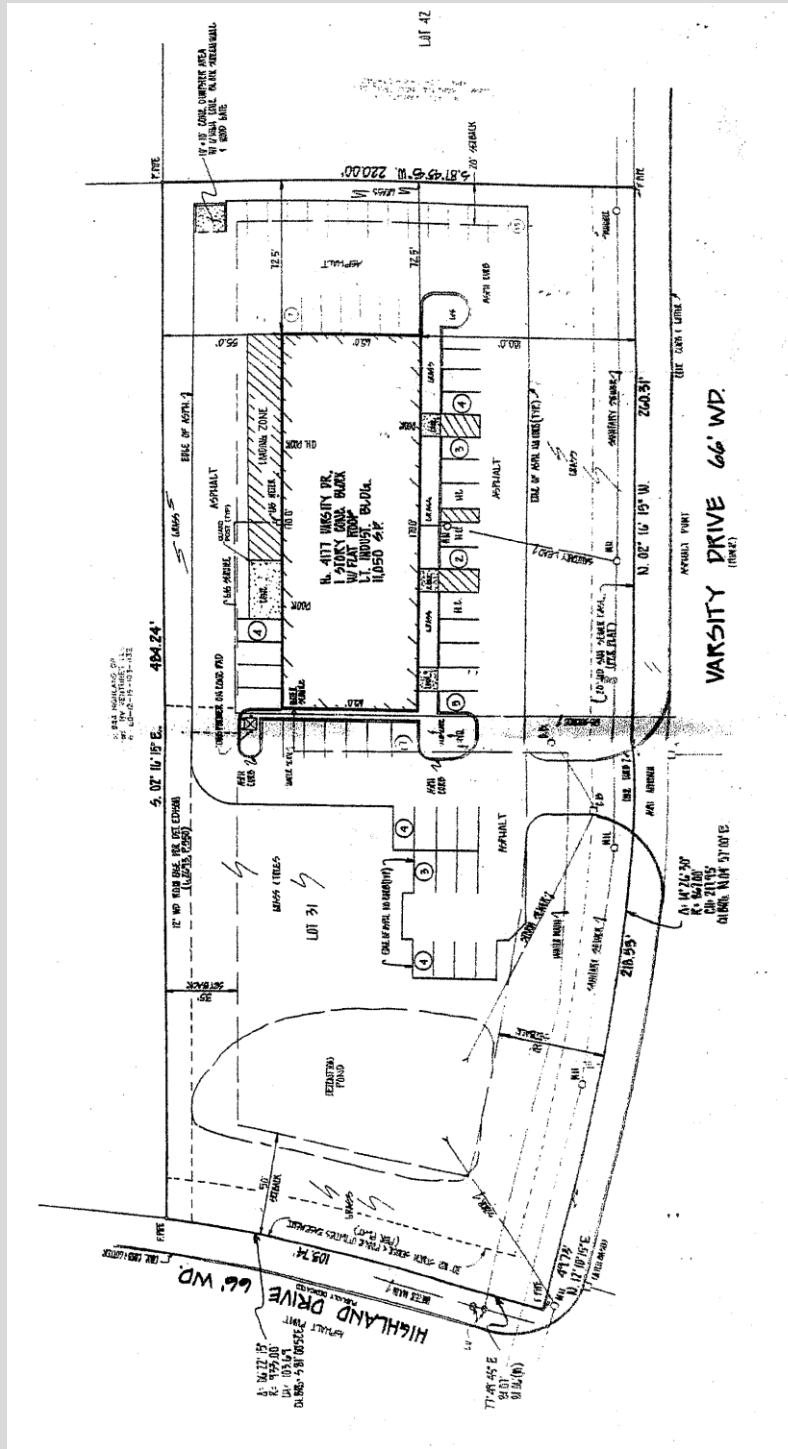
# Floor Plan



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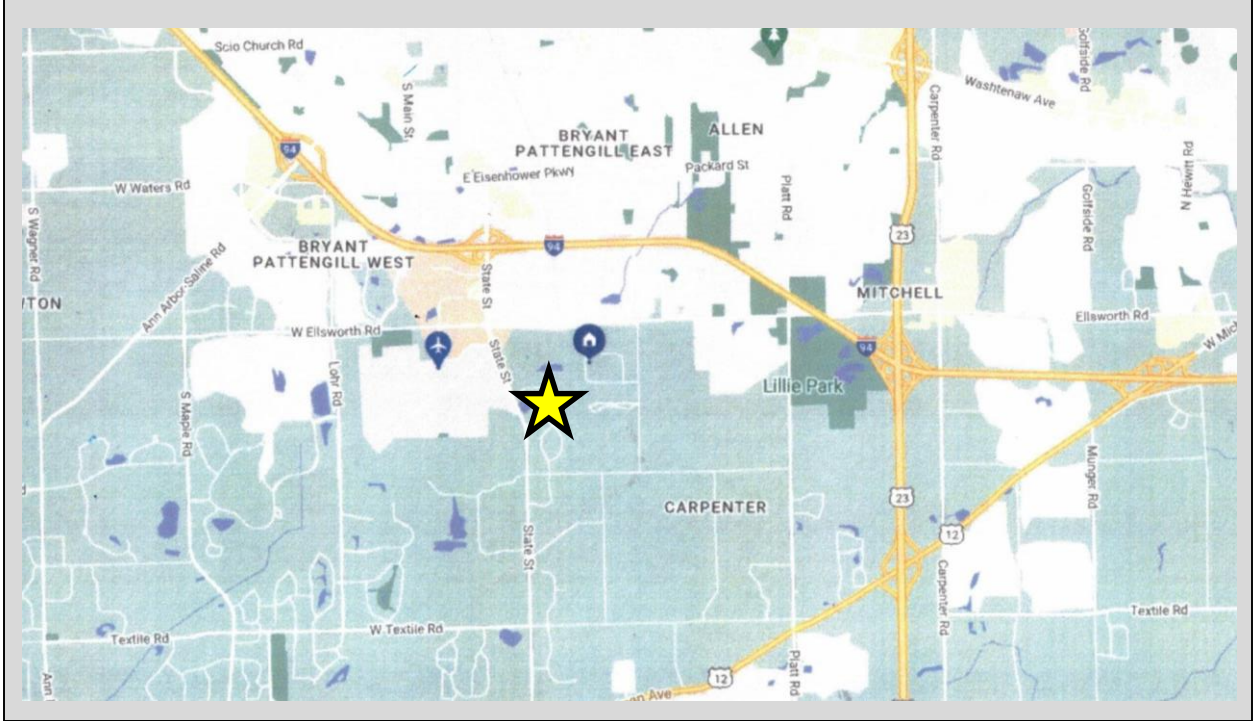
# Survey



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# Maps



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