

802-864 PHOENIX DRIVE

UNIT #832

ANN ARBOR, MICHIGAN

INDUSTRIAL/HI-TECH FOR LEASE

4,265 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

ANN ARBOR COMMERCE CENTER



PROPERTY FEATURES

- Available Unit: **#832**
Office Space: **1,740 Sq. Ft.**
Hi-Bay Space: **2,525 Sq. Ft.**
Total: **4,265 Sq. Ft.**
- Unit is 100% heated and air-conditioned
- Can accommodate hi-tech and light industrial users
- 16' clear height
- (1) 10' x 12' grade level door per unit
- Zoned M-1, Limited Industrial
- Available September 1, 2026
- Lease Rate \$13.95/sq. ft. MG + Utilities. Rate includes R.E. Taxes, building insurance and CAM



For more information, please contact:

JAY CHAVEY

(248) 948 4196

jchavey@signatureassociates.com

DRAKE FILIPPIS

(248) 799 3161

dfilippis@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, MI 48076

www.signatureassociates.com

802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

Industrial/Hi-Tech For Lease

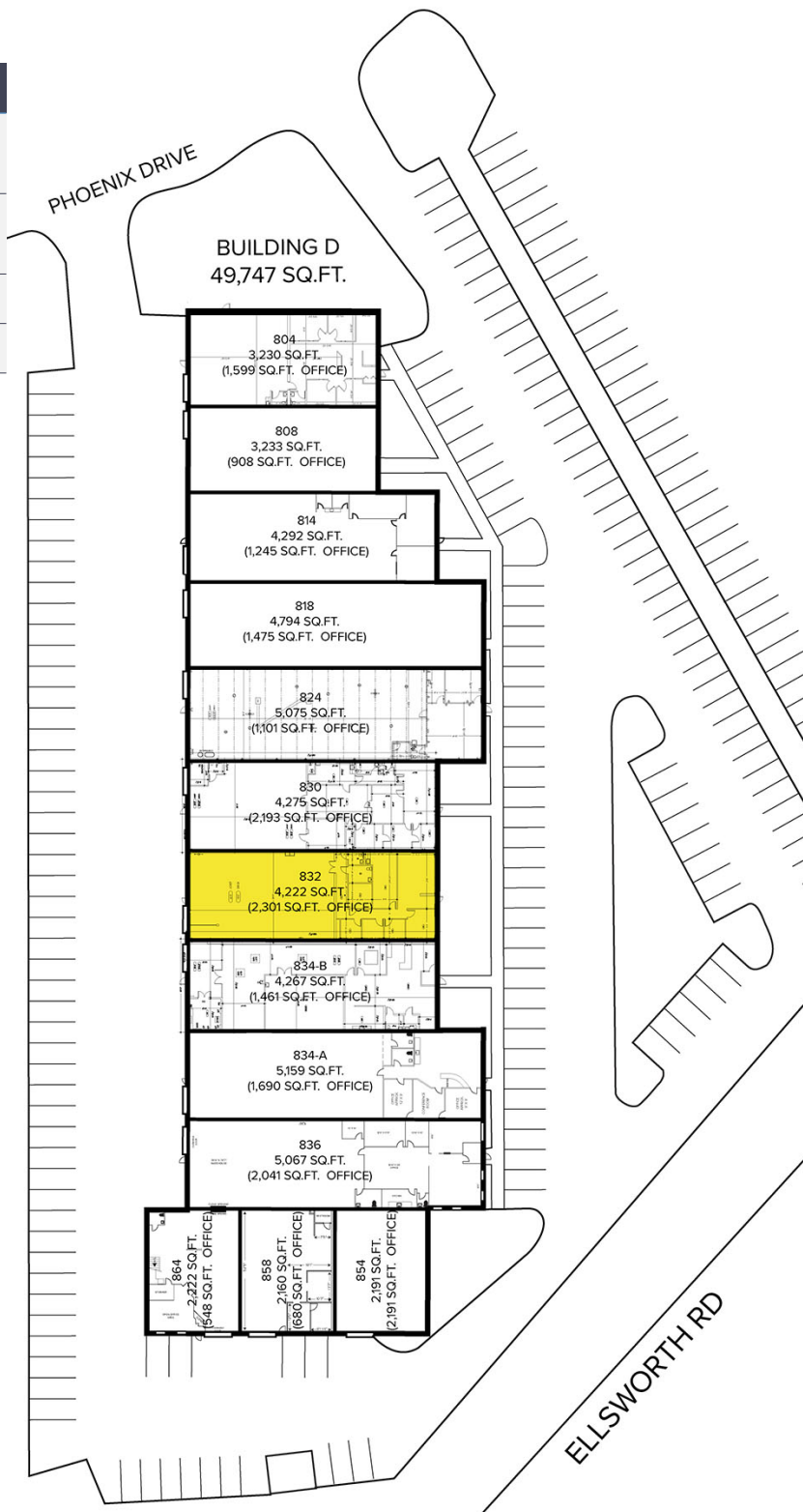
4,265
Square Feet
AVAILABLE

Site Plan

AVAILABILITY

UNIT	TOTAL SF /OFFICE SF	OHD	RATE
UNIT 832	4,265 / 1,740	1	\$13.95/sq. ft. MG
TOTAL ACRES: 4.03 ACRES			
2026 OPEX Estimate is \$4.00/sq. ft.			

153 on-site parking spaces provided
for the entire building



For more information, please contact:

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

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

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

802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

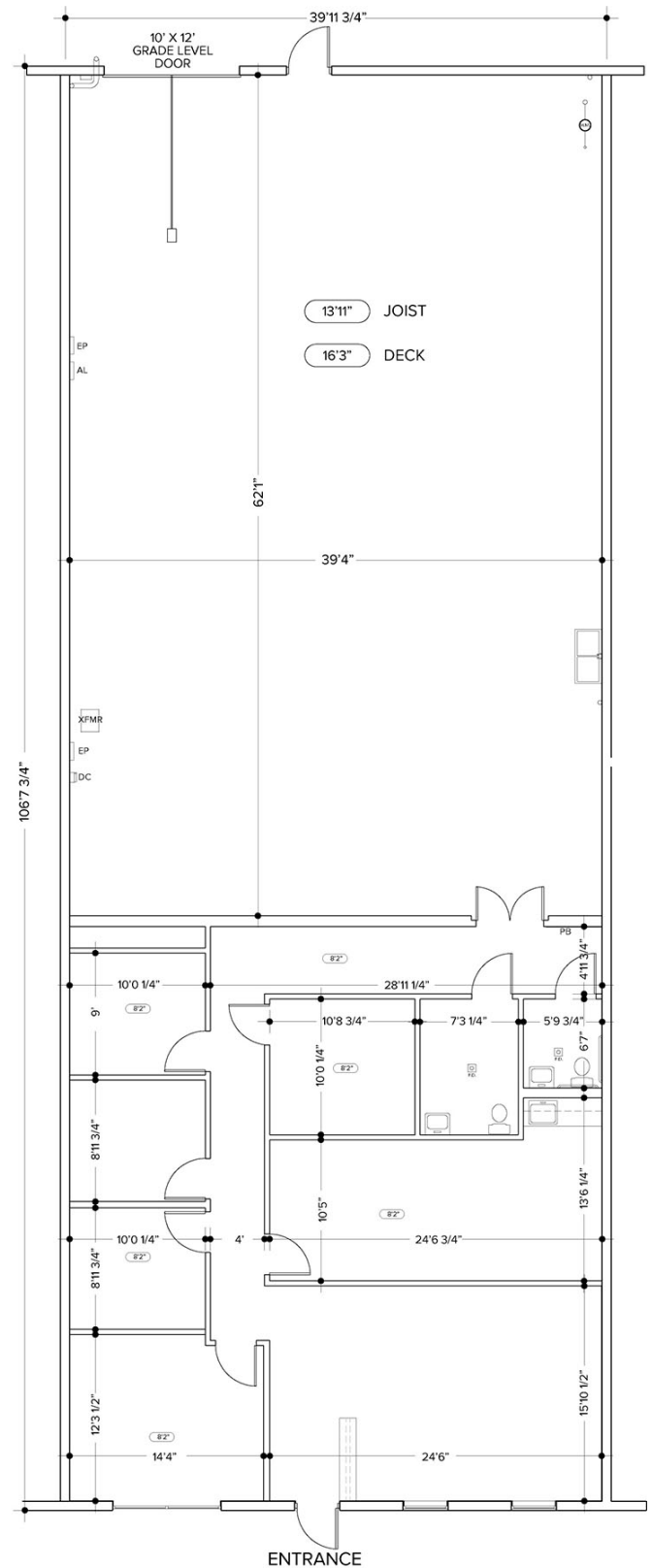
Industrial/Hi-Tech For Lease

4,265
Square Feet
AVAILABLE

Floor Plan Unit 832

1,740 SQ. FT. OFFICE
2,525 SQ. FT. SHOP
4,265 SQ. FT. TOTAL

100% heated and air-conditioned



For more information, please contact:

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

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

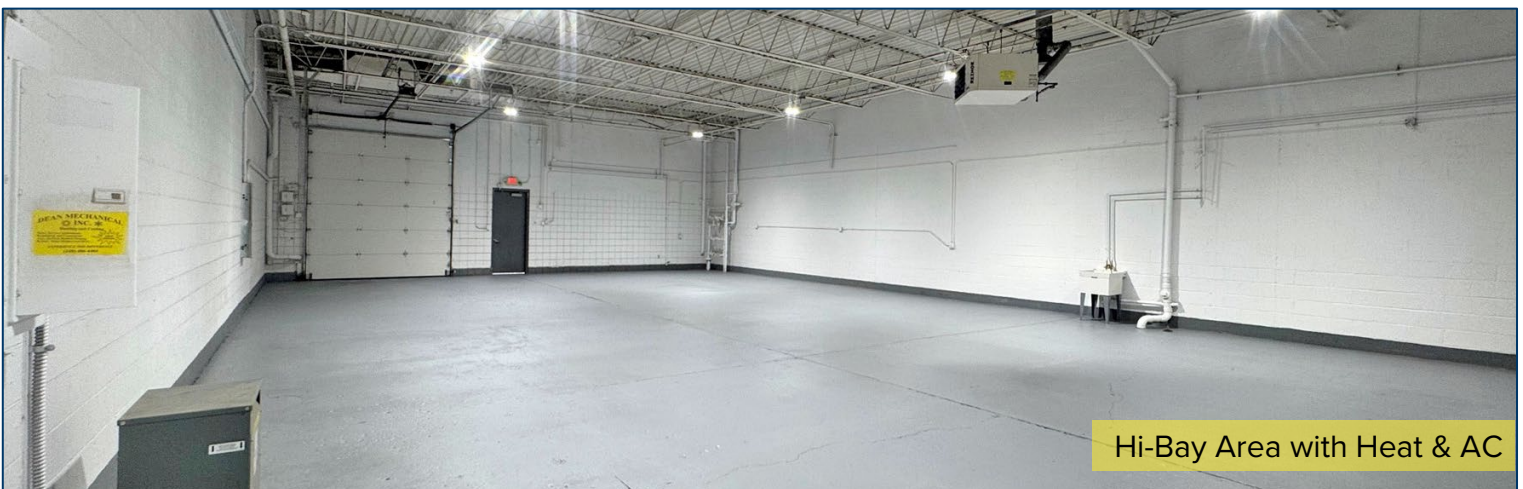
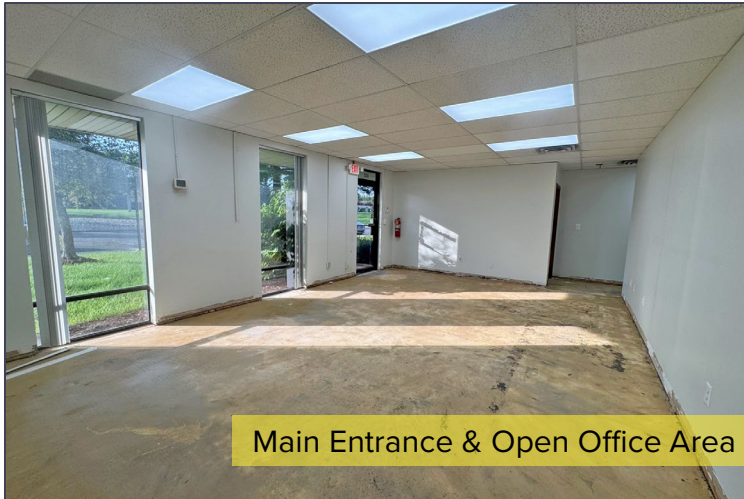
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan

Industrial/Hi-Tech For Lease

4,265
Square Feet
AVAILABLE

Interior Photos Unit 832



For more information, please contact:

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

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

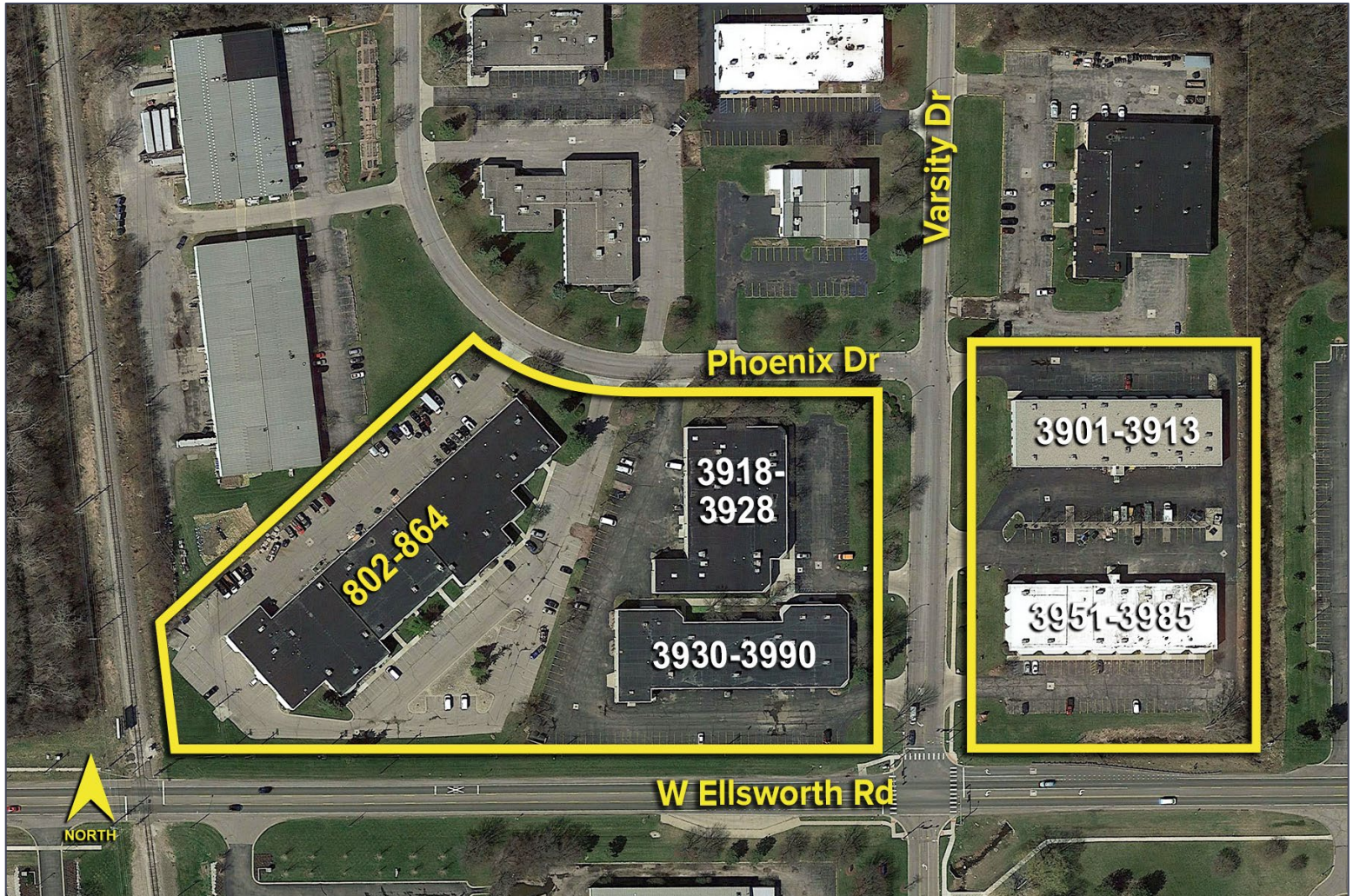
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

802-864 Phoenix Drive, Unit #832– Ann Arbor, Michigan
Industrial/Hi-Tech For Lease

4,265
Square Feet
AVAILABLE

Aerial



For more information, please contact:

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

DRAKE FILIPPIS
(248) 799 3161
dfilippis@signatureassociates.com

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

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.