

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: \$2,800,000 (\$91.49/sq. ft.)



For more information, please contact:

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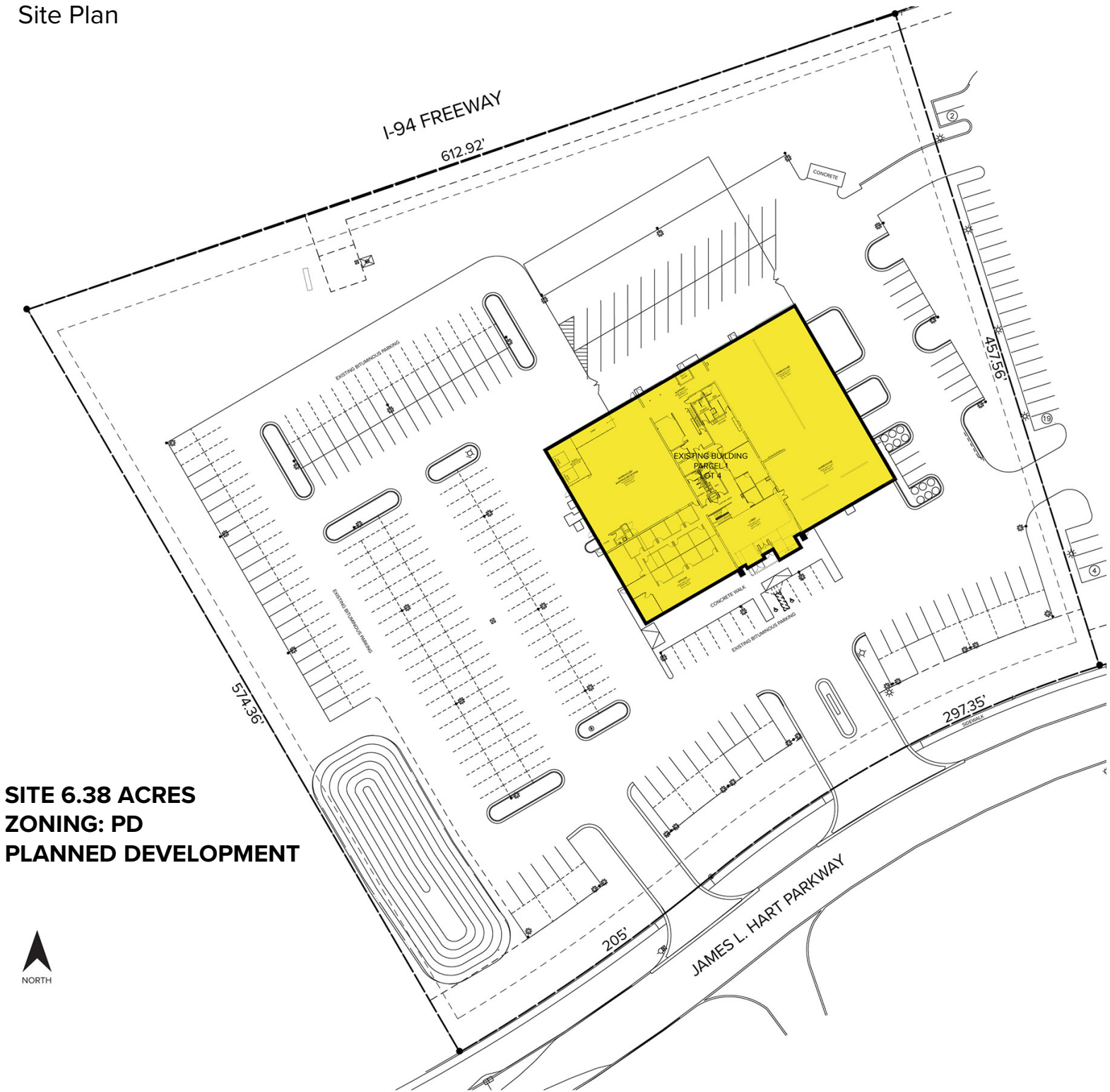
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Site Plan



SITE 6.38 ACRES
ZONING: PD
PLANNED DEVELOPMENT



NORTH

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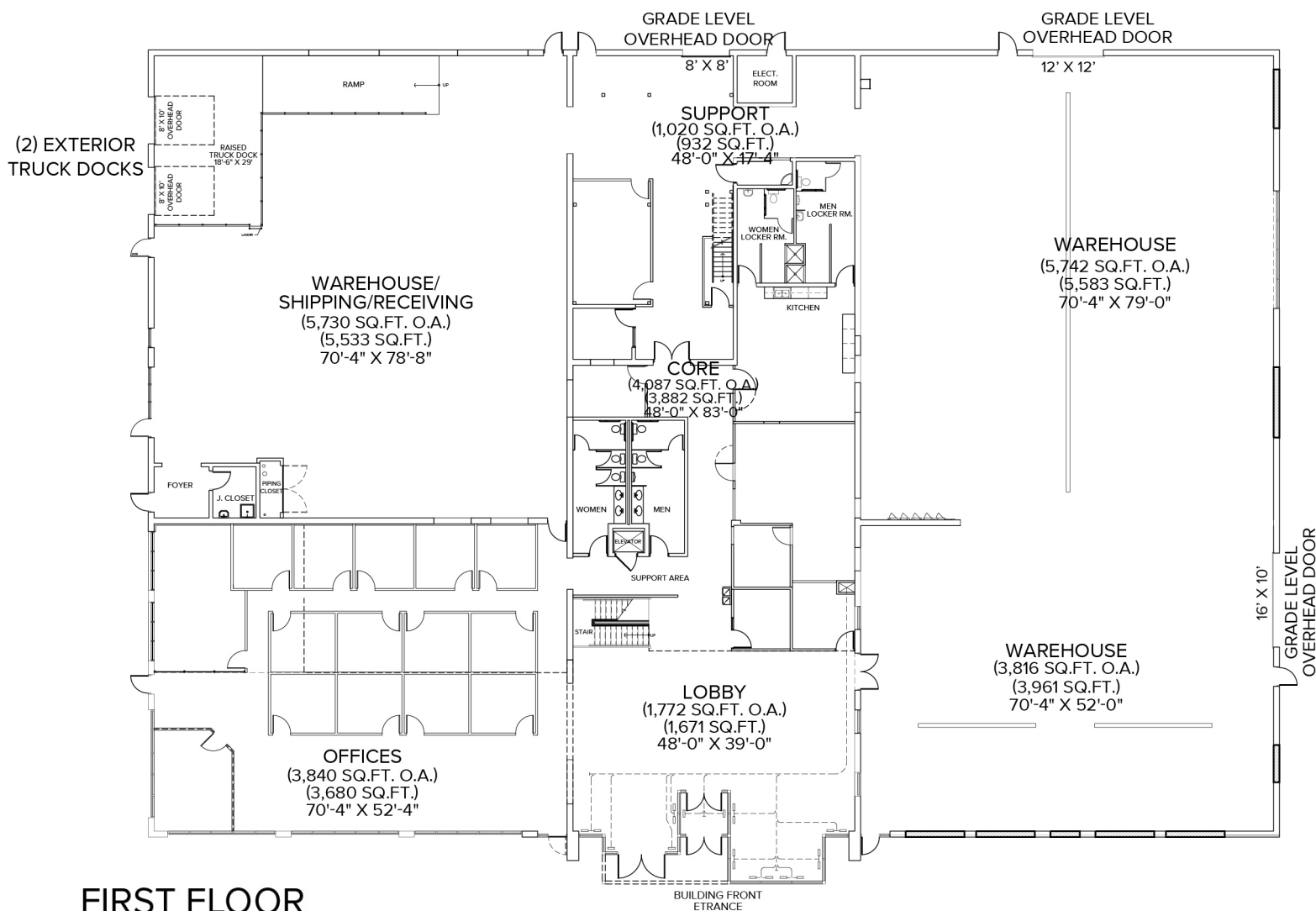
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Floor Plan – First Floor



FIRST FLOOR

CLEAR HEIGHT

15'6" – 16'

OFFICE	6,970 SQ.FT.
SHOP	19,000 SQ.FT.
TOTAL	25,970 SQ.FT.

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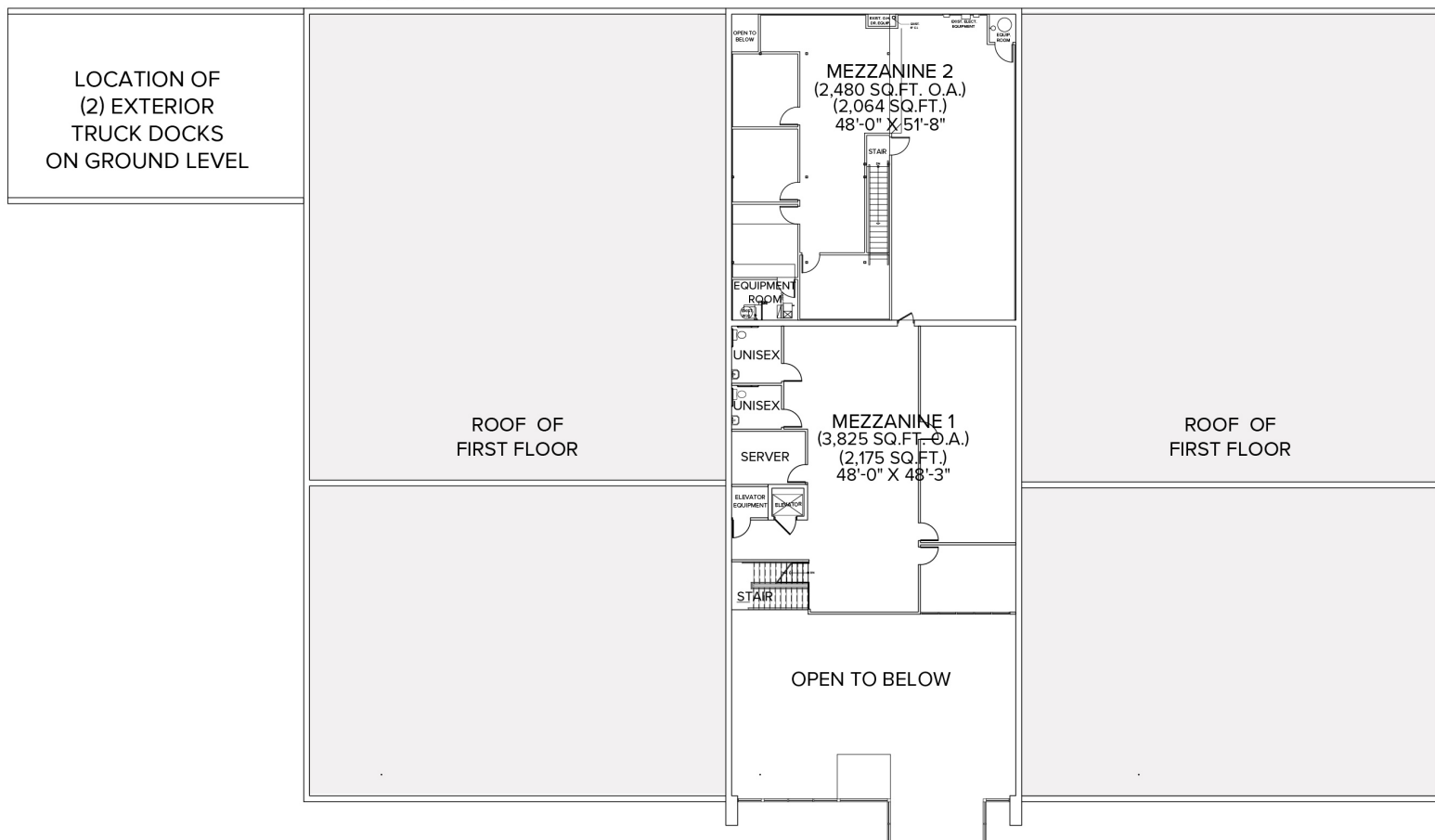
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Floor Plan – Second Floor



SECOND FLOOR

OFFICE 4,634 SQ.FT.

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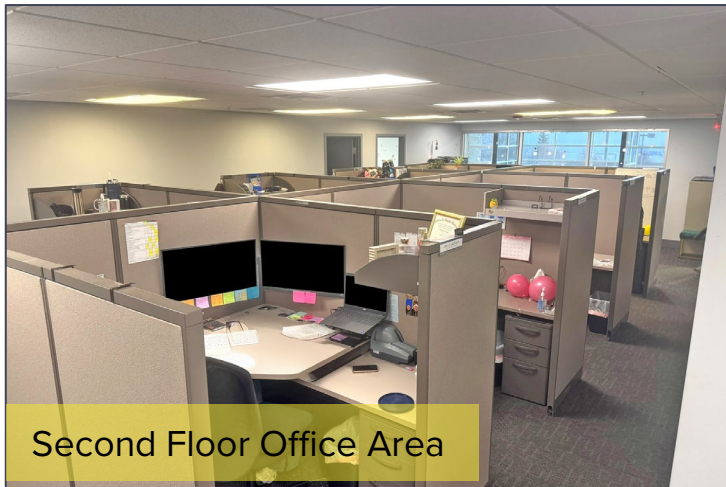
Interior Photos



Main Lobby



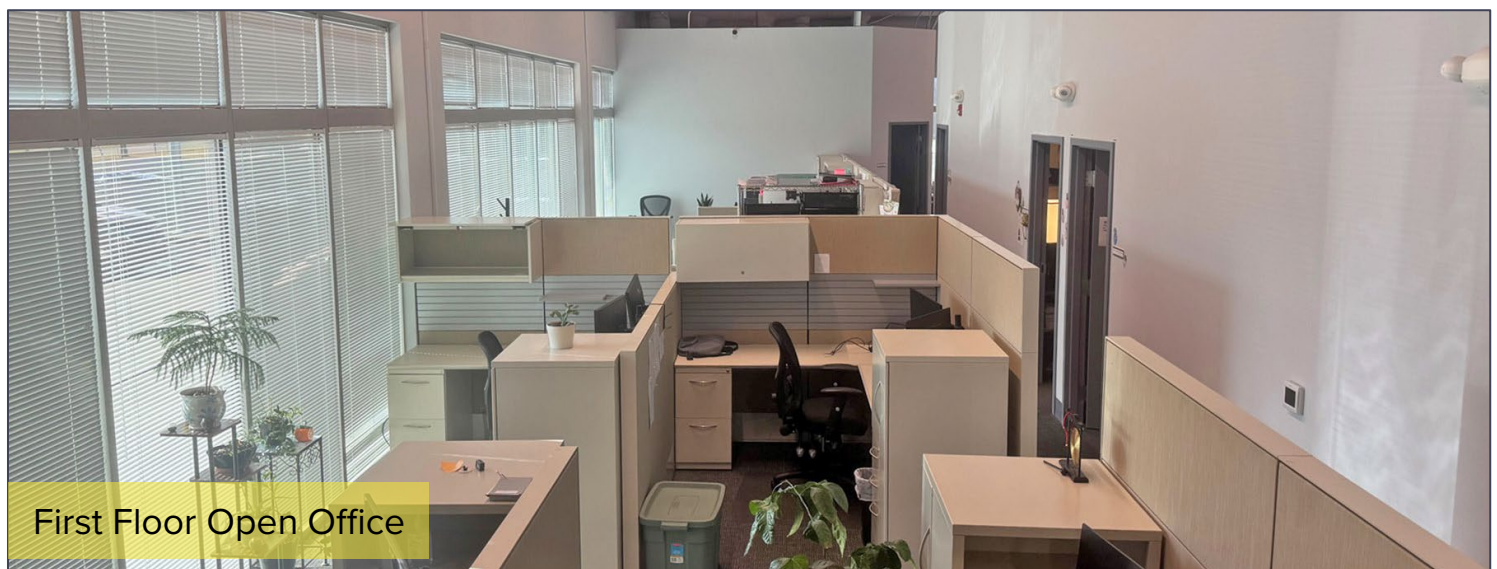
Main Lobby & Stairway to 2nd Floor



Second Floor Office Area



Second Floor Office Area



First Floor Open Office

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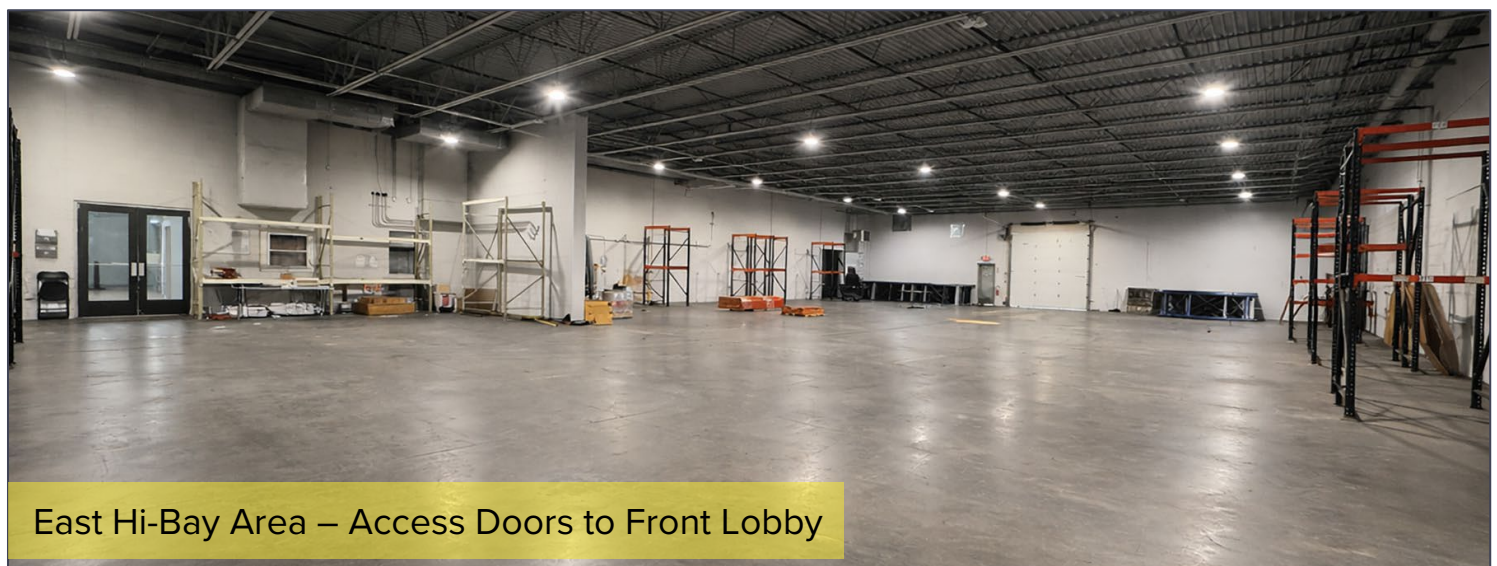
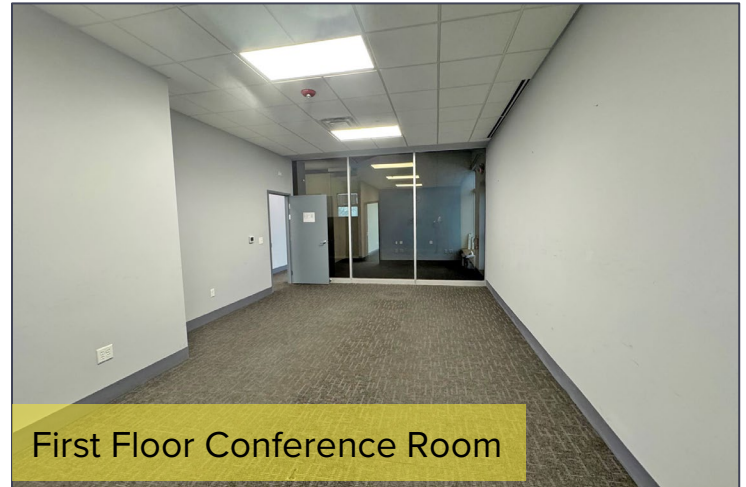
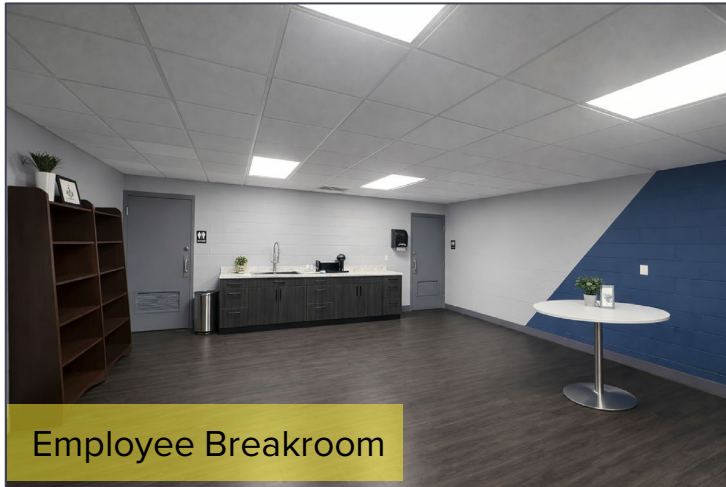
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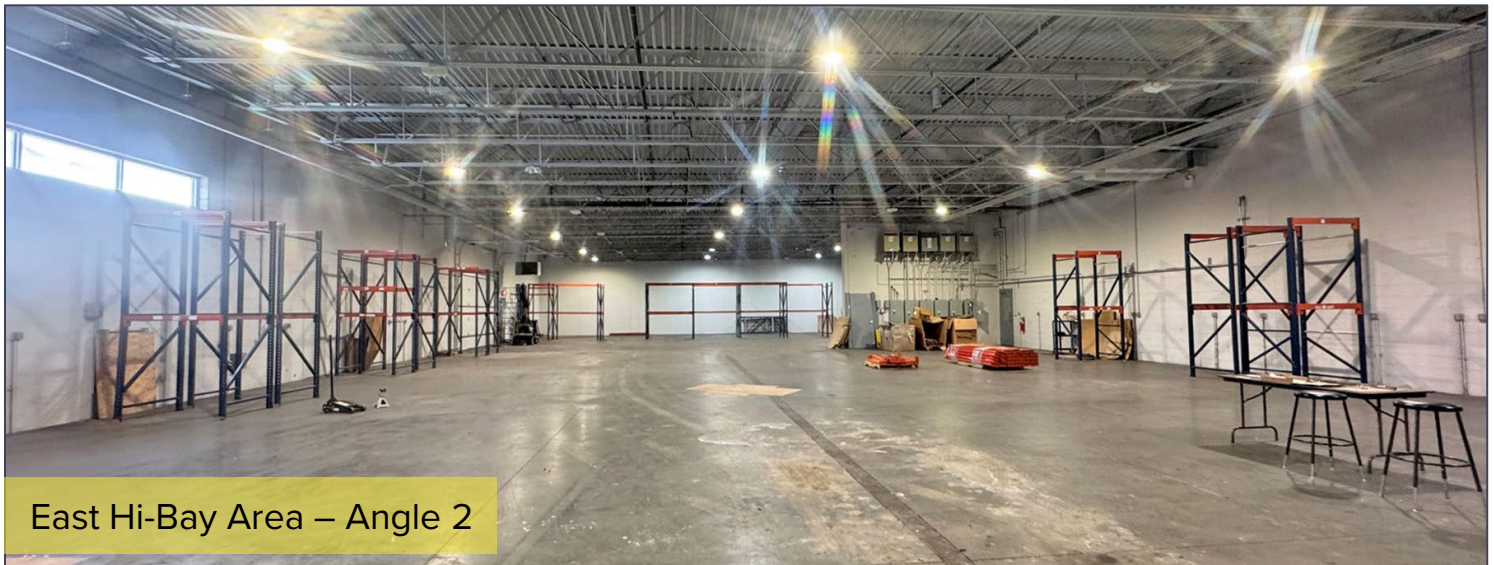
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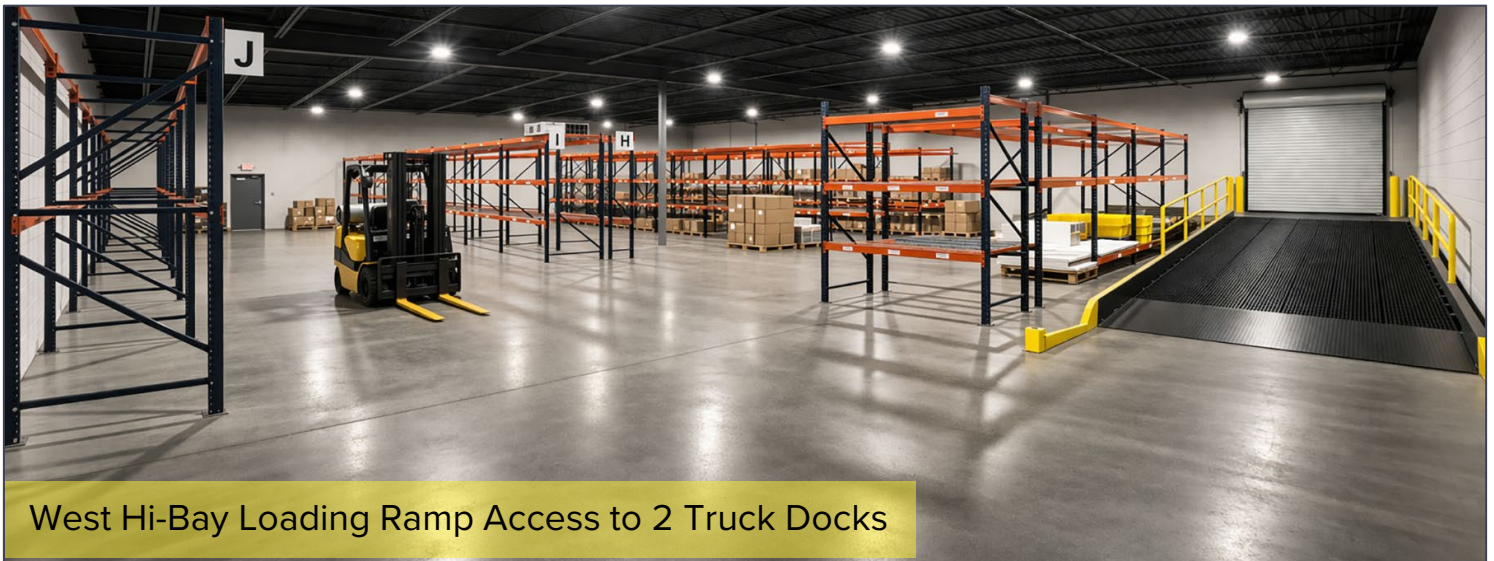
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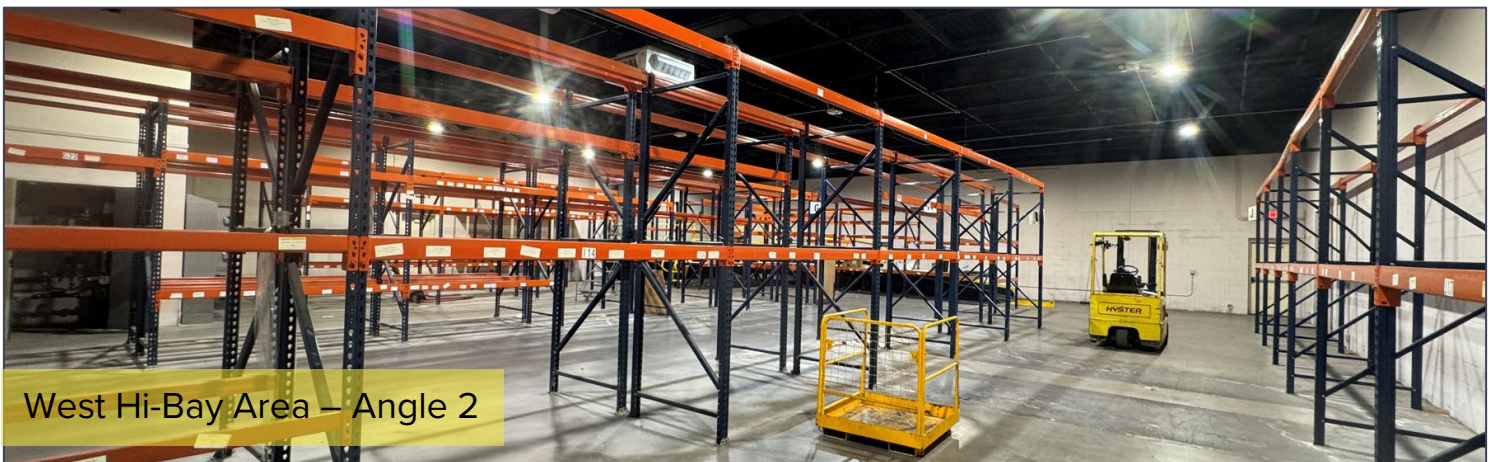
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East Hi-Bay Area – Angle 2



West Hi-Bay Loading Ramp Access to 2 Truck Docks



West Hi-Bay Area – Angle 2

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Exterior Photos



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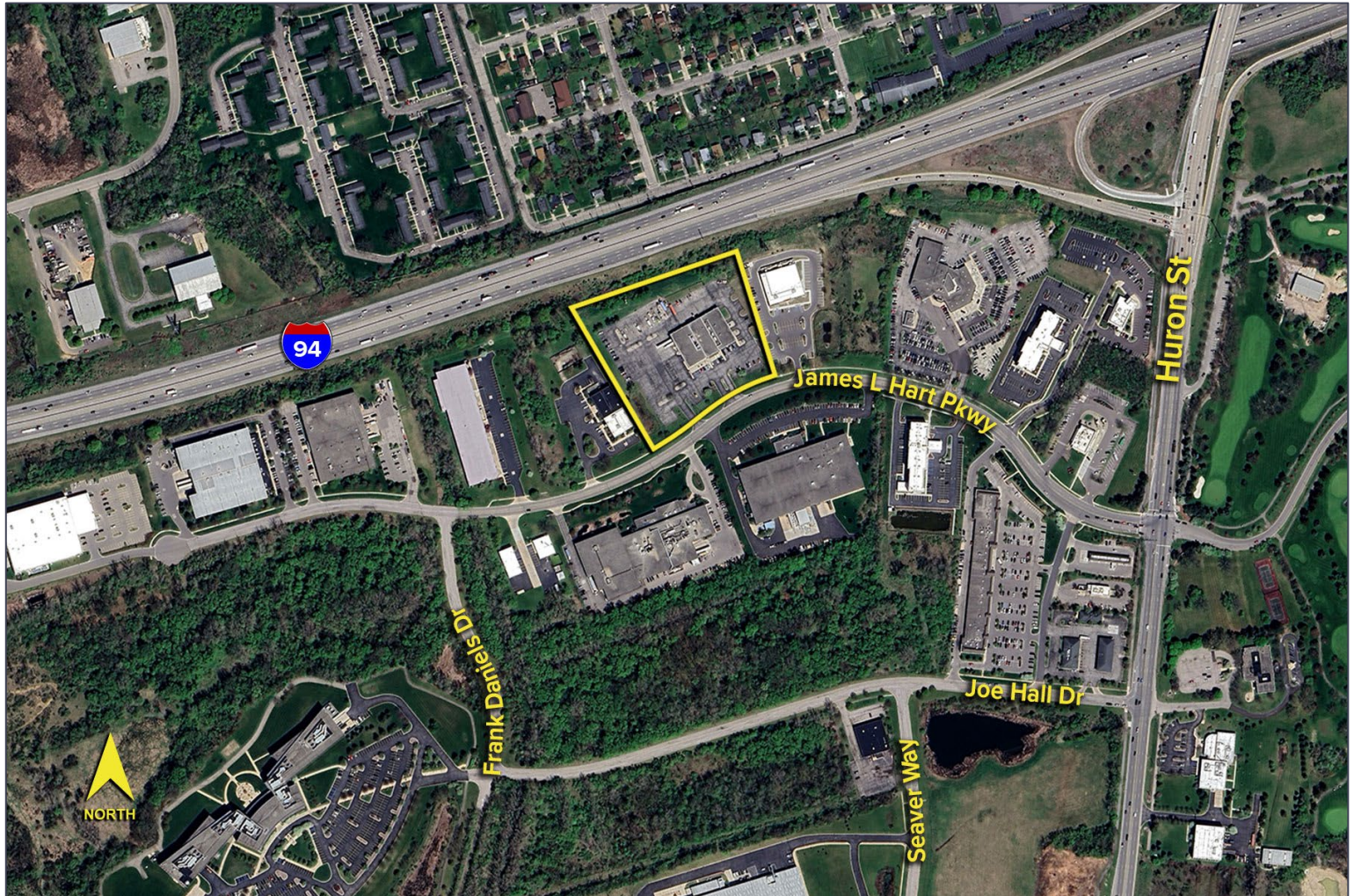
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Aerial



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