



Colliers



FOR SALE OR LEASE | OFFICE / R&D BUILDING

PROPERTY HIGHLIGHTS

625 Avis Drive | Ann Arbor, MI

- Up to 48,673 Square Feet Available
- 36,000 SF Expansion Approval
- Asking Price: \$6,500,000
- Heavy Electrical – 1600 Amps | 480 Volt
- Back-up Emergency Generator
- Full Kitchen & Cafeteria in Place
- 10.87 Acre Site- 2.5 Vacant Acres to Expand
- Gorgeous Wooded Setting on a Lake
- Plenty of Parking
- Quick Access to I-94 & US-23

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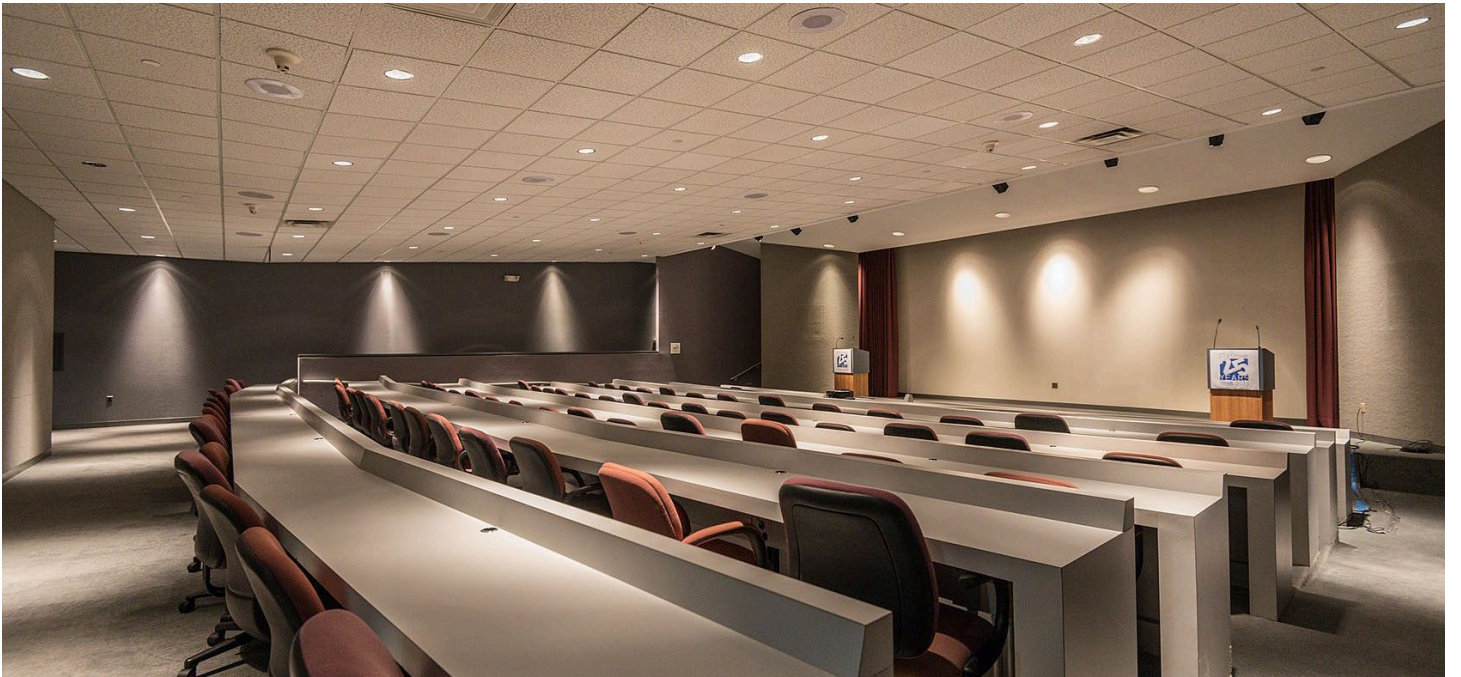
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www.colliers.com/detroit



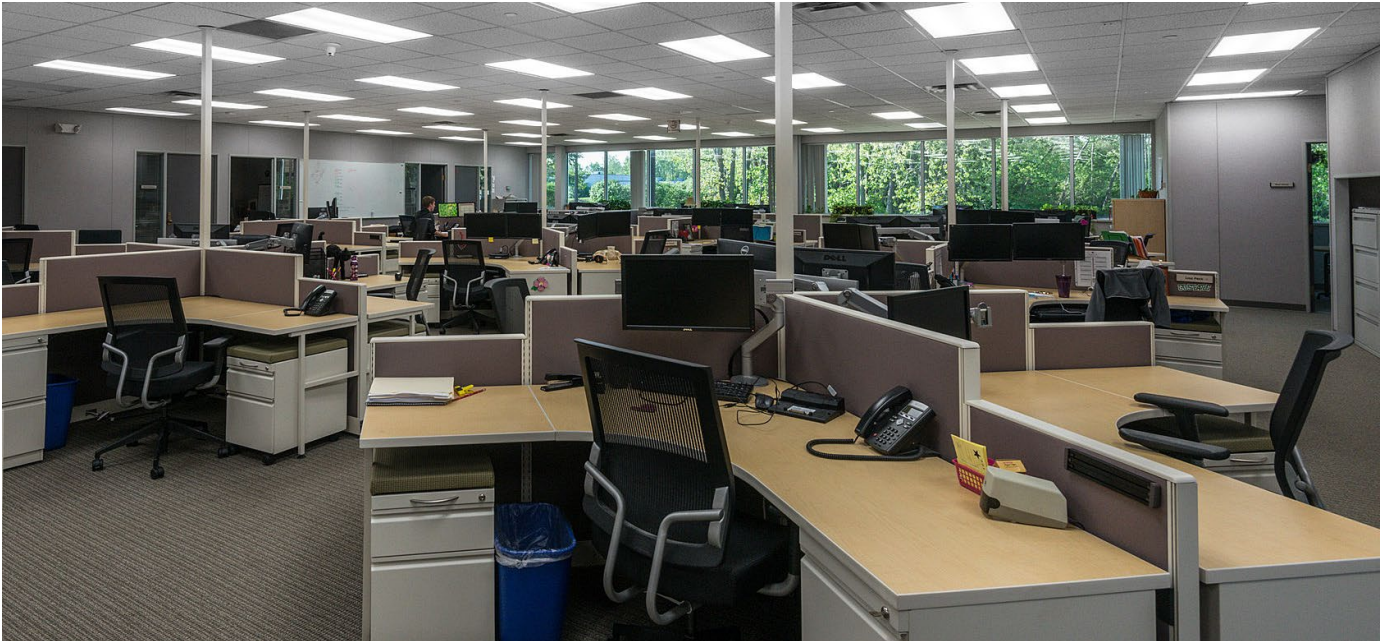
PROPERTY PHOTOS

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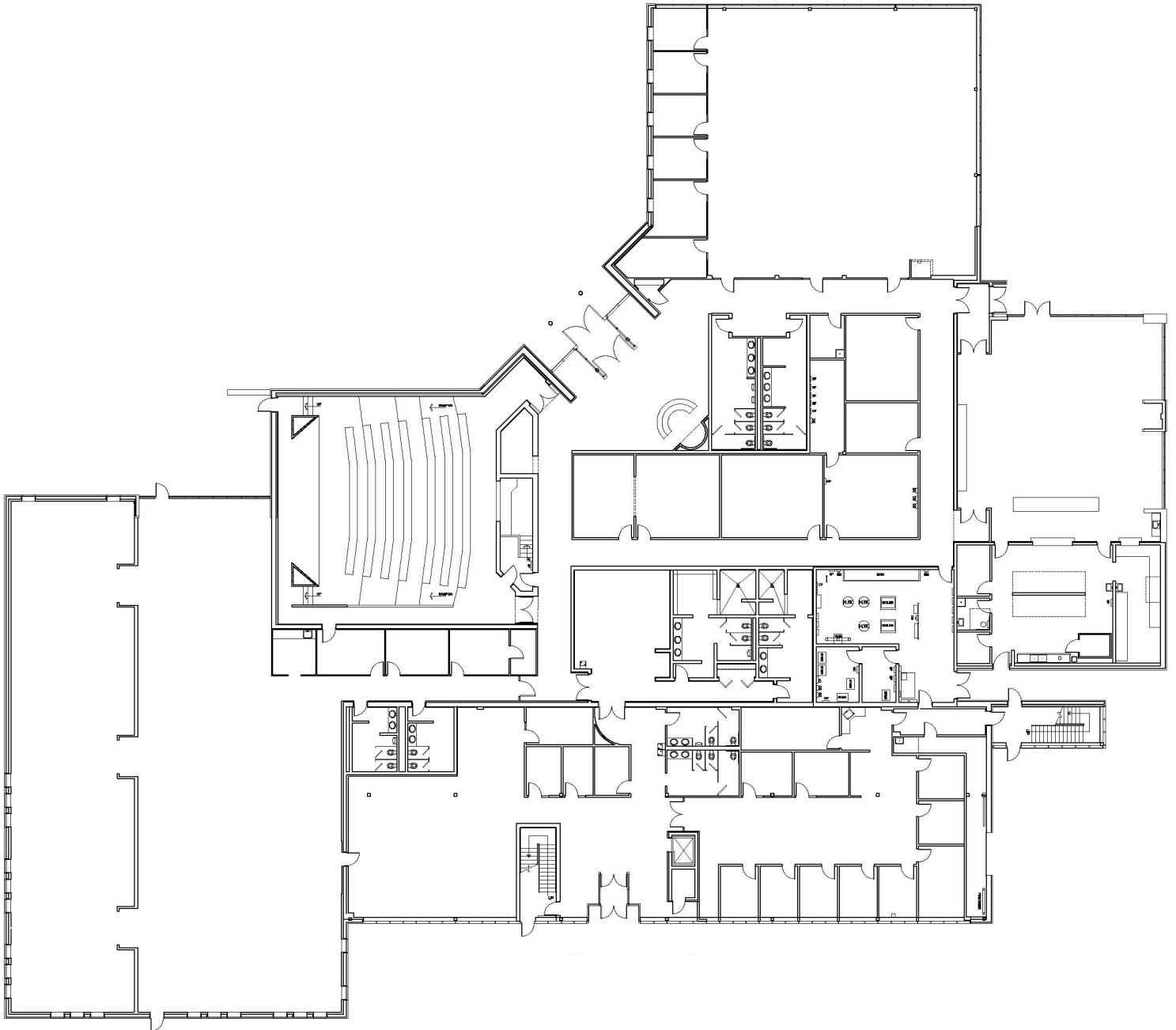
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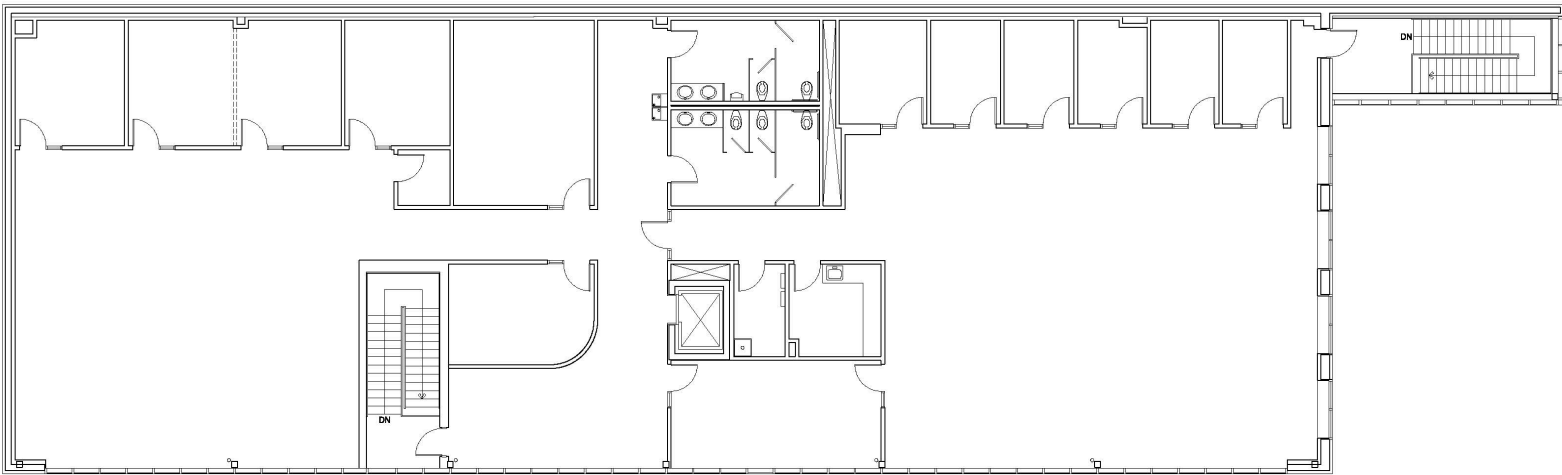
FLOOR PLAN – FIRST FLOOR

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FLOOR PLAN – SECOND FLOOR

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SITE EXPANSION PLAN

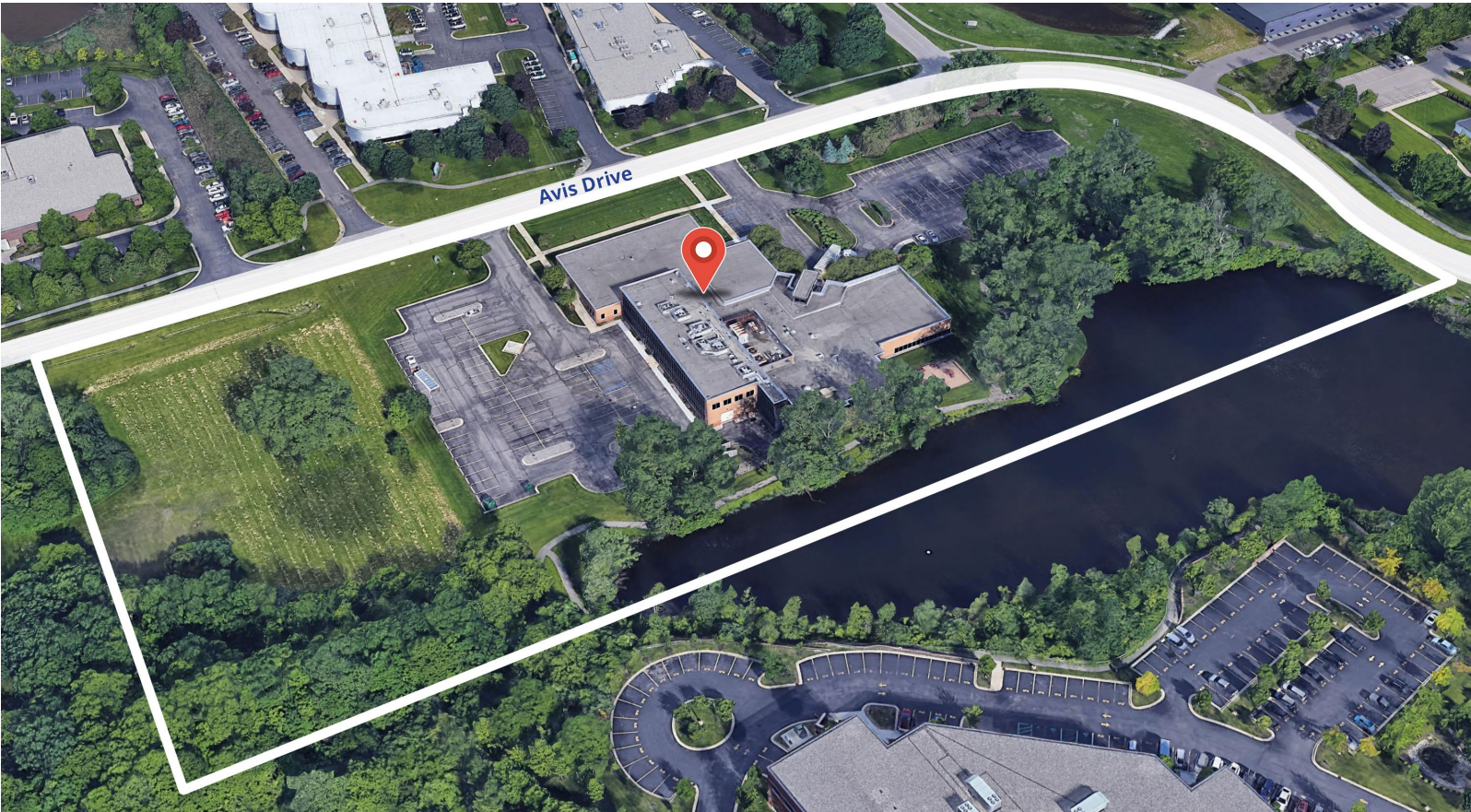
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- Building Expansion from 48,673 SF to 85,323 SF
- Expansion Area Could Be Office, R&D, Storage, and/or Lab
- Plan is Fully Entitled with the Township
- Parking Plan is 247 Total



AERIAL MAP

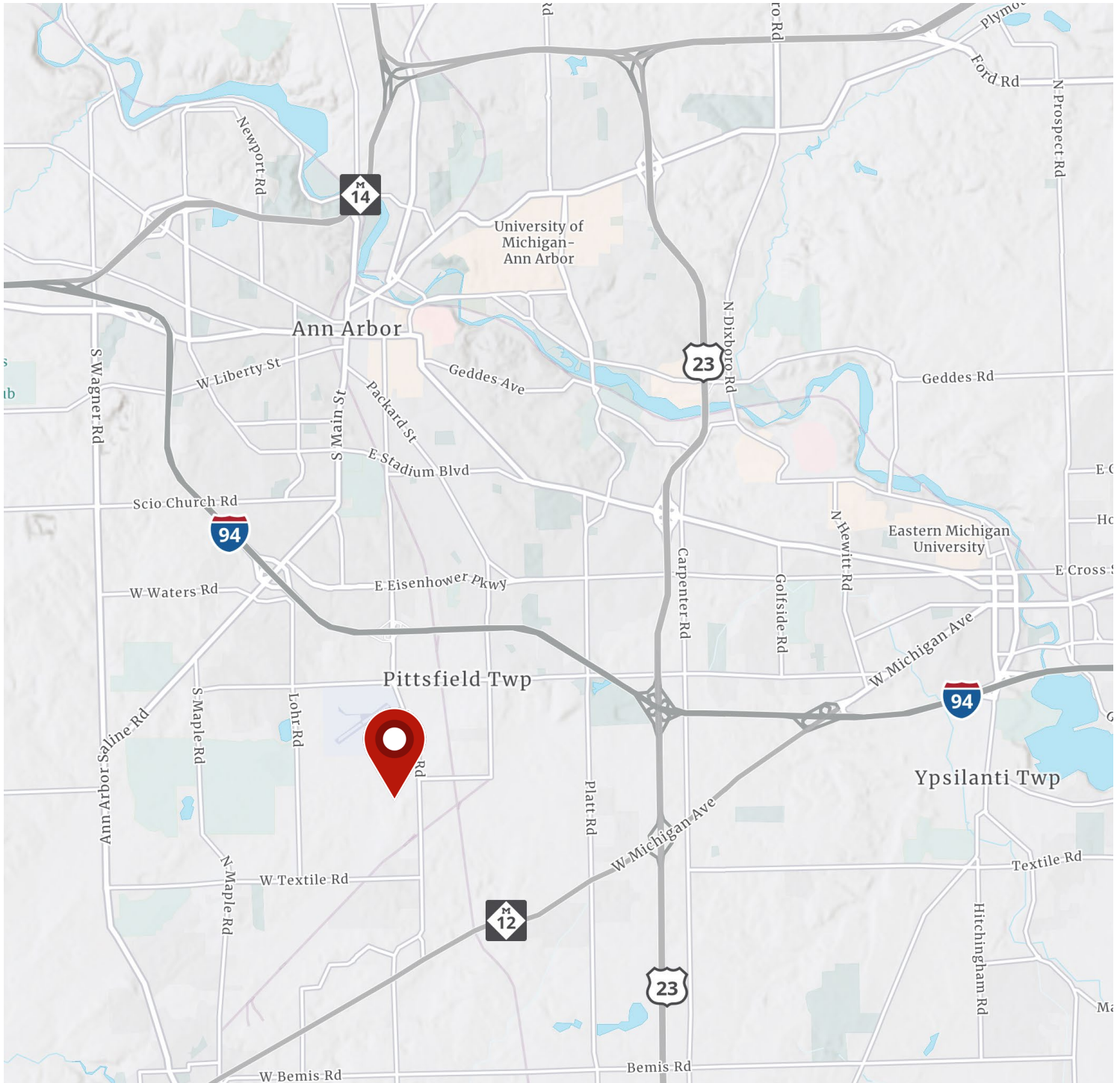
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LOCATION MAP

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