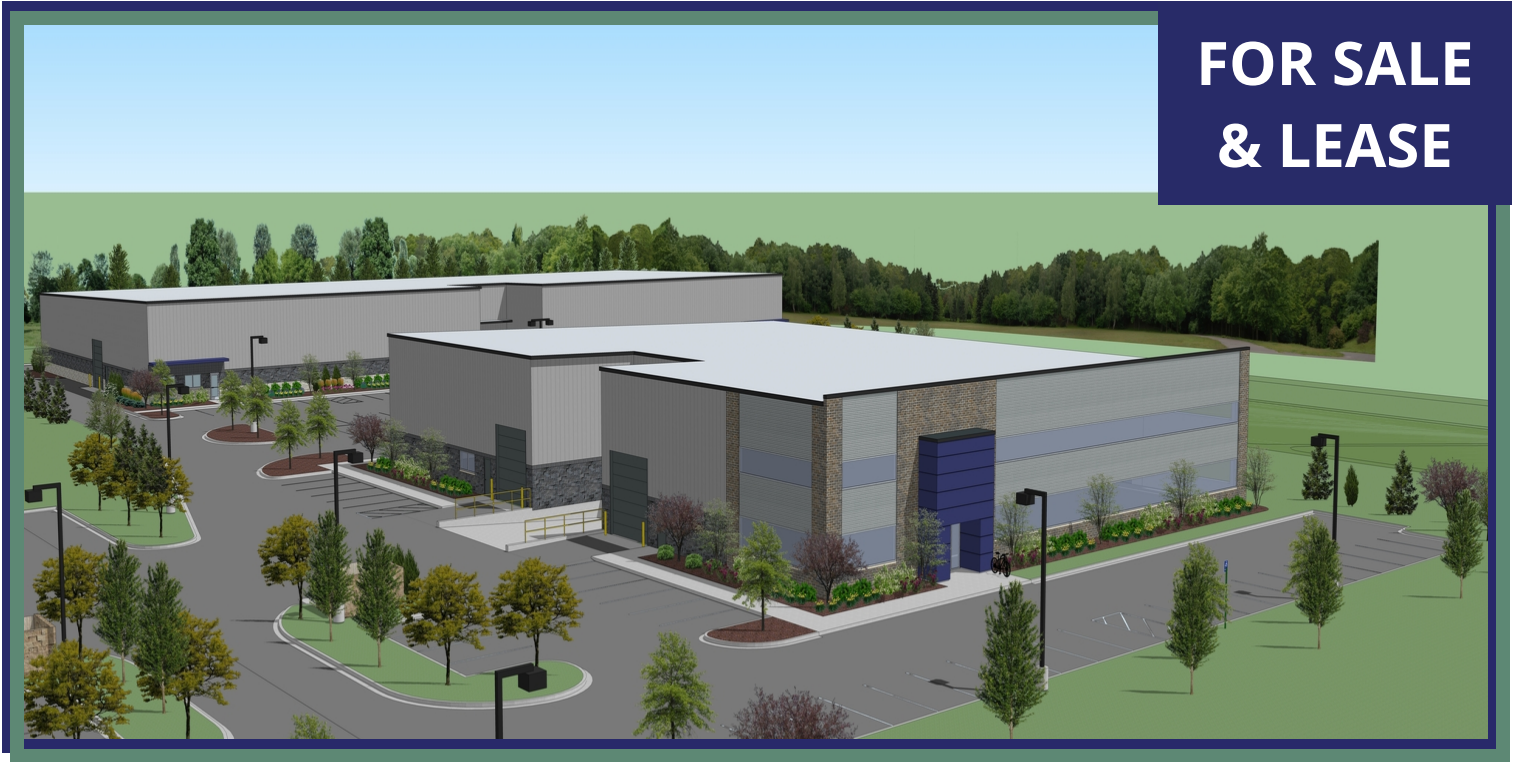


Industrial Building - Pittsfield Twp

4183 E MORGAN, YPSILANTI, MI 48197

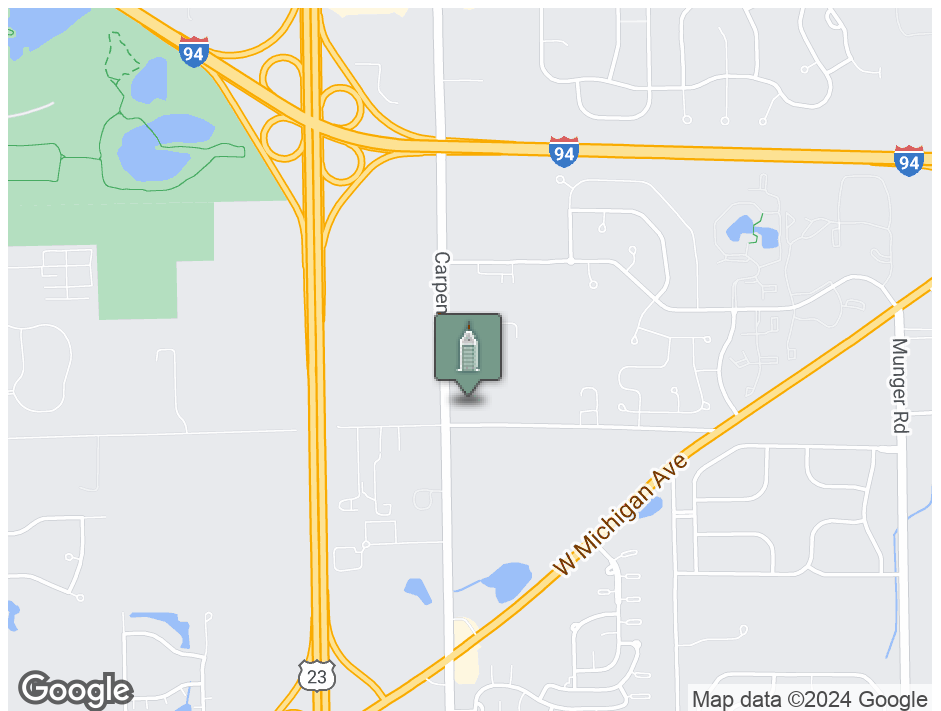


**FOR SALE
& LEASE**



SUMMARY

Sale Price: \$155/SF
Lease Rate: \$15.00 SF/yr
Plus Utilities
Available SF: 65,400 SF
Lot Size: 8.01 Acres
Year Built: 2025
Zoning: I (General Industrial)



***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Jeff Evans

734.926.0222

JEFFEVANS@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM



PROPERTY HIGHLIGHTS

- Building A - two suites of 12,150 SF each - Total building 24,300 SF
- Building B - four suites of 10,275 SF each - Total building 41,100 SF
- Each suite has a 14' X14' grade level motor operated overhead door
- Both Building A suites and Building B suites 2 & 3 have a 8' X 10' overhead door at truckwell
- Fire sprinklers throughout
- Shop/warehouse ceiling 20+ feet
- Public sewer and water
- 400 amp, 480/277v, 3 phase electric
- I-General Industrial zoning district is intended for light manufacturing, other limited industrial, wholesale and warehousing uses
- Pittsfield Township - Easy access to 1-94 & US-23 using class A roads
- Custom build to suit

Building relationships.

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PROPERTY DESCRIPTION

4183 E Morgan will begin construction in 2024 with an estimated completion date by year-end 2025. There are two industrial buildings to be built on the parcel that are offered for both sale or lease.

Building A totals 24,300 SF, divided into two suites of 12,150 SF each, allowing for single or multi-tenant occupancy. Each suite is equipped with a 14'x14' motor-operated grade-level overhead door and an additional 8'x10' overhead door at the truckwell and high shop/warehouse ceiling of over 20 feet.

The building is fully outfitted with fire sprinklers for safety and compliance. Utilities include public sewer and water, and a robust 400 amp, 480/277v, 3-phase electric service to accommodate heavy-duty industrial equipment.

Building B measures 41,100 SF and can be divided into up to four suites measuring 10,275 SF each, with an overhead door for each. Suites 2 & 3 have an additional 8'x10' overhead door at the truckwell. Building B has high shop/warehouse ceiling of over 20 feet, fire sprinklers, public sewer and water, and 400 amp, 480/277v, 3-phase electric service.

Zoned I (General Industrial), the property is suitable for light manufacturing, limited industrial operations, as well as wholesale and warehousing activities. Its strategic location provides easy access to I-94 & US-23 using class A roads, ensuring seamless transport and logistics management.

Building relationships.

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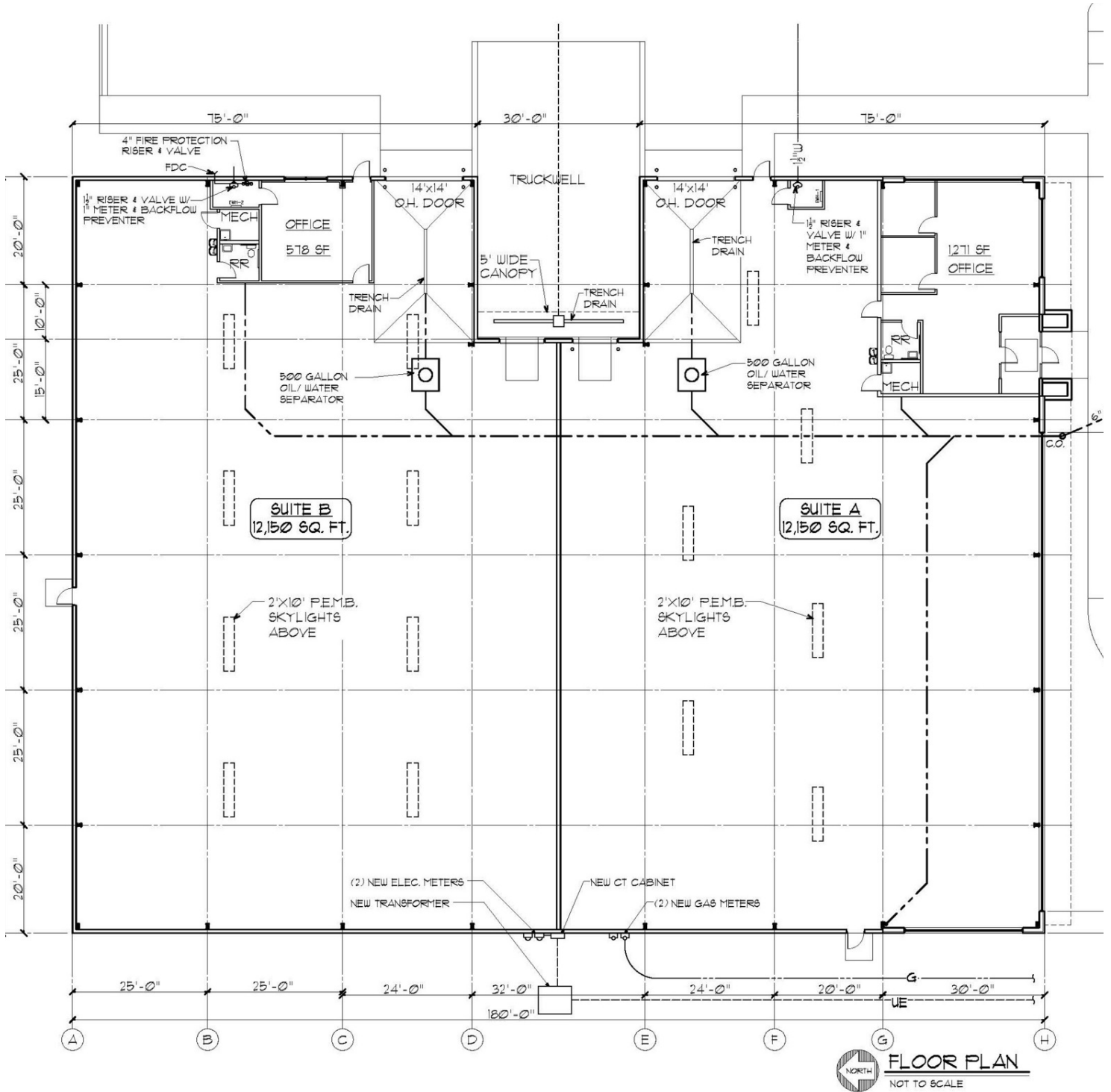
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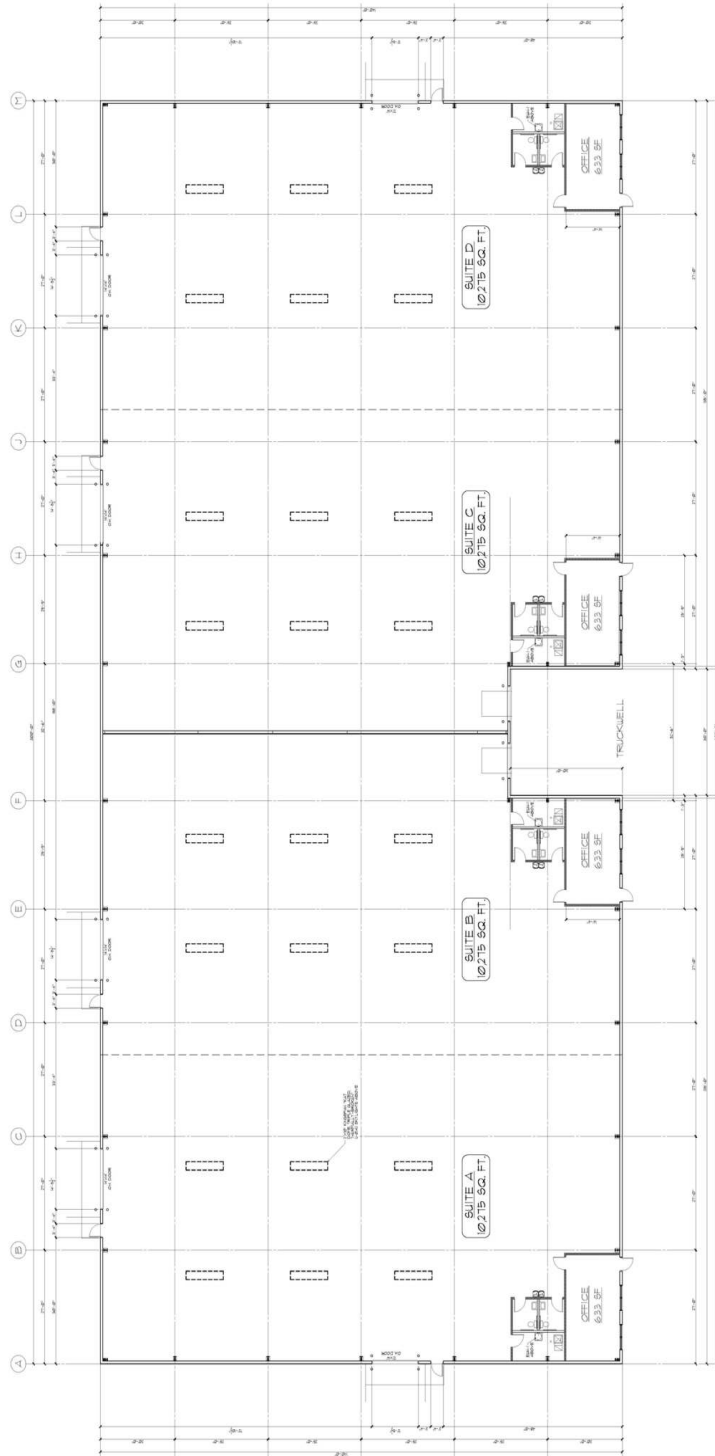
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Industrial Buildings (Under Construction) for Sale or Lease

4183 E MORGAN, BUILDING B, YPSILANTI, MI 48197



**Building
relationships.**

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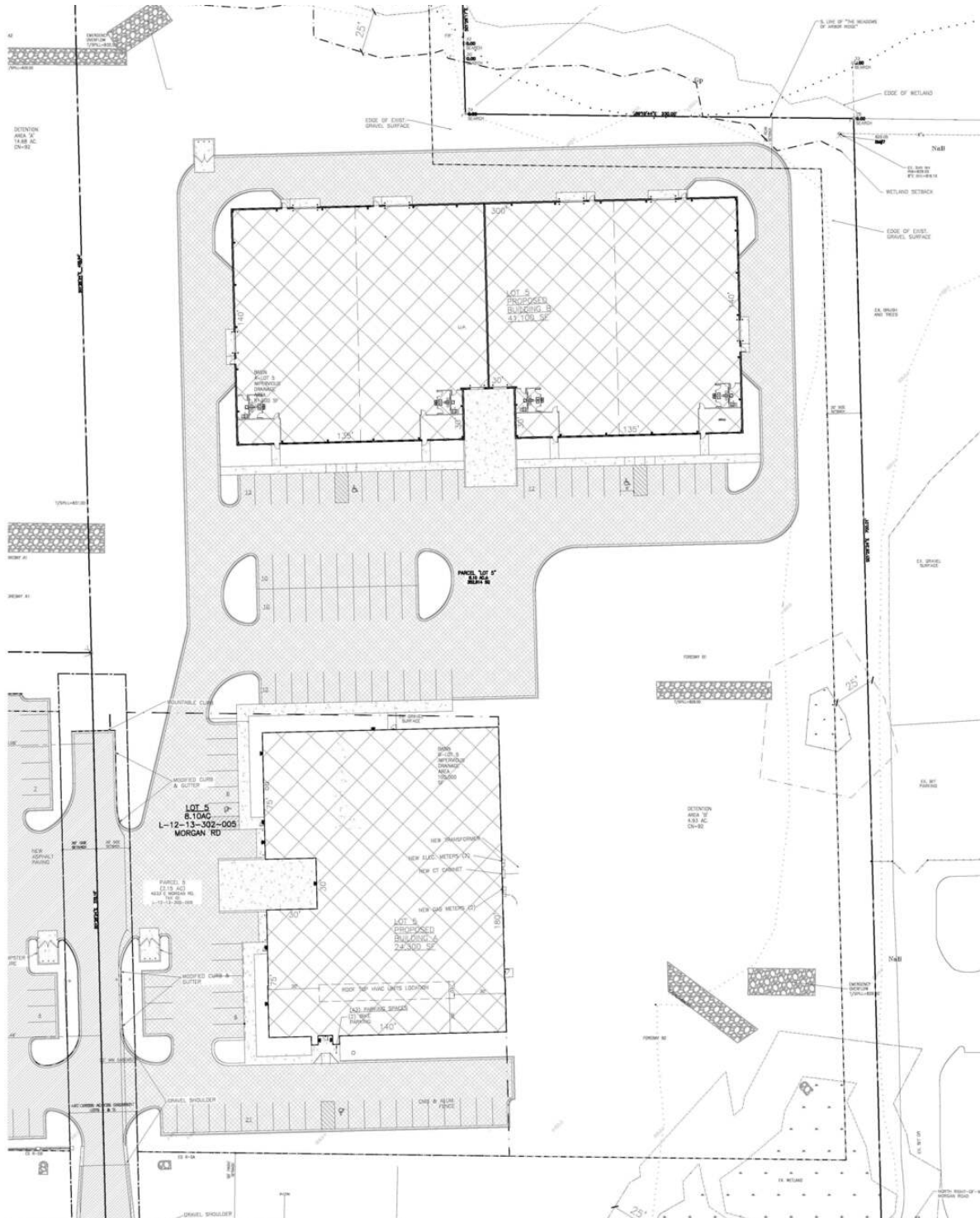
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Industrial Buildings (Under Construction) for Sale or Lease

4183 E MORGAN, YPSILANTI, MI 48197



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Building relationships.

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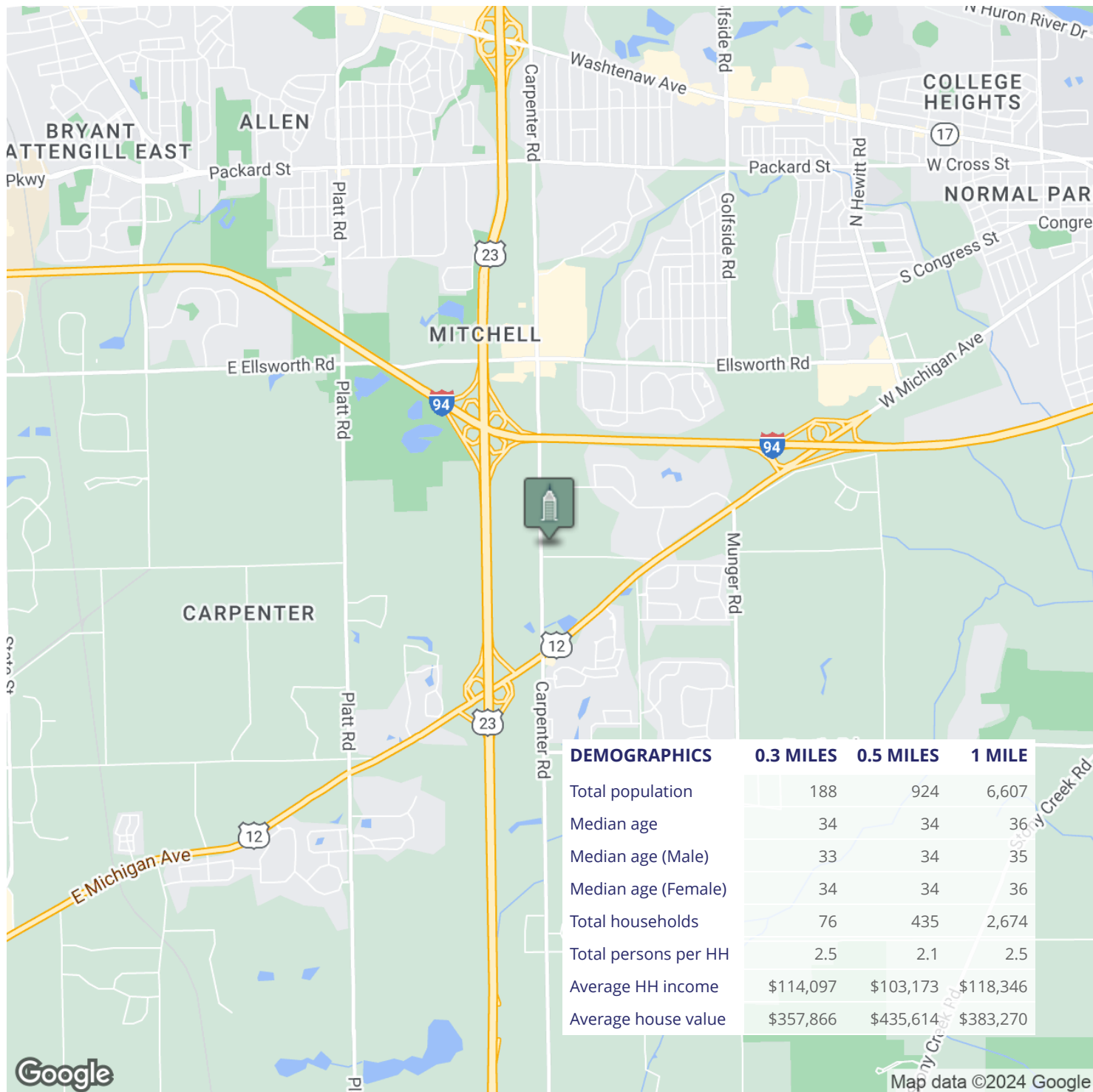
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