

Industrial Building for Sale

575 S MANSFIELD, YPSILANTI, MI 48197



Swisher
COMMERCIAL

FOR SALE



SUMMARY

Sale Price:	\$2,400,000
Lot Size:	8.7 Acres
Year Built:	1995
Building Size:	22,580 SF
Zoning:	PMD (Production, Manufacturing, and Distribution)
Parcel ID:	11-11-37-230- 011
Taxes (2024):	\$31,624

PROPERTY HIGHLIGHTS

- 19,200 SF warehouse/manufacturing, 3,340 SF office space
- 30'-24' ceiling heights in warehouse
- Two cranes: 15-ton (22'3" CH) and 10-ton (18'1" CH)
- Mezzanine space for additional storage or operations
- 3-phase, 1600 amps/480-208 volts/112.5 KVA transformer
- Two large overhead bay doors (18' H x 16' W and 14' H x 12' W)
- One loading dock
- Fire suppression system throughout the building
- HVAC for both office and warehouse areas
- Two billboards generate \$43,000/year income
- Cell tower lease provides \$12,000/year revenue
- Excellent highway exposure with easy access to I-94 and US-12

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

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PROPERTY DESCRIPTION

This property offers a prime industrial opportunity with 22,580 SF of flexible space, comprising 19,200 SF of warehouse/manufacturing area and 3,340 SF of office space, including a break room and restrooms. Built in 1995, this facility has been designed to accommodate a wide range of industrial uses with robust infrastructure, modern utilities, and plenty of expansion room.

It is conveniently located with excellent visibility from nearby highways, making it ideal for businesses that require both operational space and public exposure.

Key Property Features:

Warehouse/Manufacturing Space: 19,200 SF

- Open-plan warehouse with 30' to 24' ceiling heights.
- Two overhead bay doors: one 18'H x 16'W and one 14'H x 12'W, providing ample access for large vehicles, machinery, and loading.
- Mezzanine space offers additional square footage for storage or operational needs.
- 2 cranes included:
 - 15-ton crane with a clearance height of 22'3"
 - 10-ton crane with a clearance height of 18'1"

Office Space: 3,340 SF

- Comfortable and modern office areas with HVAC installed for year-round climate control.
- New roof installed in 2019 over the office area.
- Break room and restrooms on-site for staff convenience.

Power & Electrical Supply:

- 1600 amps and 480-208 volts 3-phase electric service.
- Equipped with a 112.5 KVA transformer for efficient power distribution.
- Adequate to support a wide range of manufacturing or production needs.

Dock & Loading Facilities:

- One (1) loading dock for easy shipping and receiving of materials.
- Overhead doors provide smooth access for large vehicles and machinery.



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PROPERTY DESCRIPTION (CONTINUED)

Additional Infrastructure & Utilities:

- Fire Suppression System: Full building fire suppression for enhanced safety and regulatory compliance.
- Heating, Ventilation, and Air Conditioning (HVAC): Both the office and warehouse/shop areas are equipped with HVAC systems, ensuring comfortable and controlled environments for both personnel and equipment.
- Halide Lighting.

Income-Producing Assets:

Cell Tower Lease:

- Generates \$12,000/year in revenue through a long-term lease.

Two Billboard Leases:

- Generate a combined income of \$43,000/year, offering a passive revenue stream.
- The billboards are positioned for maximum visibility from the highway, ensuring consistent returns.

Location & Access:

- Excellent Highway Exposure: The facility is strategically located with high visibility from the highway, making it ideal for businesses seeking to advertise or attract traffic.
- Easy Access: Conveniently located near I-94 and US-12, allowing for quick and efficient access to major transportation routes throughout Southeast Michigan.
- Proximity to key areas like Ann Arbor and Detroit provides a central location for distribution and manufacturing operations.

Ideal for:

This property is perfect for businesses in manufacturing, logistics, distribution, or warehousing. The combination of warehouse space, cranes, loading facilities, and office areas makes it highly adaptable to a variety of uses. With the addition of income-producing billboards and a cell tower, this is also a great investment opportunity for businesses looking for an additional revenue stream.

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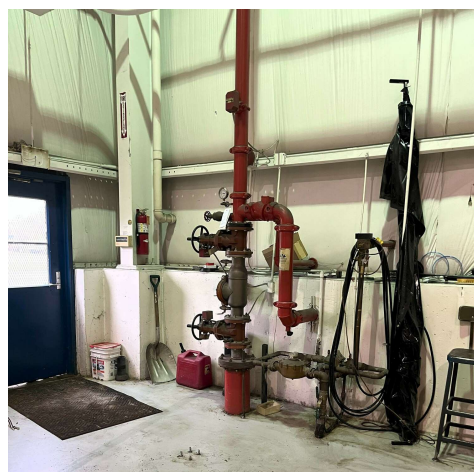
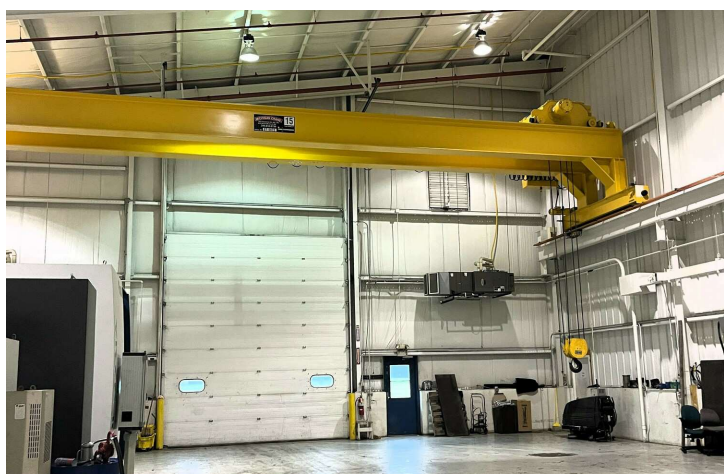
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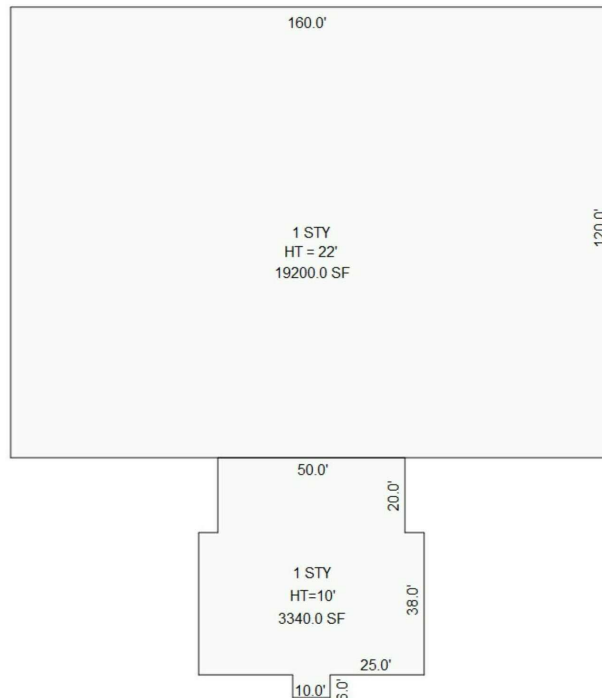
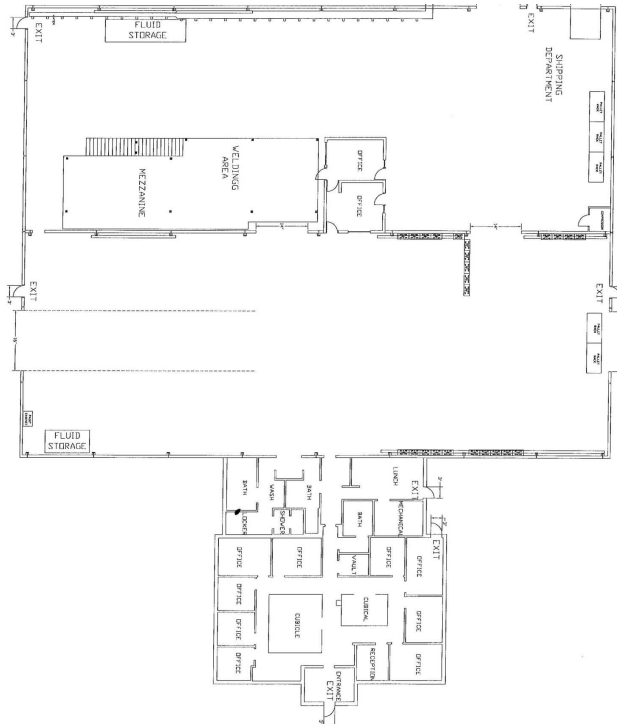
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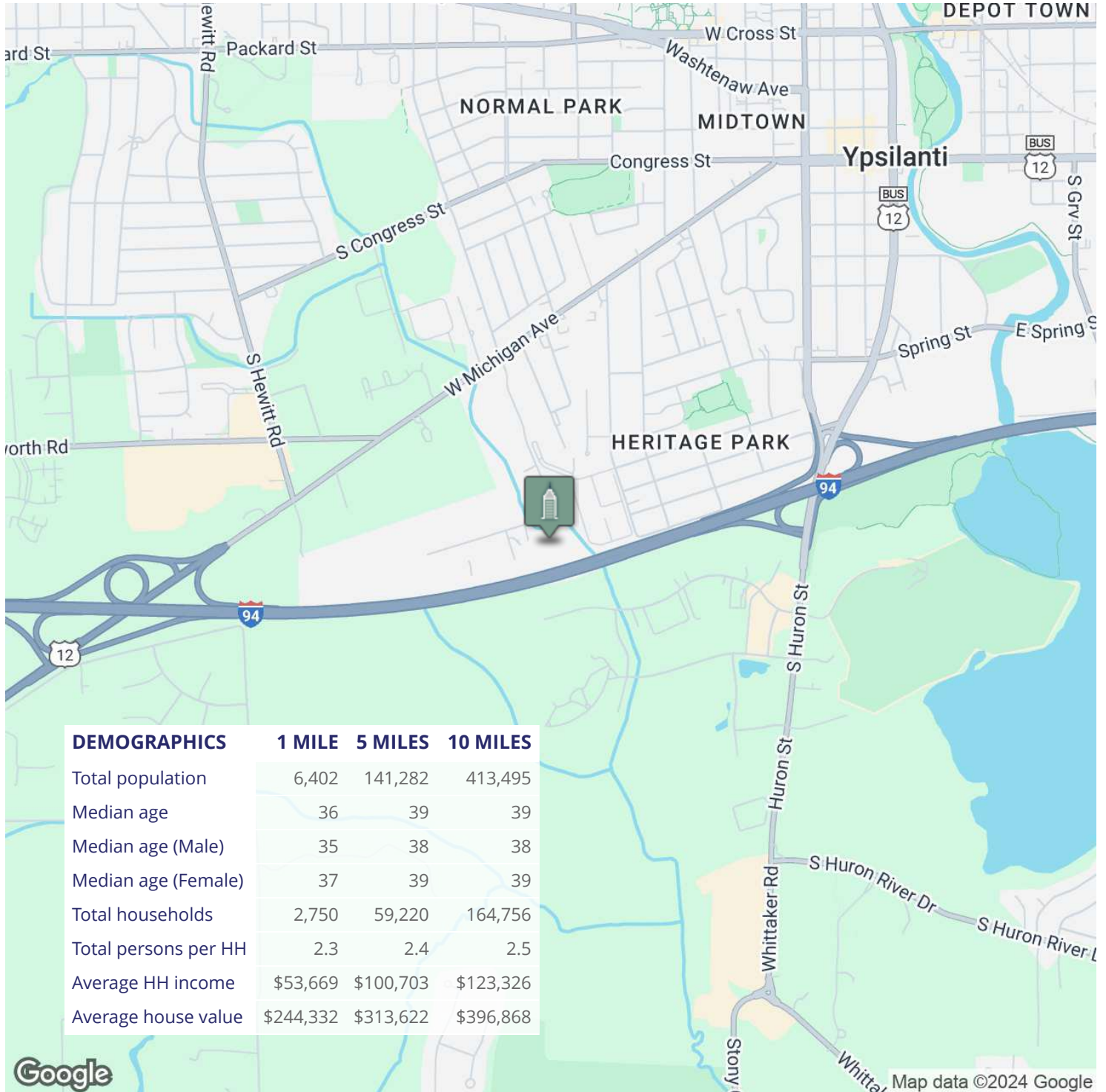
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