

770 JAMES L. HART PARKWAY
YPSILANTI, MICHIGAN

INDUSTRIAL FOR SALE
30,604 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

MANY POSSIBLE USES



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
- 18' 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
- Sale Price: \$2,900,000 (\$94.76/sq. ft.)



For more information, please contact:

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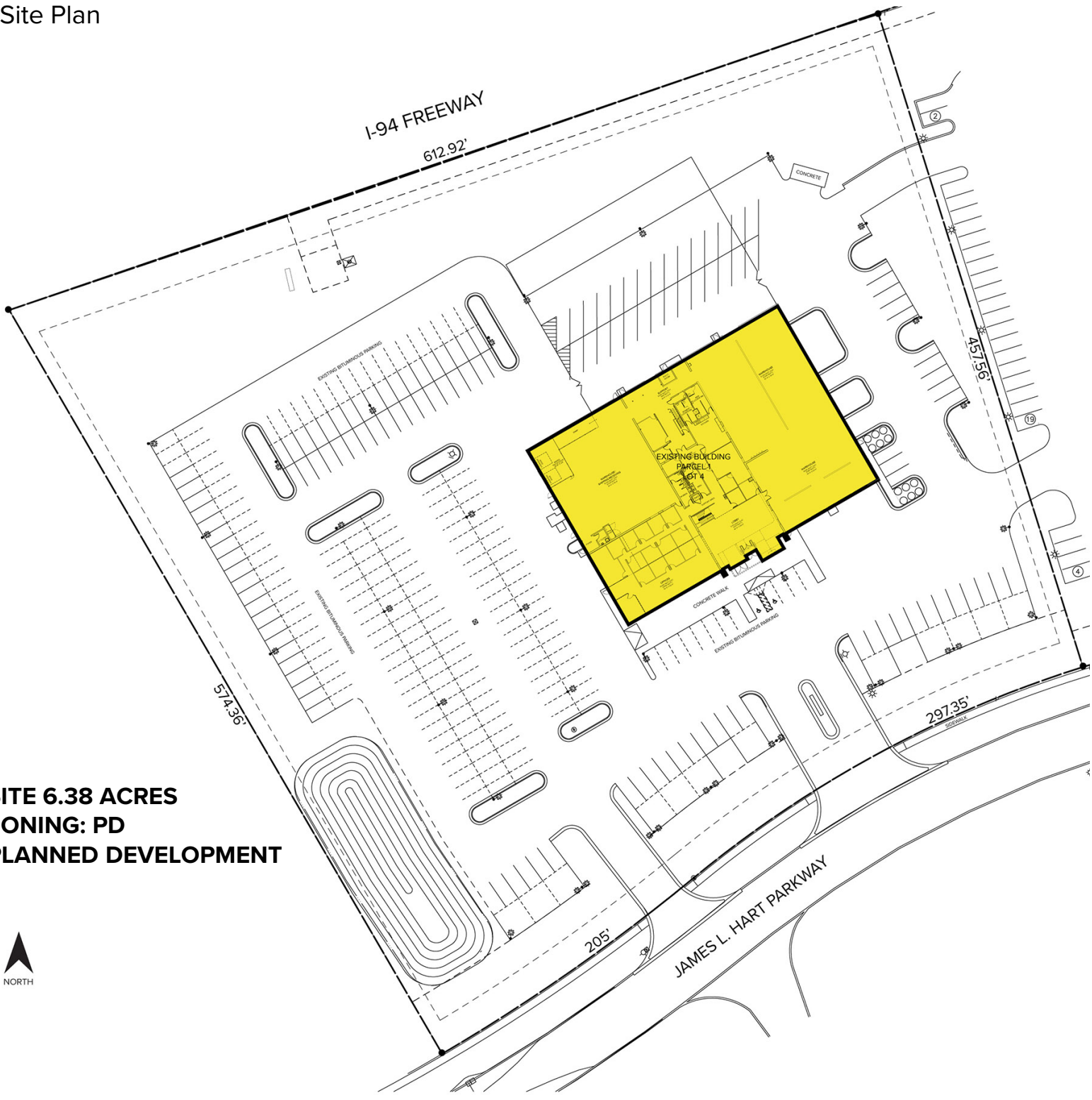
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

770 James L. Hart Parkway – Ypsilanti, Michigan

Industrial For Sale

30,604
Square Feet
AVAILABLE

Site Plan



SITE 6.38 ACRES
ZONING: PD
PLANNED DEVELOPMENT



NORTH

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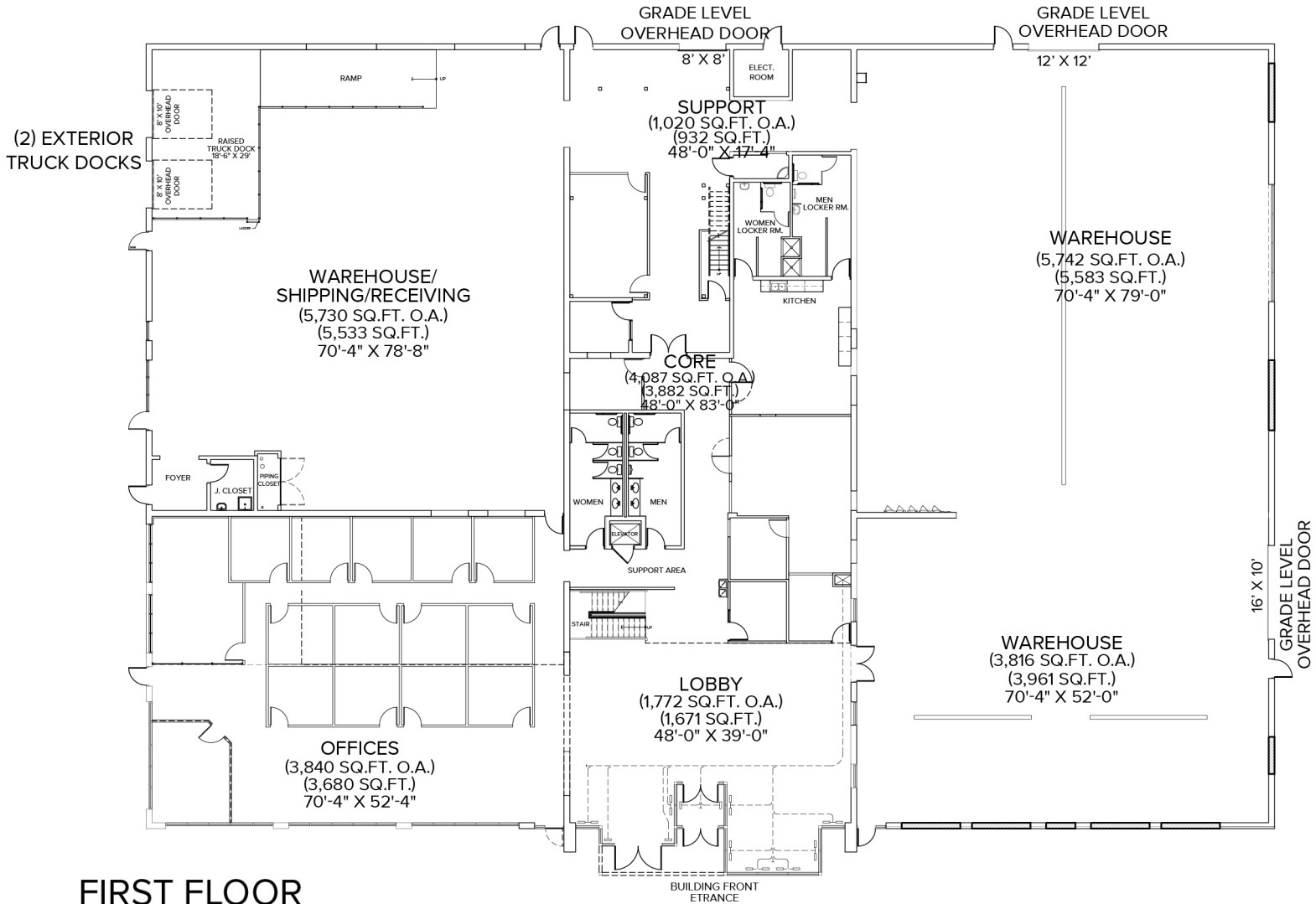
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Industrial For Sale

30,604
Square Feet
AVAILABLE

Floor Plan – First Floor



FIRST FLOOR

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

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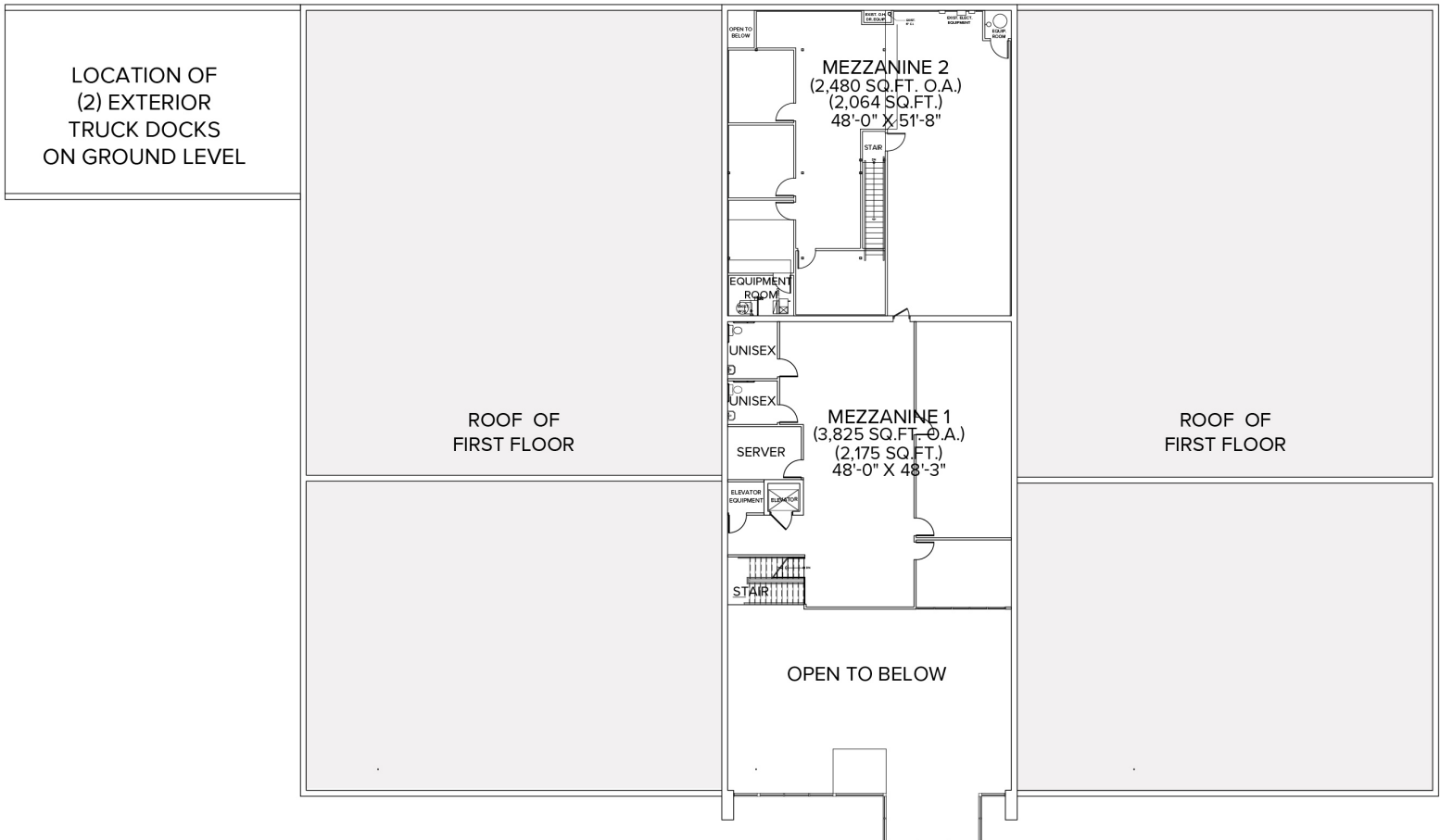
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Floor Plan – Second Floor



SECOND FLOOR

OFFICE 4,634 SQ.FT.

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Additional Photos



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Aerial



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