

St. Arnold Commercial

P.O. Box 971069 Ypsilanti, MI 48197 | 800-830-7011

## 265 S. Harris - Airport Bldg A, B & C

265 S Harris Rd, Ypsilanti, MI, 48198

Flex/R&D For Sale

Prepared on October 17, 2023

1 of 3 Listings



### Listing Details | Flex/R&D For Sale

Secondary Uses	<b>Retail</b>	Days On Market	<b>1050 days</b>
Total Available Space	<b>25,800 SF</b>	Date Listed	<b>12/01/2020</b>
Asking Price	<b>\$5,130,000</b>	Last Modified	<b>10/09/2023</b>
Listing Price Per SF	<b>\$198.84</b>	Listing ID	<b>27952980</b>
Cap Rate (Actual)	<b>6%</b>	Ceiling Height	<b>18 ft</b>
Investment	<b>No</b>	Dock High Doors	<b>1</b>
Vacant	<b>-</b>	Grade Level Doors	<b>1</b>
Available Date	<b>Now</b>	Parking Spaces	<b>42</b>

### Description

This property consists of with 3 buildings with 25,800 SF of warehouse (approx. 22,800 s.f. and office space ( approx 3,000 s.f). Property has short term leases and approximately 80% of space could be available in 30-60 days with the remaining space lease term of 2 years or less.

All of the buildings and spaces have been remodeled with extensive interior and exterior updates plus site updates that include.

\* New Interiors - Demo Offices to exterior walls and new interior offices consisting of new access ceilings, new HVAC in all buildings, new walls, doors and trim, new floor coverings, new lighting, completely new bathroom remodels and painting through-out.

\* New exterior - Updates include new exterior EFIS-Dryvit facade, all new roofs, new windows, new doors, recent painting of all exteriors, video camera surveillance system, new loading dock, new sidewalks, new parking lot and more.

There is no deferred maintenance. The lease rates are below market and there is upside potential if buyer is an investor seeking property to lease.

Property Features

Location Details

Address	265 S Harris Rd, Ypsilanti, MI, 48198	Parcels	K -11-11-271-004
Zoning	B1, OS1 + CLASS A NON-CONFORMIN...	In Opportunity Zone	Yes
Submarket	Washtenaw E of 23	Name	Airport Building A, B & C
County	Washtenaw	Nearest MSA	Ann Arbor

Building Details

Sub Type	Mixed Use	Ceiling Height	18 ft
Building Status	Existing	Dock High Doors	1
Building Size	25,800 SF	Grade Level Doors	1
Land Size	1.5 Acres / 65,340 SF	Sprinklers	-
Number of Buildings	3	In Opportunity Zone	Yes
Number of Floors	1	Water	Yes
Year Renovated	2017	Sanitary Sewer	Yes
Occupancy Type	Single Tenant	Rail Service	No
Yard	-	Rentable Space	25,800 SF
Electricity	Yes		

Property Listings

3 Listings | 1,071 - 25,800 SF | Negotiable

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Office Bui...	205	1,071 SF	\$1,600-\$1,865 Month Full...	11/16/2021	-	-	-	-	-/-/-
For Lease	Industrial	Airpor...	10,800 SF	\$8.95-\$10.95 Annual/SF ...	10/28/2015	9-12 ft	1 GD, 1 DH	-	-	-/-/-
For Sale	Flex/R&D	-	25,800 SF	\$5,130,000	Now	-	-	-	-	-

Additional Photos





## Airport Building A, B & C

265 S Harris Rd  
Ypsilanti, MI 48198

Owner

Buyer

Class

Building Size 25,800 SF

Year Built

## Flex/R&D For Sale

1

List Price	\$5,130,000.00
\$/SF	\$198.84 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	1.50 Acres
Parking Ratio	

This property consists of with 3 buildings with 25,800 SF of warehouse (approx. 22,800 s.f. and office space ( approx 3,000 s.f. ). Property has short term leases and approximately 80% of space could be available in 30-60 days with the remaining space lease term of 2 years or less. All of the buildin



## Airport Building A, B & C

265 S Harris Rd  
Ypsilanti, MI 48198

Owner

Tenant

Class

Building Size 25,800 SF

Year Built

## Executive/Suites For Lease

2

Floor/Suite	Floor 1, Suite 205
Available SF	1,071 SF
Lease Rate	\$1,600.00 - \$1,865.00
	Monthly
Lease Type	Full Service
Date Available	11/16/2021
Expenses	
TI Allowance	

This 3,000 s.f. office building has been completely renovated inside and outside. The interior was removed to the exterior walls and 11 new office suites ranging in size from 180 - 378 s.f. built out inside. The suites can be leased separately or combined for up to 3,000 s.f. . There is also poten



## Airport Building A, B & C

265 S Harris Rd  
Ypsilanti, MI 48198

Owner

Tenant

Class

Building Size 25,800 SF

Year Built

## Industrial For Lease

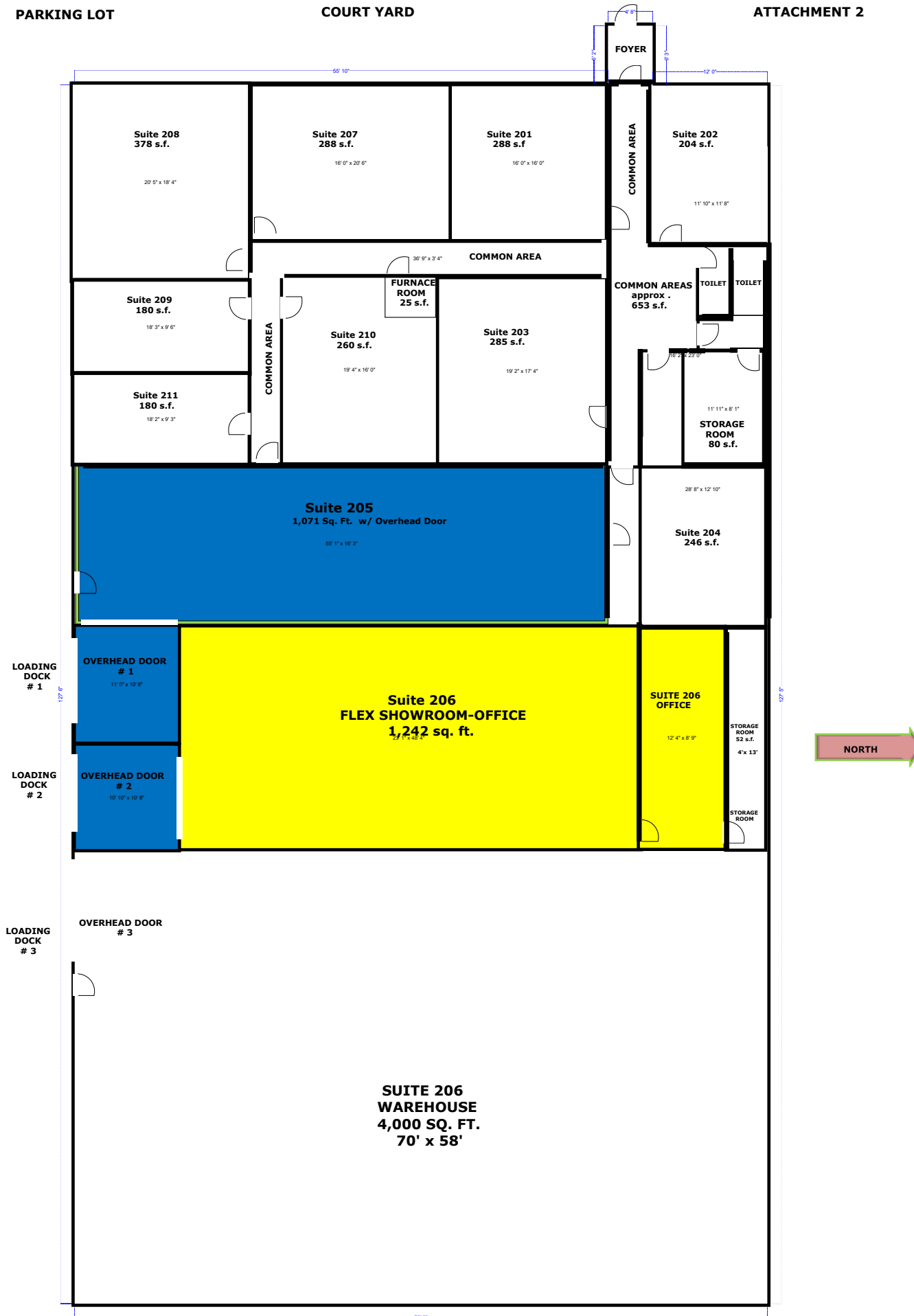
3

Floor/Suite	Ground Level, Airport Building "A"
Available SF	10,800 SF
Lease Rate	\$8.95 - \$10.95
	Annual/SF
Lease Type	NNN
Date Available	10/28/2015
Expenses	
TI Allowance	

The building exterior, interior walls and ceiling were all painted recently. The building is very clean and well-lit inside. Overhead clearance is 10' to the truss, 12' to the deck. Building features include.\* LOADING DOCK\* DRIVE-IN OVERHEAD DOOR\* 100' of floor drain grid \* 120/240, 3p heavy electri

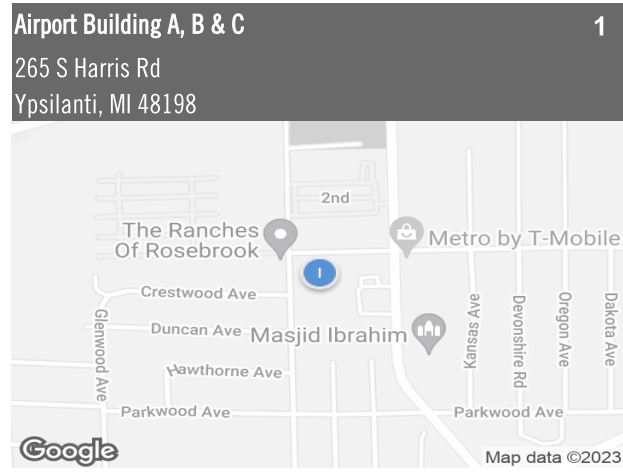


**Joe Arnold, CCIM**  
joe@saintarnoldcommercial.com  
248-880-9084



**265 SOUTH HARRIS ROAD  
BUILDING # B  
YPSILANTI, MICHIGAN, 48198**

Measurements approximate to outside of wall



Building Size	25,800 SF	Clear Height	18 Feet	Construction Type	
Specific Use	Mixed Use	GL Doors	1	Sprinklered	
Lot Size	POL	DH Doors	1	Parking	42 /
Zoning	B1, OS1 + CLASS A NON-CONFORMINGPERMIT- SEE BELOW	Office SF		APN	K -11-11-271-004
Occupancy Type	Single-Tenant	Yard		Market Area	Washtenaw E of 23
Year Built / Renovated	/ 2017	Building Status	Existing	Condo	No

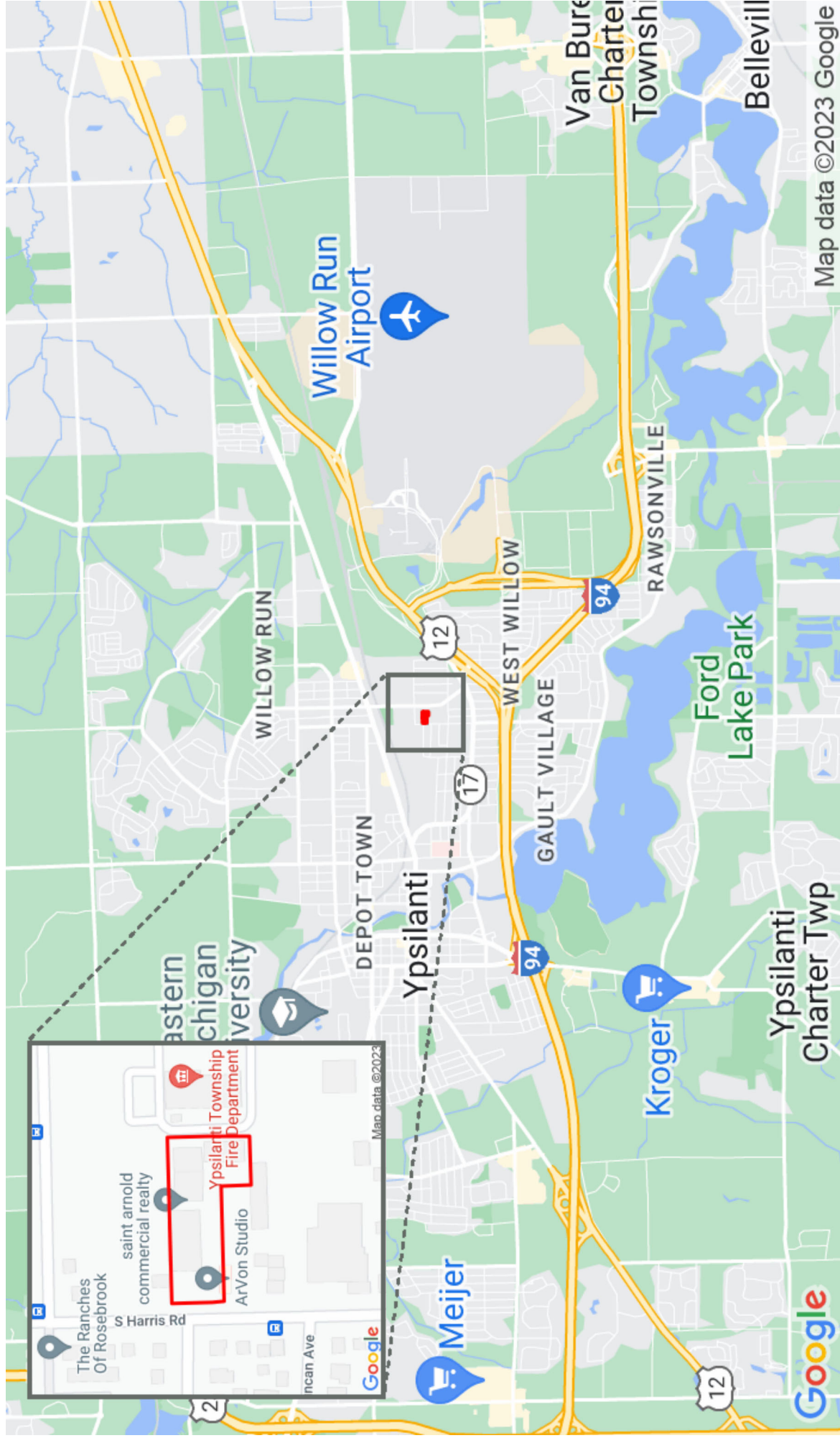
Contact Name	Title	State	Email	Work Phone	Mobile Phone	Other Phone
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# Airport Building A, B & C

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## Contact



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Contact



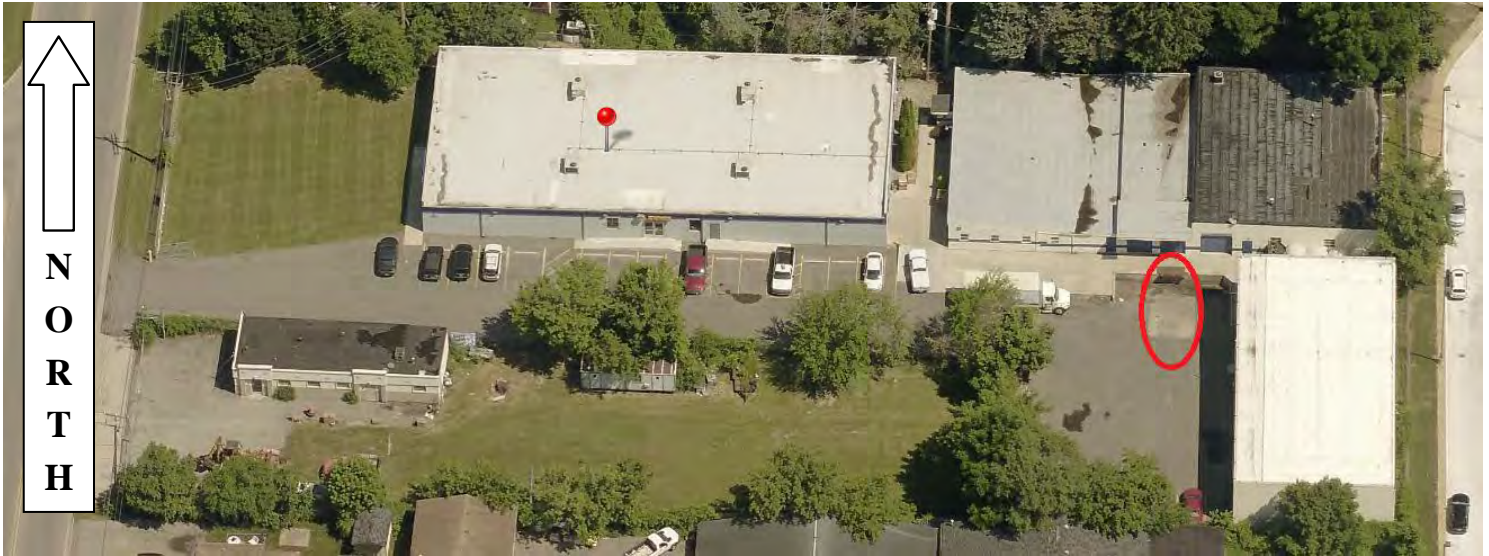
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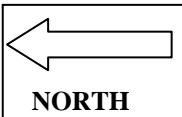


## 265 S. Harris Road

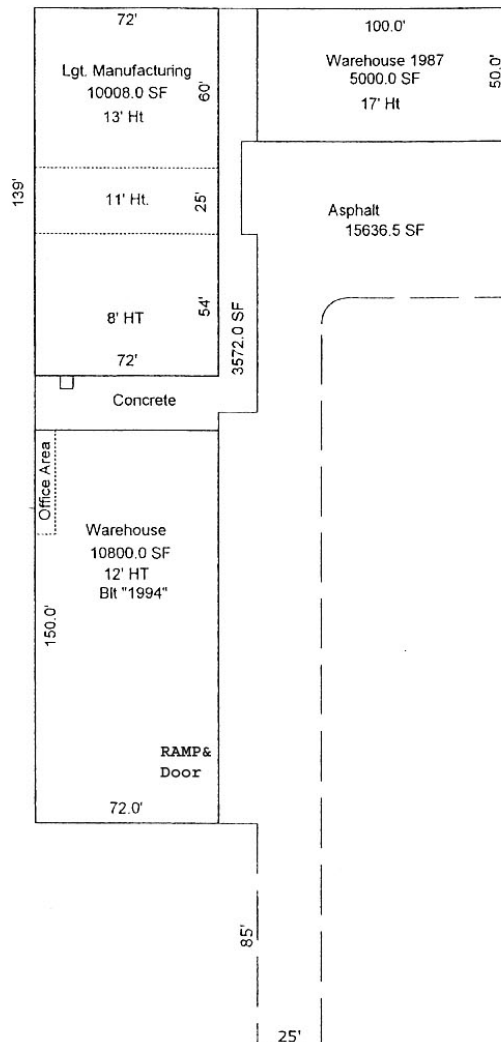
ATTACHMENT 1



**265 S. Harris  
BUILDING # B**



**263 S. Harris  
BUILDING # A**



**267 S. Harris  
BUILDING # C**

  
DENOTES LOADING DOCK AREA

## 265 S Harris Rd - Airport Building B



Ypsilanti, MI 48198 - Washtenaw E of 23 Ind Submarket  
10,500 SF Available for lease with Avg Asking Rent of \$5.49/sf/yr  
10,500 SF Class C Industrial Warehouse Building Built in 1994

### Sale

Date Mar 2000  
Sale Type Owner/User

### Building

Type	2 Star Industrial Warehouse		
RBA	10,500 SF	Year Built	1994
Stories	1	Tenancy	Multi
Typical Floor Class	10,500 SF C	Owner Occup	No
Docks	1 ext	Ceiling Ht	10'
Drive Ins	1 tot./10'w x 7'9"h	Columns	None
Cross Docks	None	Elevators	None
Levelators	None	Sprinklers	None
Construction	Masonry	Rail Spots	None
Building Ht	14'	Cranes	None
Truck Wells	1		
Power	550a/240v 3p		
Utilities	Gas - Natural, Heating, Lighting - Fluorescent, Sewer, Water		
Parking	30 free Surface Spaces are available; Ratio of 2.86/1,000 SF		
Taxes	\$0.20/SF (2012)		
Walk Score®	Car-Dependent (47)		
Transit Score®	Some Transit (30)		

### Land

Land Acres	1.37 AC	Land SF	59,677 SF
Bldg FAR	0.18	Dimensions	100' x 374'
Zoning	B1		
Parcel	11-11-271-004		

### Tenants

Name	SF Occupied
NAPA Auto Parts	5,500 SF

### Features

Bus Line Fenced Lot

### For Lease

Smallest Space	5,500 SF	Industrial Avail	10,500 SF
Max Contiguous	10,500 SF		
# of Spaces	1		
Vacant	10,500 SF		
% Leased	0%		
Asking Rent	\$5.49/SF Triple Net		
CAM	None		

### Space

Floor	SF Available	Use	Rent
E 1st	5,500 - 10,500 SF	Industrial	\$5.49/NNN

### Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Mar 2012	4,551 SF	Industrial	\$2.50/MG	Asking

### Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	0.5%	↑ 0.1%
Market Overall	2.3%	↓ 0.3%
Asking Rents Per SF		
Current Building	\$5.49	↑ 13.9%
Submarket 1-3 Star	\$7.04	↑ 6.1%
Market Overall	\$6.80	↑ 14.5%
Submarket Leasing Activity		
12 Mo. Leased SF	648,320	↑ 574.1%
Months on Market	2.6	↓ 23.6 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$1.4	\$24.9
12 Mo. Price Per SF	\$29	\$44

### Property Contacts

Recorded Owner	Web Enterprise Properties, LLC
Primary Leasing	GLOBAL Realty Group, LLC

### Documents

Property  
 Marketing Brochure/Flyer



# Joe Arnold

## St. Arnold Commercial Realty

### Professional Profile



Joe Arnold, CCIM Designee and member of the Commercial Board of Realtors (CBOR), is a licensed Commercial Broker and President of Saint Arnold Commercial Realty. St. Arnold Commercial Realty specializes in Deferred Sales Trusts and 1031 Tax Deferred Exchanges. We focus on the leasing and sale of industrial, hi-tech, and office facilities in Southeastern Michigan.

In 2019, Joe earned the distinguished Certified Commercial Investment (CCIM) designation, which represents proven expertise in financial, market, and investment analysis, in addition to negotiation. CCIM designees are recognized as leading experts in commercial investment real estate.

Joe holds an MBA degree from Michigan State University with a concentration in Marketing, Finance and Accounting and also has a BS degree in Law from Eastern Michigan University. Throughout his career, Joe has been responsible for the acquisition, disposition and leasing of office, hi-tech and industrial properties. Joe has over 20 years of experience in Property Management as a landlord and building owner. He has managed numerous commercial build out and renovation projects. He has provided consulting services, landlord and tenant representation services, and buyer – seller representation as well as having experience in commercial and industrial sales.

When people see the company name and founders name, they may wonder if this guy thinks he is a Saint. For the record, he does not. But he would like to be. 😊 Actually, the name St. Arnold Commercial Realty was selected in memory of St. Arnold of Metz, (582-644A.D.) **Joe's 45x Great** Grand Father. Joe is active doing Family Tree research, with some family branches dating back to 150 B.C.

Joe is also a Licensed Builder with 30+ years of experience with commercial and industrial build out / renovation projects for hi-tech data centers, hospital labs and industrial process control projects as well as building residential homes.

In addition to Joe's real estate related experience, Joe brings over 35 years of electrical and mechanical engineering, construction and marketing experience to the table as the President of Computer Environments in Ypsilanti, MI. He has specialized in TURN-KEY, design-build infrastructure solutions for mission critical applications with projects ranging from Computer Rooms to Hospital Laboratories to Industrial Process Control applications. Joe has implemented design criteria to ensure the highest levels of uptime for Hi-Tech applications involving microprocessor-controlled devices. He has also received a patent as the inventor of a hybrid electrical power panel that mitigates electrical power disturbances. He has been a featured guest speaker at trade shows and seminars throughout the United States and internationally.



**Michigan Real Estate Broker's License: 417051**  
**Michigan Builders License: 127544**

#### SAINT ARNOLD COMMERCIAL REALTY

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YPSILANTI, MI., 48197  
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Internet – [WWW.SAINTARNOLDCOMMERCIAL.COM](http://WWW.SAINTARNOLDCOMMERCIAL.COM)



Joe raised 5 children in Northville, MI & resides in Ann Arbor. Joe has over 20 years of involvement with the Boy Scouts of America as a member and adult leader. He is a member of the Knights of Columbus. He is an avid whitewater kayaker, archer and bow hunter, has a lifelong passion for music and as an audiophile. His hobby is photography.

## Education - Credentials

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### Masters – MBA

Michigan State University, 1976  
Marketing, Finance & Accounting

### Bachelors - B.S.

Eastern Michigan University 1974  
Law, Marketing, Finance & Accounting

## Associations

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Member – Commercial Board of Realtors

Michigan Association of Realtors

National Association of Realtors

Designee – Certified Commercial Investment Member - CCIM

## Achievements

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U.S. Patent & Trademark Office    Developed advancement in power quality protection equipment.  
Awarded US Patent 7,633,772 B2.

Guest Speaker    Numerous appearances internationally as a guest speaker on power quality and protecting mission critical facility equipment for numerous associations, conferences and companies including;  
  
Society of Hospital Engineers, Wisconsin Public Power, Great Lakes Broadcasting Association, Bio-Med Tech Association Data Processing **Manager's Association, Plant Engineering** Conference, Power Quality E: Conference, Information Technology Expo Conference & many Consulting Eng. firms.

## Expertise – Credentials

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### Specializations

Deferred Sales Trust

### CCIM Designee

Awarded CCIM Designee (Certified Commercial Investment Member - Designation # 23567). CCIM designees are recognized Globally as leading experts in commercial investment real estate. There are over 31,000 licensed Real Estate Brokers and Agents in Michigan, but less than 1%, have qualified to earn the CCIM Designation to meet the needs of commercial clients that desire to lease or own commercial real estate and maximize their after-tax return on investment”.

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# ***WHAT IS A CCIM ???***



## **Recognized Leaders in Commercial Investment Real Estate**

### **The Designation**

CCIM stands for Certified Commercial Investment Member. The CCIM lapel pin denotes that the wearer has completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

### **Investment Expertise**

Above all, the CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation. Courses in these core competencies are taught by industry professionals, ensuring all material reflects the state of the industry. With this real-world education, CCIM designees are able to help their clients:

- Minimize risk
- Enhance credibility
- Make informed decisions
- Close more deals

### **Who Earns the CCIM Designation?**

Any commercial real estate professional is eligible to enroll in designation courses and ultimately apply to receive the distinction. Current designees include:

- Brokers
- Leasing professionals
- Investment counselors
- Asset managers
- Appraisers
- Corporate real estate executives
- Property managers
- Developers
- Institutional investors
- Commercial lenders
- Portfolio managers (loan servicing)
- Attorneys
- Bankers





A Certified Commercial Investment Member (CCIM) is a recognized expert in the disciplines of commercial and investment real estate. A CCIM is an invaluable resource to the commercial real estate owner, investor, and user, and is among an elite corps of 8,600 professionals across North America who hold the CCIM designation.

Recognized for its preeminence within the industry, the CCIM curriculum which represents the core knowledge expected of commercial investment practitioners, regardless of the diversity of specializations within the industry. The CCIM curriculum consists of four core courses that incorporate the essential CCIM skill sets: financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. Additional curriculum requirements may be completed through CCIM elective courses, transfer credit for graduate education or professional recognition, and qualifying non-CCIM education. Following the course work, candidates must submit a resume of closed transactions and/or consultations showing a depth of experience in the commercial investment field. After fulfilling these requirements, candidates must successfully complete a comprehensive examination to earn the CCIM designation. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

With such a wide range of subjects to be mastered and in a dynamic business such as real estate, the **educational process doesn't end once the designation** is earned; there is a strong commitment among CCIMs to continuing education.

Less than 1% of the over 30,000 Real Estate Agents and Brokers in Michigan are a CCIM Designee. Only 6 percent of the estimated 125,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program, but also why it is one of the most coveted and respected designations in the industry. The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers and other allied professionals. Through this business network and through enhanced communication with the CCIM electronic network, CCIMs successfully complete approximately 156,000 transactions annually, representing more than \$400 billion.

Certified Commercial Investment Members are in more marketplaces in North America — 12 CCIM regions representing 1,000 cities — than all major real estate companies combined. Regions and chapters provide designees and candidates the opportunities to promote business and educational goals through local and regional forums and meetings.

Conferred by the CCIM Institute, the CCIM designation was established in 1969. Courses leading to the designation are offered throughout the world. For information, call the CCIM Institute @ (800) 621-7027.



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**Brokers License # 417051 ● Builders License # 127544 ● B.S., M.B.A.. & CCIM Designee**

**Who is Saint Arnold....? Click On; [Arnulf of Metz](#) ● Feast Day — July 18**