

Redevelopment Opportunity/Industrial

12 E Forest Ave, Ypsilanti, MI 48198



Swisher
COMMERCIAL

FOR SALE & LEASE

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$2.75 SF/yr (NNN)
Building Size:	58,925 SF
Lot Size:	2.56 Acres
Zoning:	PMD (Production, Manufacturing, Distribution)
Parcel #:	11-11-04-461-002

PROPERTY HIGHLIGHTS

- Located in Historic Depot Town, Ypsilanti
- Versatile space suitable for various uses
- 58,925 square feet building
- Located walking distance to retail and restaurant scene
- Across from Freighthouse Plaza
- High visibility and easy access to Michigan Ave and I-94
- 3 loading docks

Michael Jurgenson, CCIM
734.222.7522
mikej@swishercommercial.com

Joe Palms, CCIM
734.662.3676
jpalms@swishercommercial.com

Redevelopment Opportunity/Industrial

12 E Forest Ave, Ypsilanti, MI 48198



For Sale & Lease



PROPERTY DESCRIPTION

Exceptional opportunity to own a vast industrial property near vibrant heart of Ypsilanti's Depot Town.

Spanning 58,925 square feet, this property offers excellent potential for redevelopment. Located just steps away from the bustling retail and restaurant scene, it's ideally situated to complement the soon to be Freighthouse Plaza redesign.

Strategic Location: Nestled near the dynamic retail and dining options of Depot Town, this property benefits from high visibility and easy access to Michigan Ave and I-94.

Redevelopment Potential: Perfectly poised for transformation, whether for commercial or creative redevelopment projects.

Neighborhood Synergy: Capitalize on the revitalization efforts in the area, with proximity to the soon to be redesigned Freighthouse Plaza enhancing the appeal and accessibility.

Historic Charm: Depot Town's historic character adds unique value and charm to any redevelopment project.

Features:

- Versatile space suitable for various uses
- 3 loading docks
- Potential for appreciation and growth with the area's ongoing development

Investment Opportunity:

With the area's continued growth and revitalization, this property represents a solid investment in one of Ypsilanti's most promising neighborhoods. Transform this expansive space into a thriving commercial hub and be part of the exciting changes in Depot Town.



Michael Jurgenson, CCIM
734.222.7522
mikej@swishercommercial.com

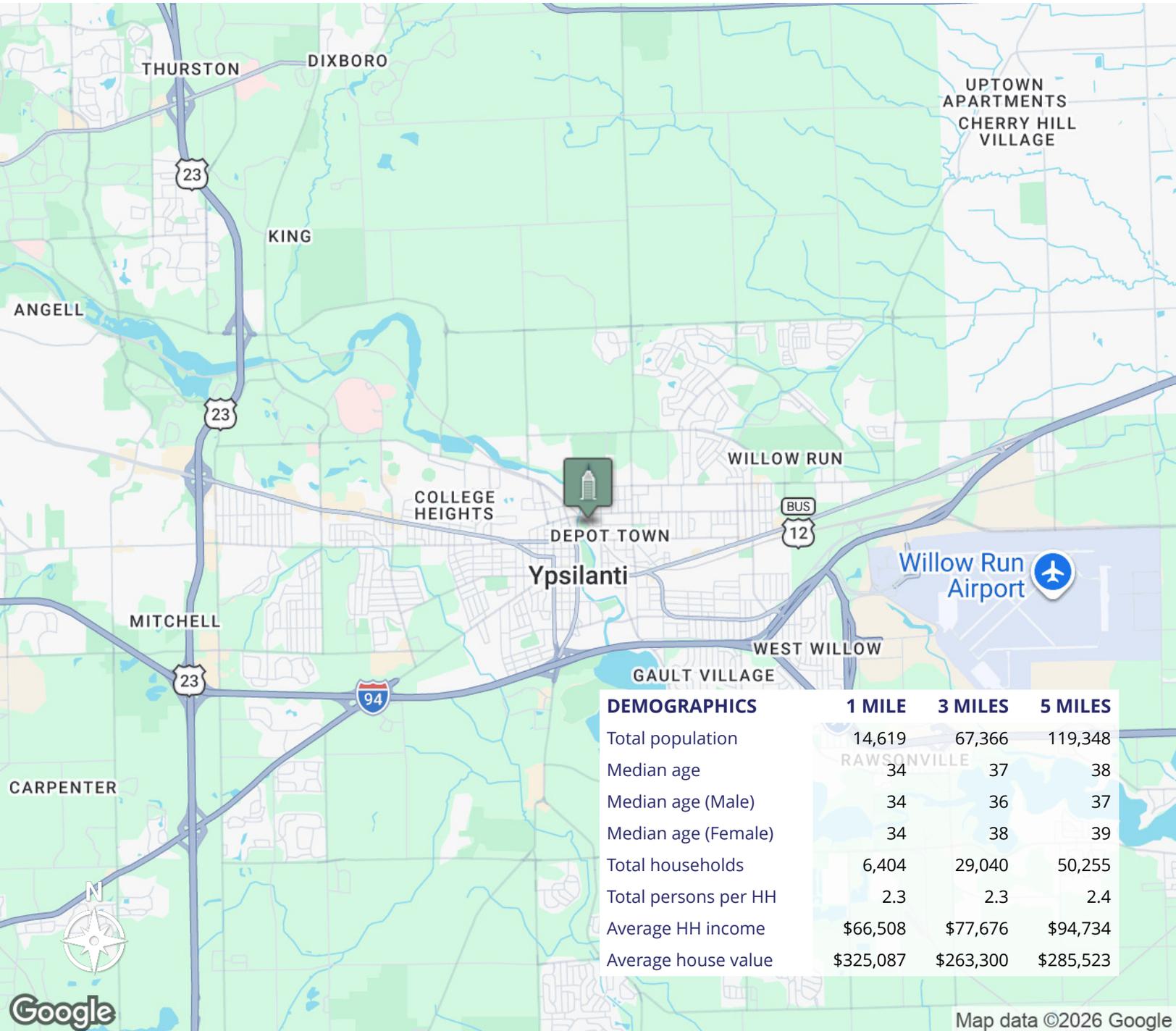
Joe Palms, CCIM
734.662.3676
jpalms@swishercommercial.com

Redevelopment Opportunity/Industrial

12 E Forest Ave, Ypsilanti, MI 48198



For Sale & Lease



Michael Jurgenson, CCIM
734.222.7522
mikej@swishercommercial.com

Joe Palms, CCIM
734.662.3676
jpalms@swishercommercial.com