

Manchester Industrial / Office Suites

715 E Duncan, Manchester, MI 48158



FOR LEASE



OFFERING SUMMARY

Warehouse Lease Rate:	\$4.75 SF/yr Plus \$1/SF Base Utilities
Office Lease Rate:	\$8.00 SF/yr Plus Utilities
Available SF:	840 - 13,054 SF
Building Size:	I-1 (Limited Industrial)

PROPERTY HIGHLIGHTS

- East side of Manchester 2 blocks off M-52 (class A road)
- 10 miles S of I-94 and 20 miles SW of Ann Arbor
- Small-town atmosphere
- Attractive single story brick building
- 115,488 sf building
- Efficient radiant gas heating & fully sprinklered
- 13,054 sf office space
- Office features: A/C, open work areas and kitchen
- Municipal water/sewer and gas
- Two paved parking lots with 200 spaces

Jeff Evans

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Charlie Koenn

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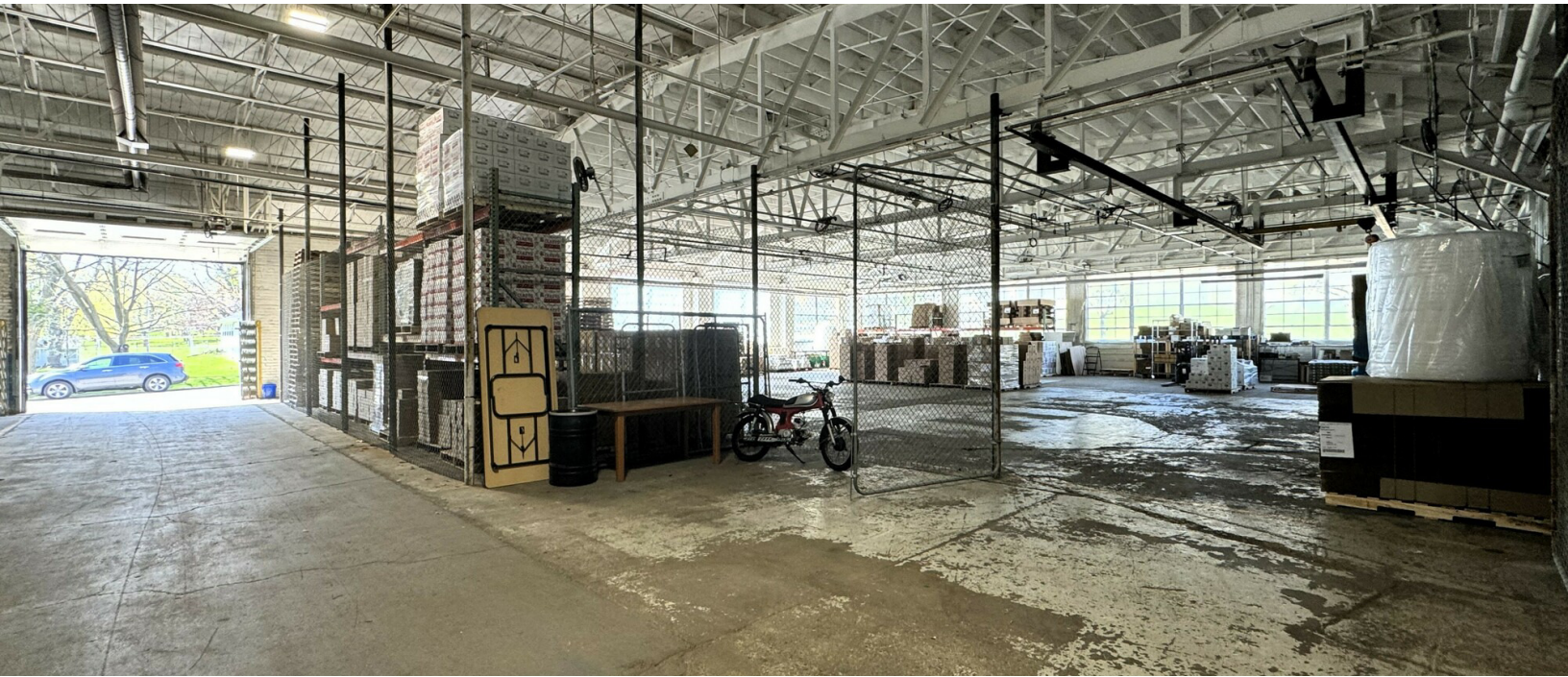
ckoenn@swishercommercial.com

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A1	2,684 SF	Gross	\$1,287 per month	Includes \$1/SF Base Utilities
A2	6,710 SF	Gross	\$3,216 per month	Includes \$1/SF Base Utilities
A3	6,160 SF	Gross	\$2,952 per month	Includes \$1/SF Base Utilities
C	3,377 SF	Gross	\$1,619 per month	Includes \$1/SF Base Utilities
D1	2,337 SF	Gross	\$1,120 per month	Includes \$1/SF Base Utilities
F	3,562 SF	Gross	\$1,707 per month	Includes \$1/SF Base Utilities
P	840 SF	Gross	\$403 per month	Includes \$1/SF Base Utilities
X	5,040 SF	Gross	\$2,415 per month	Includes \$1/SF Base Utilities
Office	2,000 - 13,054 SF	Modified Gross	\$8.00 SF/yr	\$8.00/SF Plus Utilities

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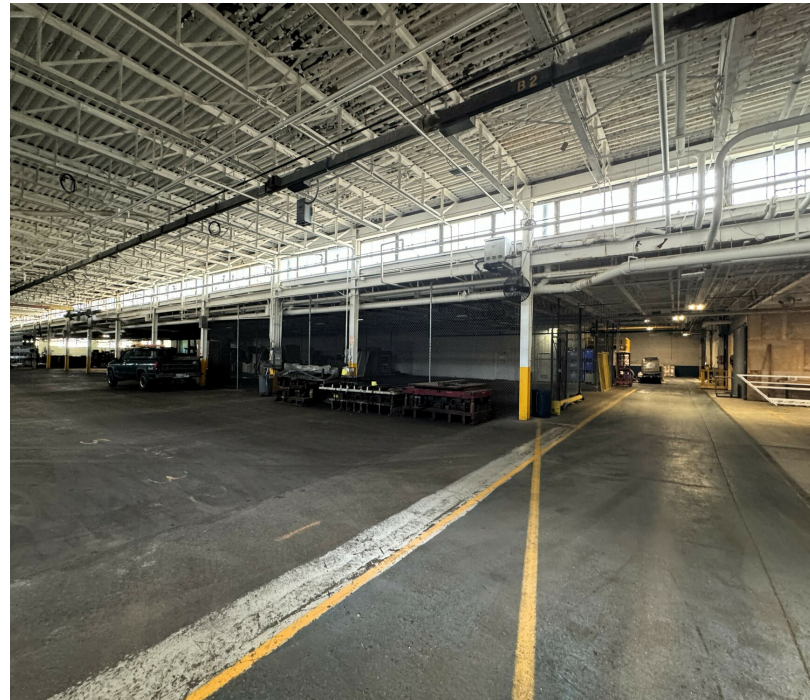
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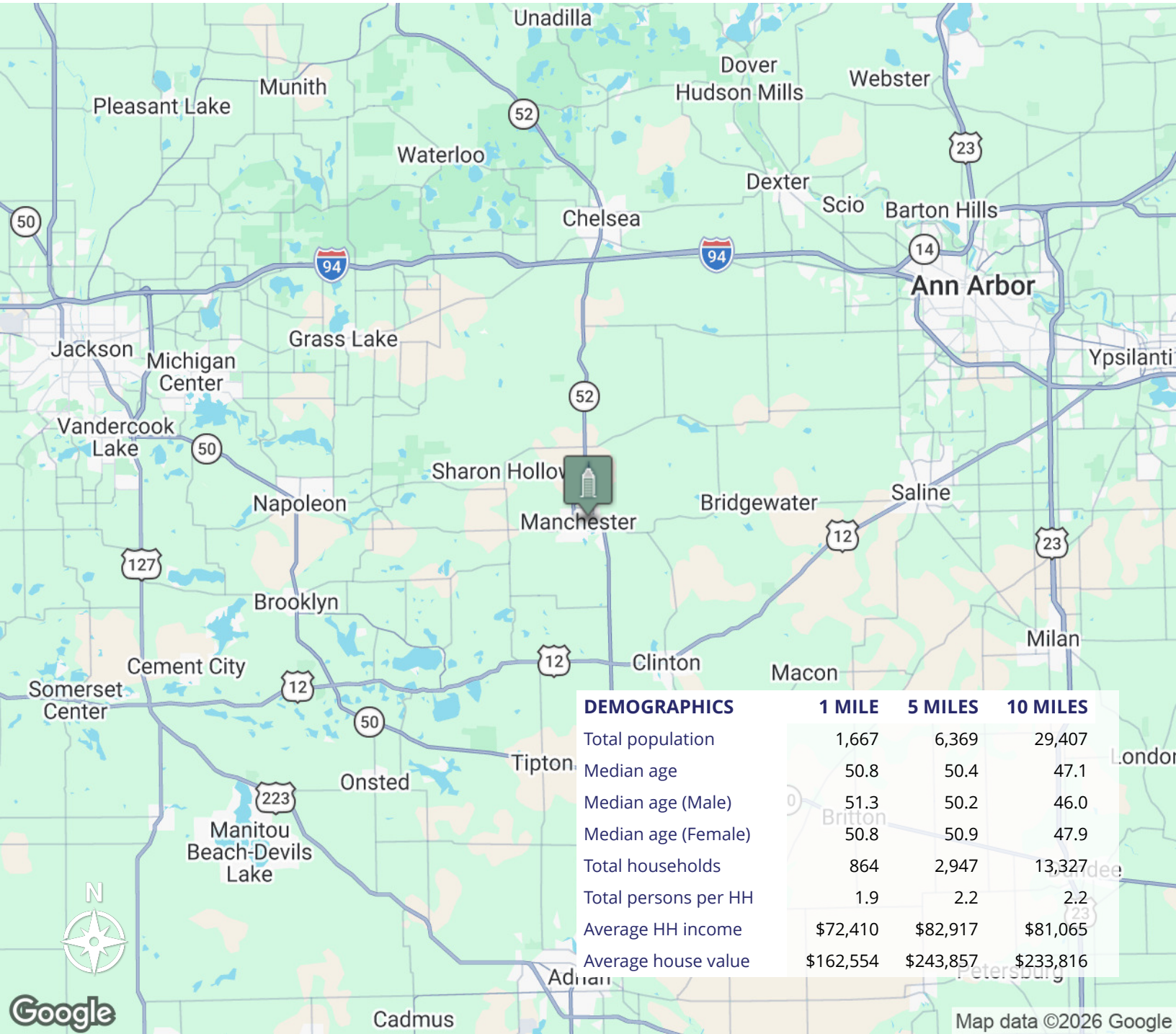
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