

FOR SALE



CHACONAS GROUP
ANN ARBOR AREA



Avis Farms

847 Avis Drive in Ann Arbor, MI

24,550 SF Flex/Manufacturing Building on 6.36 Acres



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FOR SALE

24,550 SF Available

PROPERTY HIGHLIGHTS

- 24,550 Square Feet
- *Prime Owner-User Opportunity* to Purchase a Flex/Manufacturing Building on 6.36 Acres in Pittsfield Township
- High-End Interior features Soaring Ceilings and Natural Light Throughout. Striking Lobby with Professional Reception and Skylight Feature
- ±10,960 SF Office Space with Open Work Areas, Private Offices, Conference Rooms, and a Large Kitchen/Dining Area with Patio and Trellis
- ±13,900 SF Flex Area with 18' Clear Height Offers 3 Individual Spaces: an Assembly Area, Shipping and Receiving Section with a Dock & Rolling Door, and a Machine Shop
- Business Development (BD) Zoning. 50 Parking Spaces
- Located in Avis Farms - Convenient to S State St, I-94, Ann Arbor Municipal Airport, Downtown Ann Arbor, and the University of Michigan
- Offered at \$5,200,000

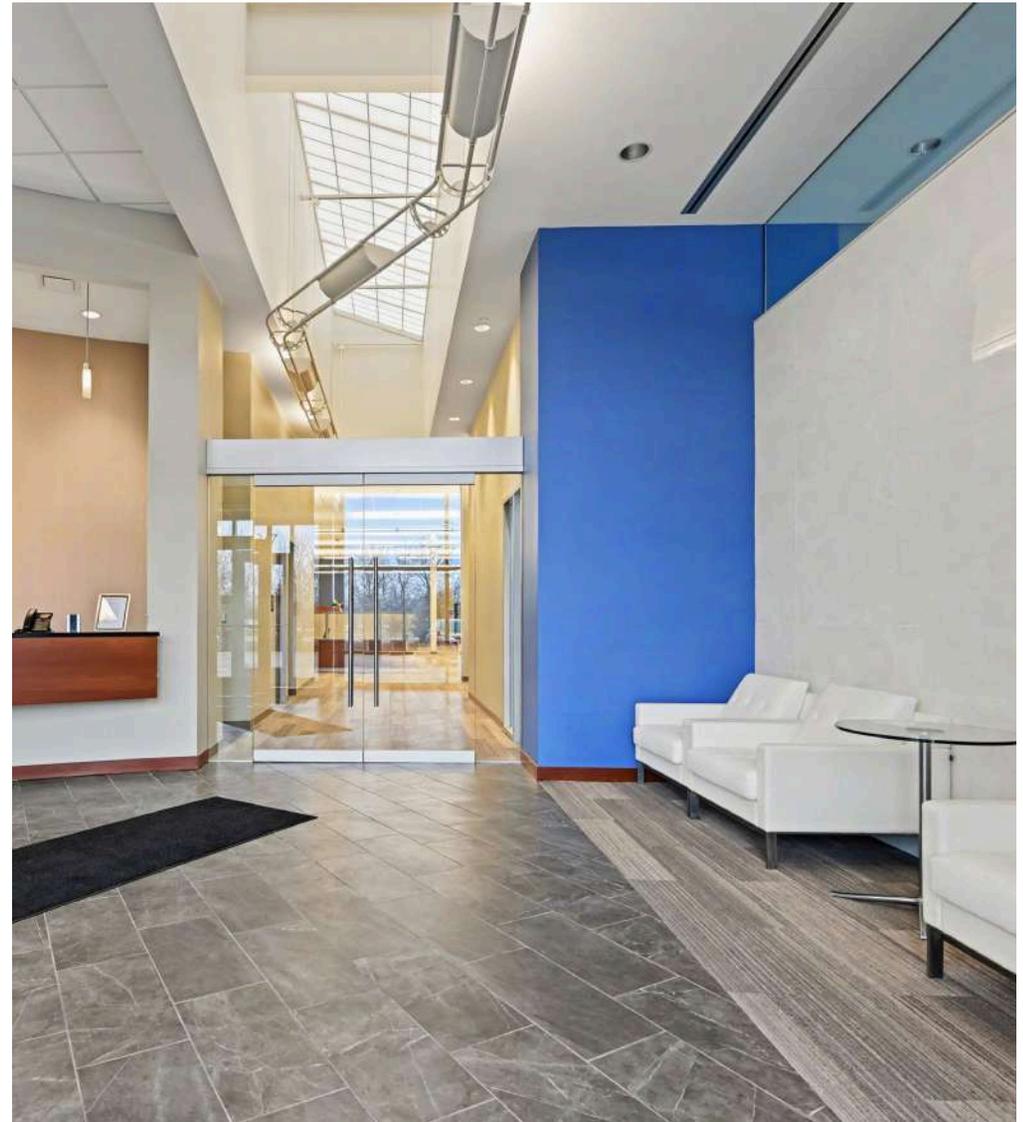


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Per Pittsfield Charter Township, the **BD Business District** is intended to provide a zoning district that encourages creative, well-planned, employment-intensive mixed research, office, and commercial development in a campus-like setting.

The district encourages consistent and uniform site layouts, architecture designed to attract business and light industry that is clean and unobtrusive to surrounding properties, development opportunities for high-skill jobs close to residential areas, thus reducing travel time and relieving any strain on the transportation infrastructure, expansion of employment opportunities by emphasizing employment-intensive uses; and providing a setting that is aesthetically pleasing.

The Pittsfield Township Non-Residential Use Table maybe viewed by clicking: [BD Business District](#)

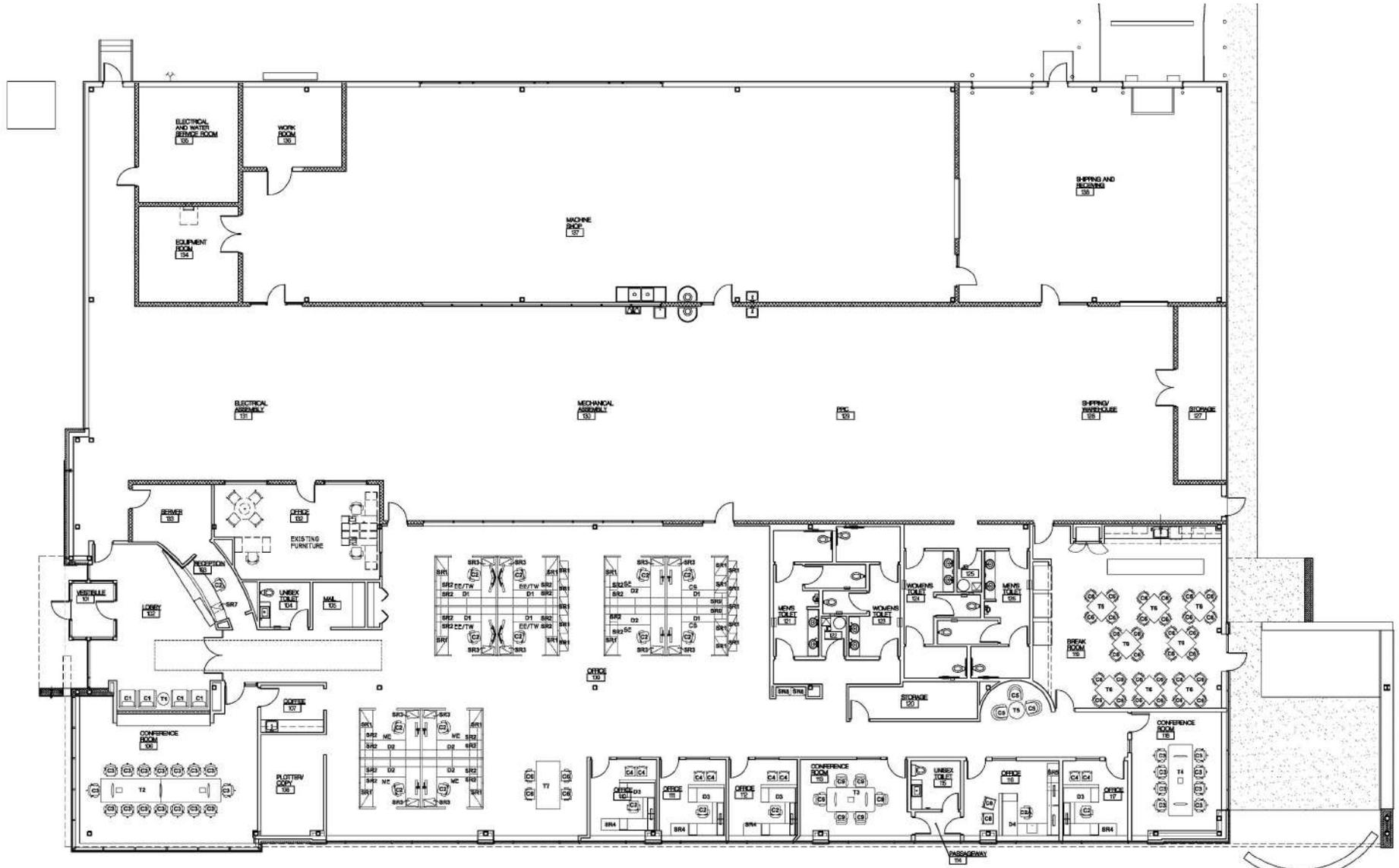


ZONING DESCRIPTION

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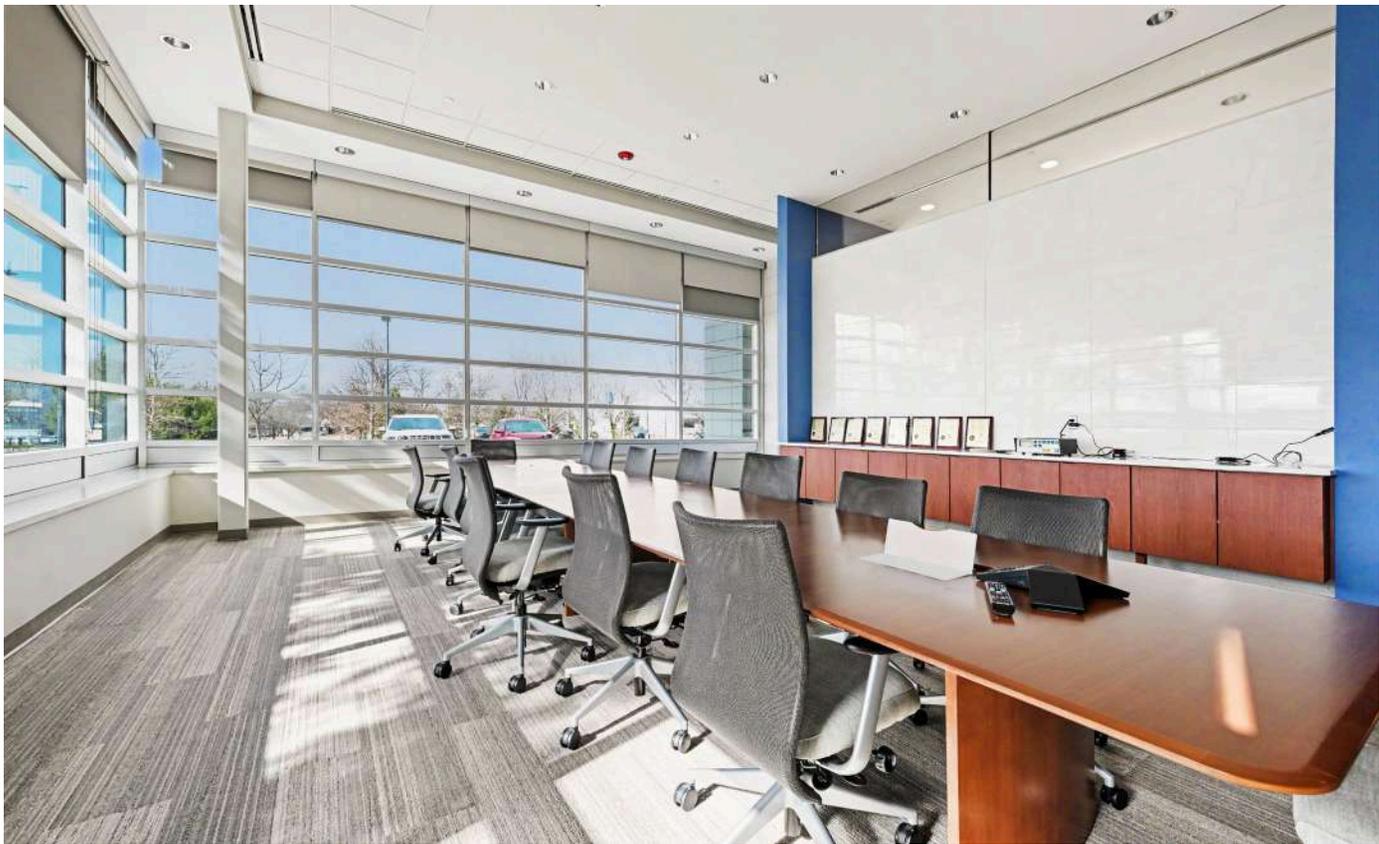


FLOOR PLAN

24,550 SF Available



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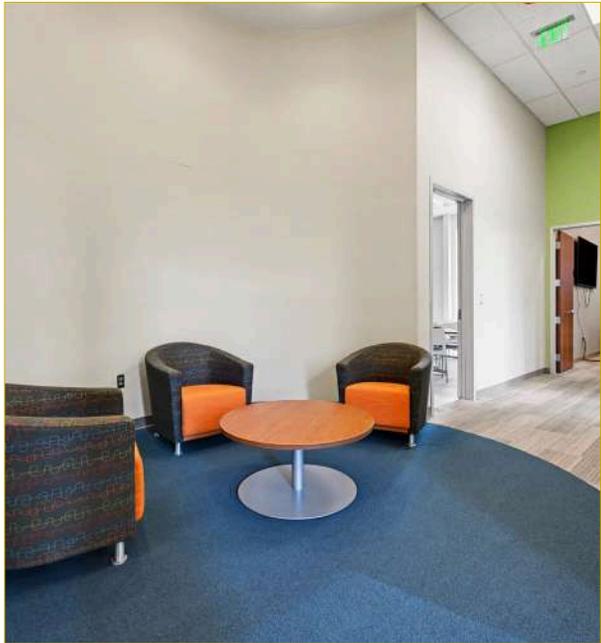
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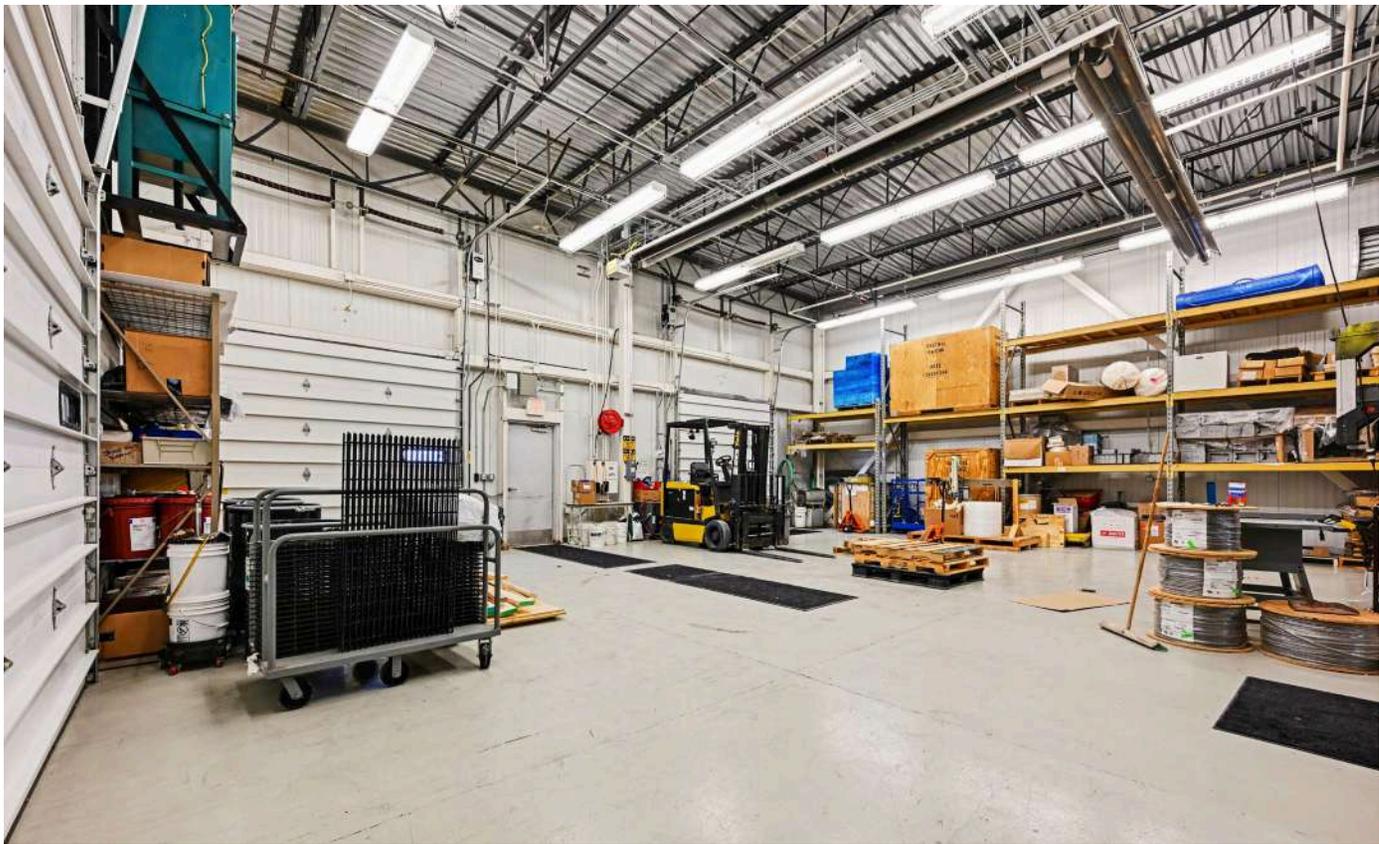
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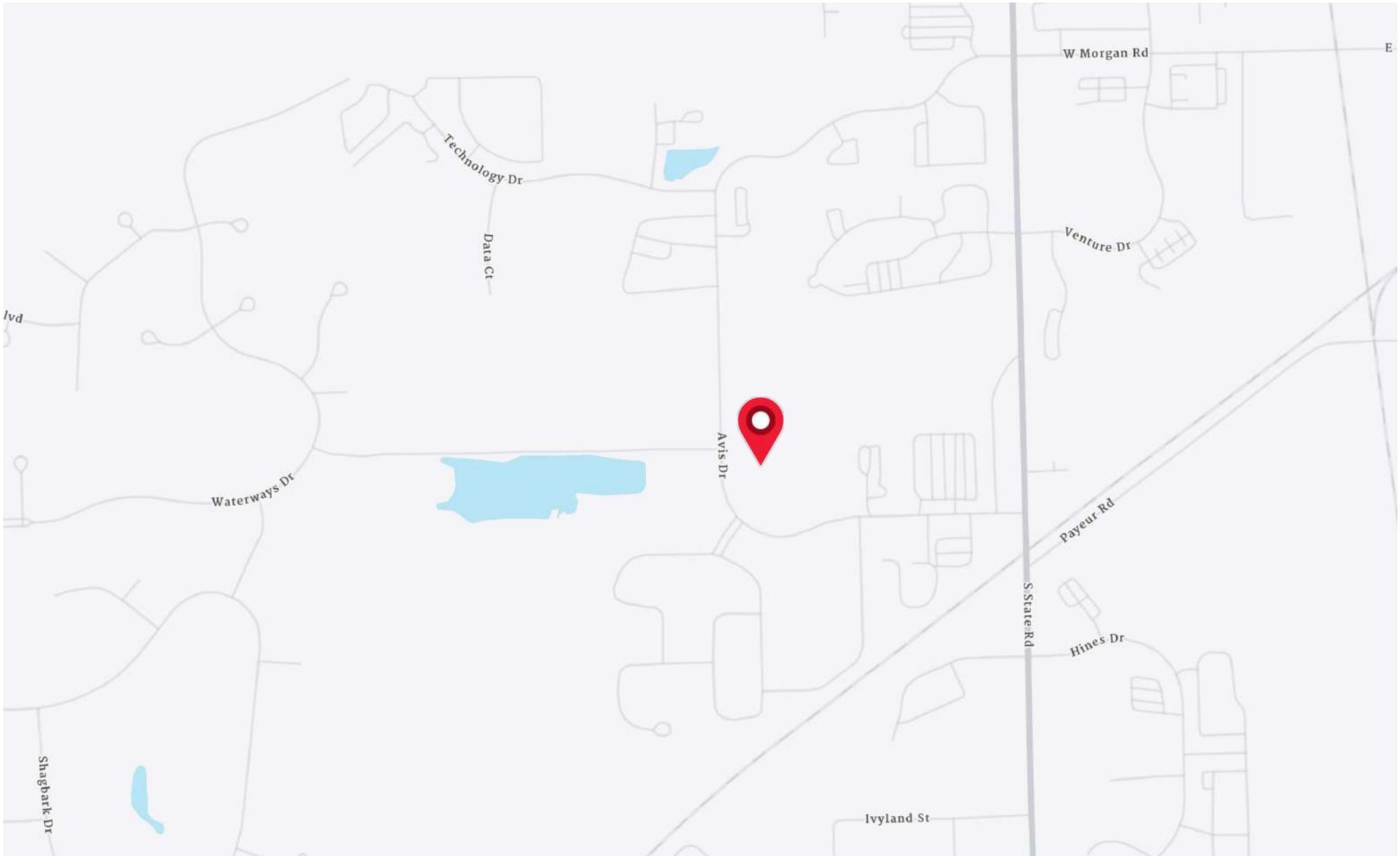


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LOCATION MAP

24,550 SF Available



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PROPERTY AERIAL

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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