

Former Jo-Ann Fabrics

FOR LEASE/SALE

45,000 SF

3737 Carpenter Rd
Ypsilanti, MI 48197



AVAILABLE:

45,000 SF

SALE PRICE:

\$5,500,000 \$122.22/SF

LEASE RATE:

\$14/SF NNN

USES: Retail

LOCATION:

Located on Carpenter Rd between
Packard St and Ellsworth Rd
I-94 and US-23 Corridor

SUMMARY:

This former Jo-Ann Fabrics building
was built in 2000 and occupied by Jo-
Ann Fabrics until 2025.



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45,000 SF FOR LEASE/SALE

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YEAR BUILT :

Built 2000

LOT SIZE:

1.07 Acres

PROPERTY INFO:

- Great Visibility
- 20 FT Clear
- Very High Traffic Counts
- Abundant Parking
- 300 Parking Spaces
- US-23 & I-94 Corridor
- 1 Truck Well
- Immediate Occupancy Available



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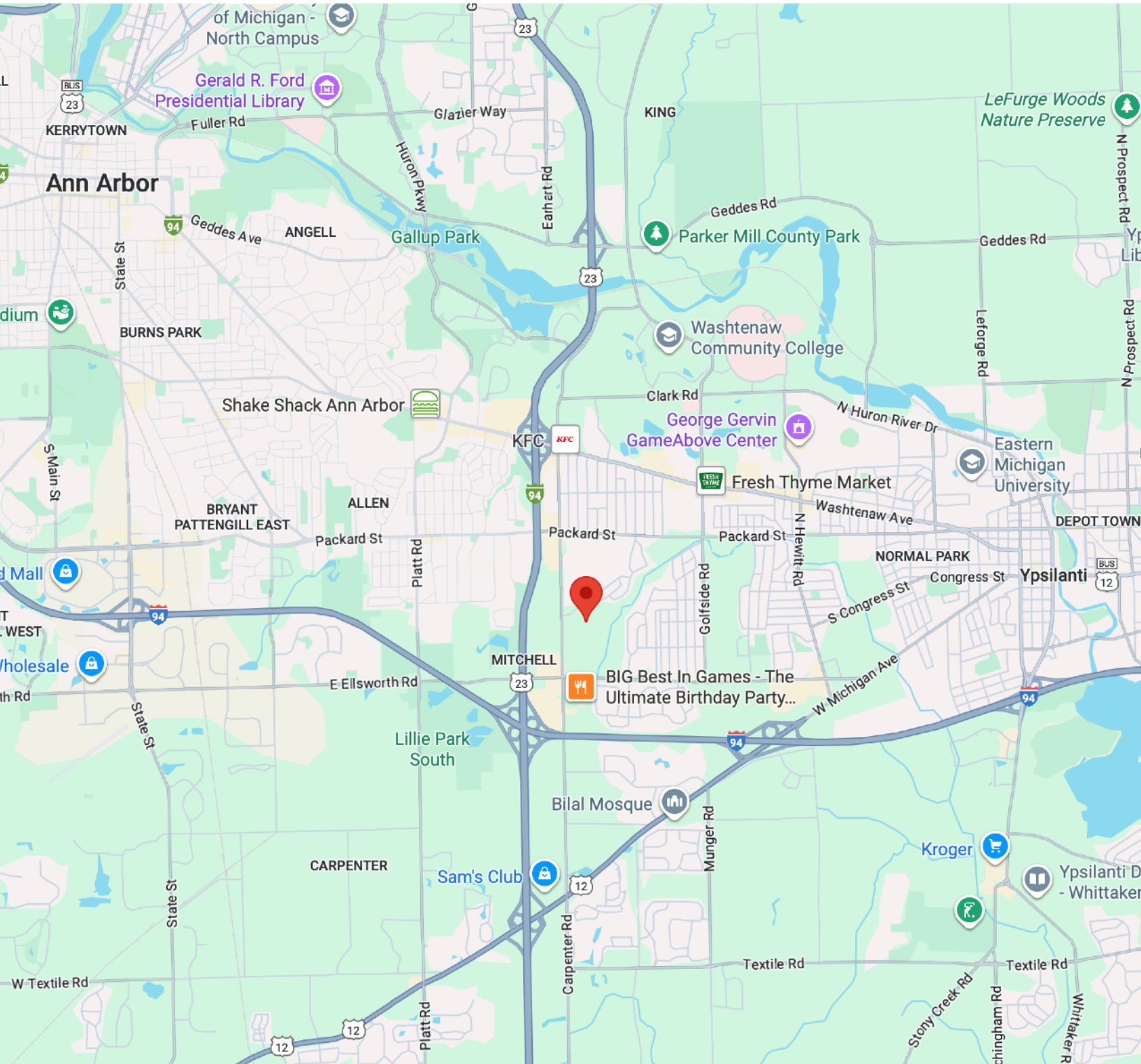
AERIAL MAP



45,000 SF FOR LEASE/SALE

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STREET MAP



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