

3 Building Complex
18,419 SF



FOR SALE OR LEASE

885 S. Parker Road

Ann Arbor, Michigan

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AERIAL OVERVIEW



Key Highlights

- 18,419 SF
- 3 buildings
- 3 acres
- Approximately 400' of frontage on S. Parker Road
- Approximately 1,700 SF of office space
- Outdoor storage possible per code
- Power: 480v, 3 phase
- Zoning Per Scio Township: A-1 General Agriculture
- 2025 Taxes: \$17,081.29
- Lease rate: \$10.00/SF NNN
- Sale price: \$795,000 (\$43/SF)

BUILDING 1



Key Highlights

- 11,584 SF
- Approximately 2,145 SF of retail/office space
- 14' – 25' ceiling clear height
- 3 overhead doors – (1) 11.5' x 13' & (2) 13' x 19.5'
- Cold storage in warehouse with mezzanine
- Equipped with stalls for bulk products



PHOTOS



BUILDING 2



Key Highlights

- 5,000 SF of clear span warehouse space
- Drive-thru with 2 overhead doors (20' x 16')
- 17.5' clear height at peak, 13' at eaves
- Radiant heat



BUILDING 3

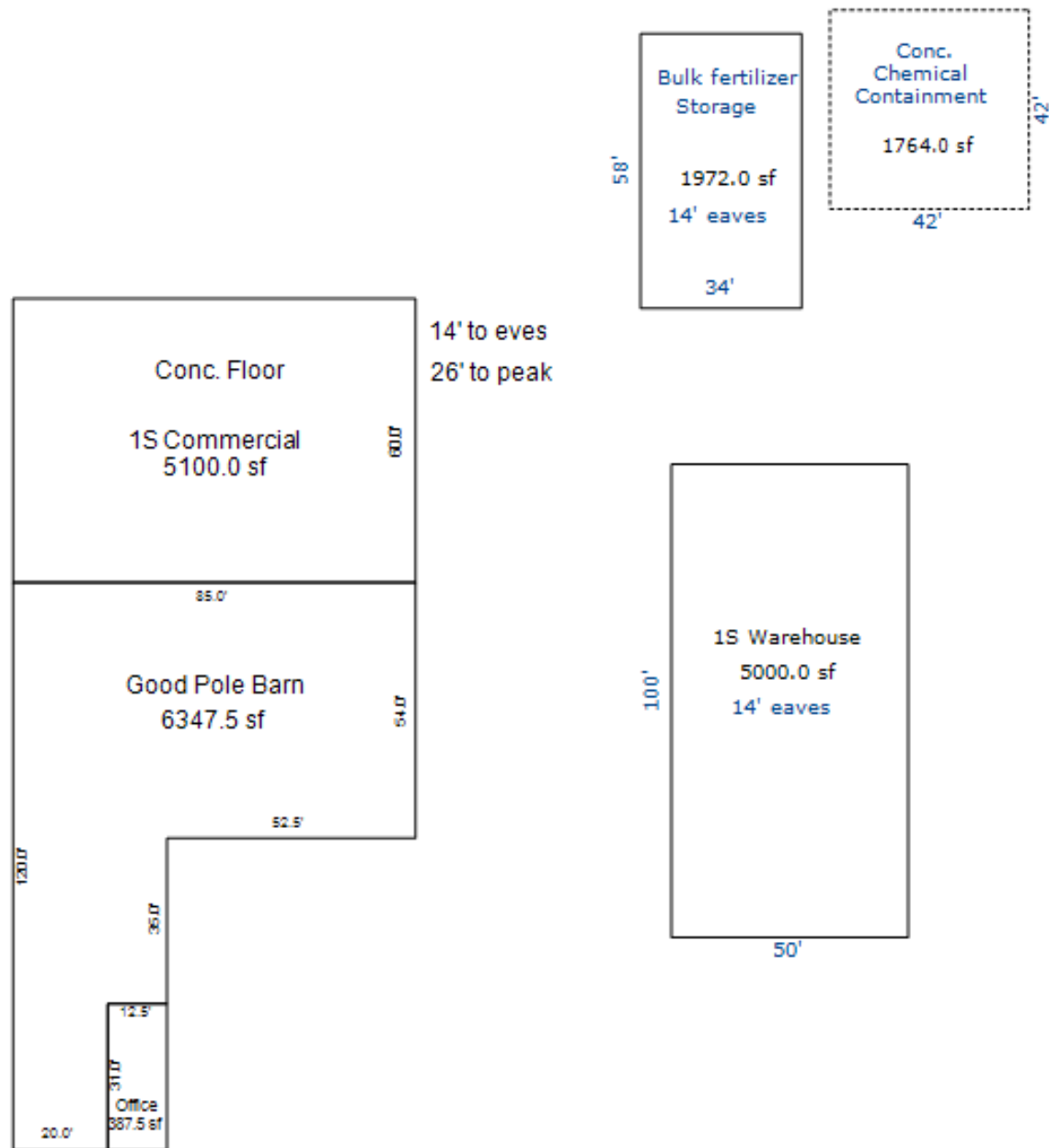


Key Highlights

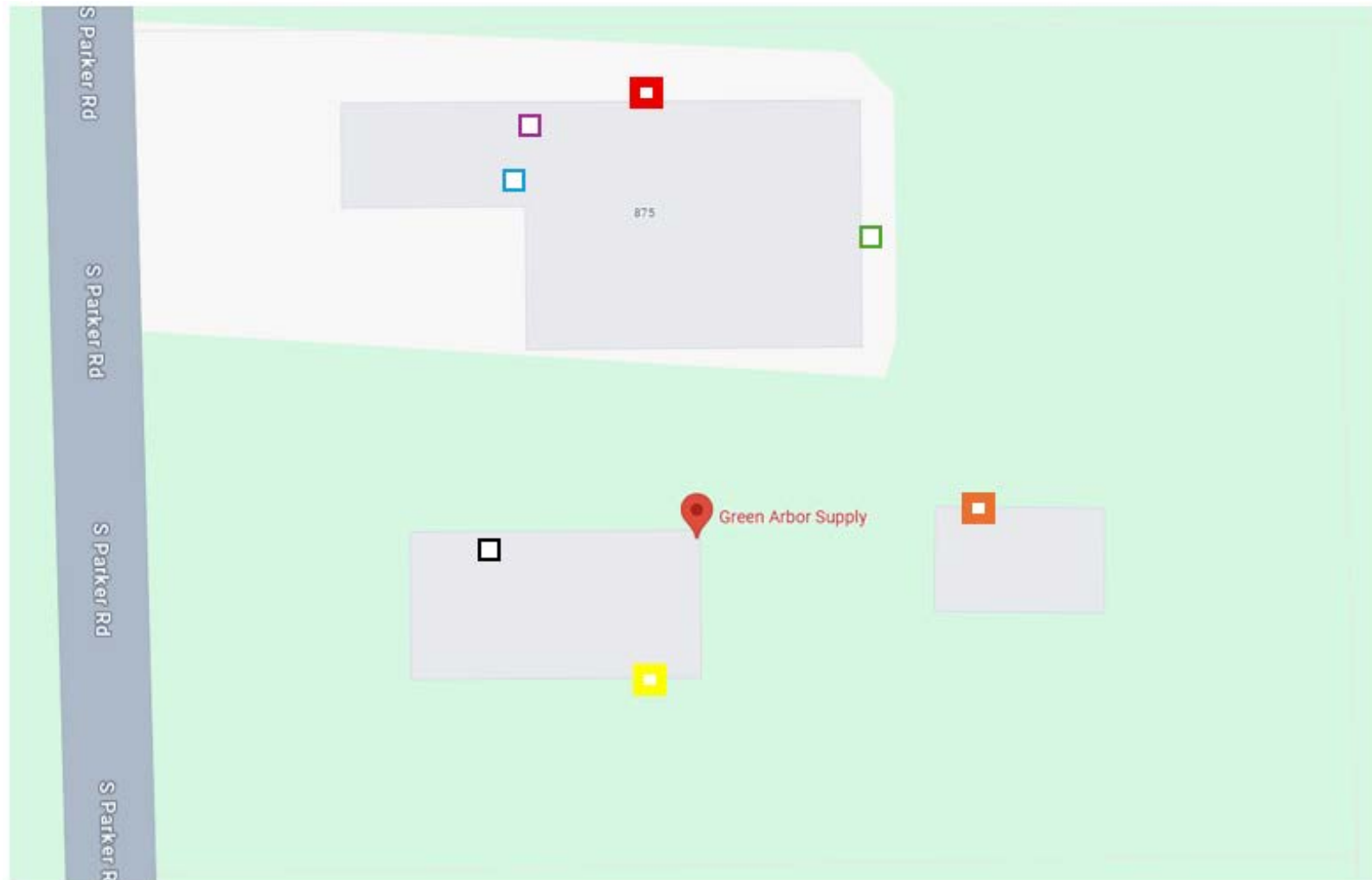
- 1,972 SF warehouse/manufacturing space
- 3 overhead doors (1) 9' x 11' & (2) 18' x 14'
- 14' ceiling clear height
- Forced air heat



SITE PLAN



ELECTRICAL LAYOUT



- = Main Incoming Utility Feed: 3-phase, 480v, 400a
- = Second Incoming Utility Feed – East Bldg: 3-phase, 240v, 200a
- = Second Incoming Utility Feed – South Bldg: 3-phase, 240v, 225a
- = Main Building Sub Panel 1: 3-phase, 240v, 225a
- = Main Building Sub Panel 2 Basement: 3-phase, 240v, 200a
- = Main Building Sub Panel 3 East Conveyor Panel: 3-phase, 240v, 200a
- = South Building Sub Panel: 3-phase, 240v, 200a

ZONING

1. *General Agriculture District (A-1).*

1. *Intent.* This district is intended to protect and preserve agricultural land uses, maintain rural character, minimize population density, and minimize the burden on public facilities and services. It is also the intent of this district to allow only low density residential use which promotes open space preservation and is compatible with and maintains existing agricultural operations. Accordingly, the A-1 district allows both agriculture uses and single-family dwellings.
2. *Permitted uses.*
 1. Single-family dwelling provided that the overall density permitted as of right shall meet the requirements set forth in section 36-75, Schedule of regulations, Note 3.
 2. Family day care homes.
 3. Adult foster care homes, foster family homes, and foster family group homes.
 4. Farms and farming operations.
 5. A parcel may be used for the maintenance of animals, not as part of a farm or farm operation and not for the purpose of remuneration or sale, but incidental to the use of a parcel principally for single-family residential purposes, and further subject to the provisions of section 36-135.
 6. Public or private forest preserve, nature or wildlife preserve, game refuge, park, or similar recreation areas of low density and which utilize the natural features of the land.
 7. The retail sale of produce in connection with a farm or farm operation, subject to the conditions set forth in section 36-146 hereof.
3. *Conditional uses.*
 1. Single-family dwellings located within a rural open space development subject to the density restrictions and the provisions of section 36-130, open space development.
 2. Mineral mining and extractive operations subject to the provisions of section 36-145.
 3. Governmental buildings.
 4. Group day care homes subject to the provisions of section 36-128.
 5. Bulk feed and fertilizer outlets.
 6. Commercial stables, subject to the provisions of section 36-135.
 7. Commercial kennels, subject to the provisions of section 36-135.
 8. Neighborhood and community parks.
 9. Golf courses, country clubs, and swim clubs, subject to the provisions of section 36-142.
 10. Community wastewater utility systems, subject to the provisions of section 36-318.
 11. Agricultural commercial/tourism business, subject to the provisions of section 36-149.
 12. Accessory or ancillary oil and gas well use or structures, as defined in section 36-5, subject to site plan approval under article VI, regulations in article X, and performance standards under section 36-150, and other applicable ordinance provisions, except that such approval shall not regulate or control the drilling, completion, production, or operation of any oil and gas well or oil and Environmental Protection Act, MCL 325.61501 et seq., or its duly promulgated rules and regulations; and subject to filing of any permits, certificates, or approvals required by federal, state, or other township laws, regulations, or ordinances.



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