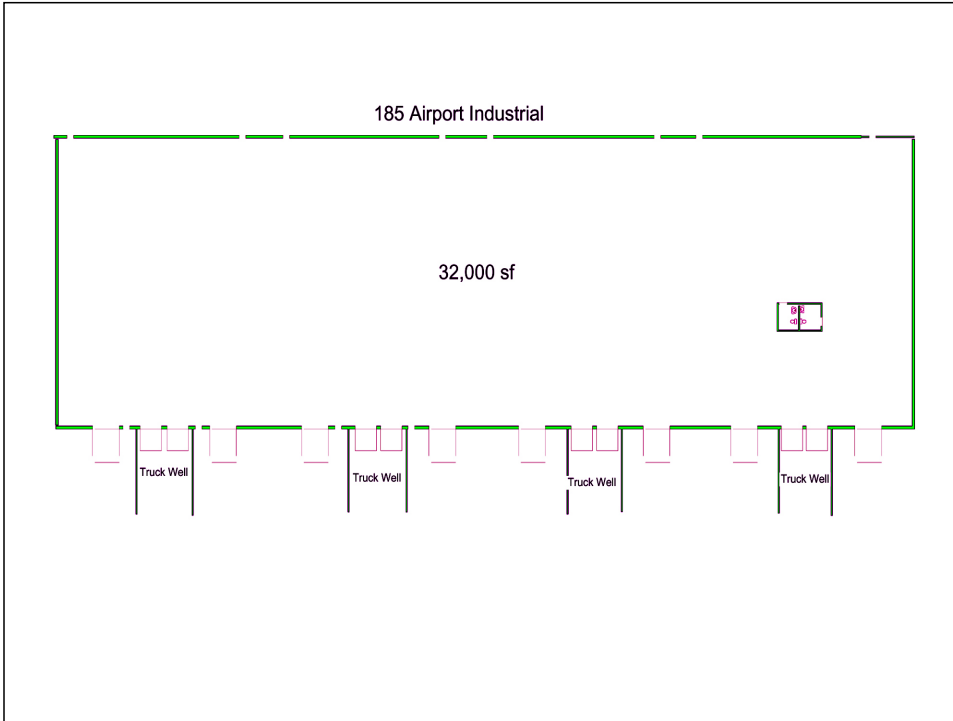




# For Lease 185 AIRPORT INDUSTRIAL DR.

YPSILANTI, MICHIGAN

## 32,000 sf Manufacturing Building



**LOCATION:** Part of Airport Industrial Center, a multi-tenant industrial park with 272,000 sf in 11 buildings on 37 acres. Located off the M-17/US-12 bypass northwest of Willow Run Airport in Ypsilanti Township, Washtenaw County.

**BUILDING:** 185 Airport Industrial Drive is a 32,000 sf well appointed manufacturing building (100' X 320') which includes 500 sf of office, 2 restrooms, 8 truck wells, 8 overhead doors, 18' ceilings, efficient lighting, gas fired tube heat, and is fully sprinklered.

**ZONING:** I-2 General Industrial, Ypsilanti Township, 734-483-3943.

**UTILITIES:** Gas and electric from DTE (800-477-4747), water and sewer from YCUA (734-484-4600), electric service is at least 600 amps.

**ACCESS TO EXPRESSWAYS:** Airport Industrial Drive has direct access to I-94 within 1 mile, 6 miles west to US-23, or 8 miles east to I-275.

**WEBSITE:** [www.airportindustrialcenter.com](http://www.airportindustrialcenter.com)

**LEASE RATE:** \$3.00/sf Net. Tax, Insurance, and CAM is \$1.50/sf. Total rent is \$12,000/month

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Building relationships.



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