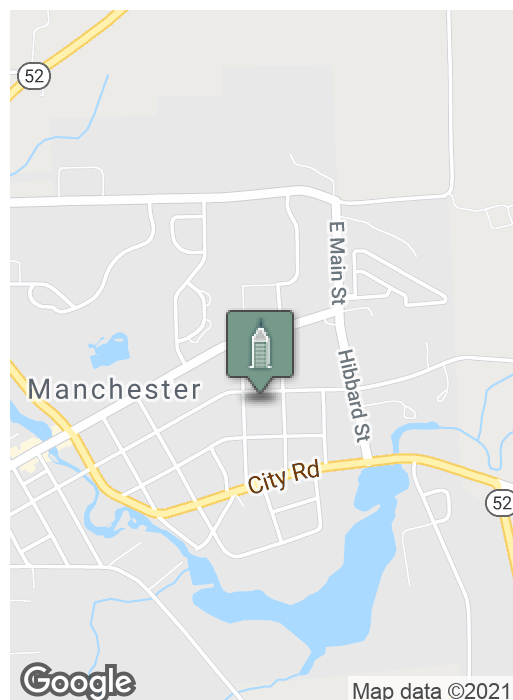




**3,240 SF -
85,000 SF**



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
- 114,000 sf building
- High bay (18' ceilings), Mid bay (12'-16' ceilings) and Low bay (10'-12' ceilings)
- Five loading docks (3 w/interior wells) and one overhead door
- Five ton craneway at east loading entrance
- Efficient radiant gas heating and efficient 400w metal halide lighting
- 13,054 sf office space with A/C, open work areas and kitchen
- Newer rubber roof, fully sprinklered
- Municipal water/sewer and gas
- Zoned I-3 (Heavy Industrial)
- Two paved parking lots with 200 spaces
- Plenty of room for semi and other truck parking

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Jeff Evans

JEFFEVANS@SWISHERCOMMERCIAL.COM

Charlie Koenn

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM

***Building
relationships.***

Industrial / Warehouse Suites for Lease

715 E DUNCAN , MANCHESTER, MI 48158



SPACE	SPACE USE	LEASE RATE	UTILITIES	SIZE (SF)
A-G	Manufacturing/Warehouse	\$3.10 - \$3.90 PSF	INCLUDED	33,979 SF
A2 - Low Bay	Manufacturing	\$1,733 PER MONTH	INCLUDED	6,710 SF
A3 - High Bay	Manufacturing	\$2,002 PER MONTH	INCLUDED	6,160 SF
B - Low Bay	Manufacturing	\$1,266 PER MONTH	INCLUDED	4,900 SF
D - High Bay	Manufacturing	\$1,053 PER MONTH	INCLUDED	3,240 SF
F - High Bay	Manufacturing	\$1,158 PER MONTH	INCLUDED	3,562 SF
I - Mid Bay	Manufacturing	\$1,934 PER MONTH	INCLUDED	5,840 SF
Office	Office Building	\$1,898 PER MONTH	INCLUDED	13,054 SF
Warehouse / Manufacturing + Office Building	Warehouse / Manufacturing + Office Building	\$1,638 PER MONTH	INCLUDED	85,000 SF

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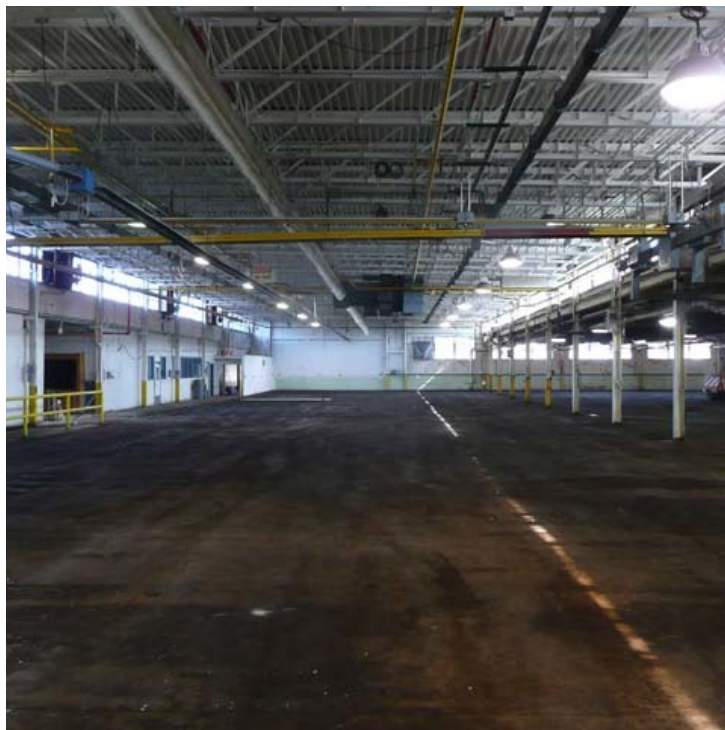
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PROPERTY OVERVIEW

Large former manufacturing building in the Village of Manchester with very affordable gross rent rates. Building is a single story, fully sprinkled 115,488 sf building with new rubber roof and 13,054 sf of air conditioned office space. Industrial suites available range from 3,240 sf - 33,979 sf. Ceilings range between 10' and 18' high. Building has 5 loading docks of which 3 are interior with a 5 ton craneway in interior loading dock area. Ample electrical power with plenty of buss duct of 3 phase for any electrical power requirement! Two large surface parking lots totaling 1.5 acres adjacent to the building available for parking.

ZONING OVERVIEW

§ 151.052 I-1, LIMITED INDUSTRIAL DISTRICT.

(A) Purpose. This District is designed to accommodate industrial, storage, and other uses that generate a minimum of noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics. It is the purpose of these regulations to permit development of the enumerated functions to protect surrounding areas from incompatible industrial activities, to restrict the intrusion of nonrelated uses such as residential, agricultural, business and commercial, except retail businesses that normally do not require the customer to call at the place of business, and to encourage the discontinuance of uses presently existing in the district which are nonconforming by virtue of the type of use.

(B) Permitted uses.

(1) Research-oriented and light industrial park uses;

(2) Printing, lithographic, blueprinting, commercial laundries, dry cleaning establishments, wholesale business, ice and cold storage plants, lumber, fuel and feed supply yards, and other similar uses;

(3) Light manufacturing, research, assembly, testing, and repair of components, devices, equipment, and systems of professional scientific and controlling instruments, photographic and optical goods, including the following:

(a) Communication, transmission, and reception equipment such as coils, tubes, semi-conductors, navigation control equipment, and systems guidance equipment;

(b) Data processing equipment and systems;

(c) Graphics and art equipment;

(d) Metering instruments;

(e) Optical devices, equipment, and systems;

(f) Stereo, audio units, radio equipment and systems;

(g) Photographic equipment;

(h) Radar, infrared, and ultraviolet equipment and systems;

(i) Scientific and mechanical instruments such as calipers and transits; and

(j) Testing equipment.

(4) Light manufacturing, processing, or assembling of the following:

(a) Biological products, drugs, medicinal chemicals, and pharmaceutical preparation;

(b) Electrical machinery, equipment, and supplies, electronic equipment and accessories; and

(c) Office, computing, and accounting machines.

(5) Research and design centers where the center are intended for the development of pilot or experimental products, together with related office buildings for the research facilities where the offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel;

(6) Data processing and computer centers, including the servicing and maintenance of electronic data processing equipment;

(7) Warehousing, refrigerated and general storage, but not including self-storage facilities;

(8) Business service establishments such as printing and photocopying services, mail and packaging services, and typing and secretarial services; and

(9) Training and/or educational centers where the centers are designed and intended to provide training at the business, technical, and/or professional level.

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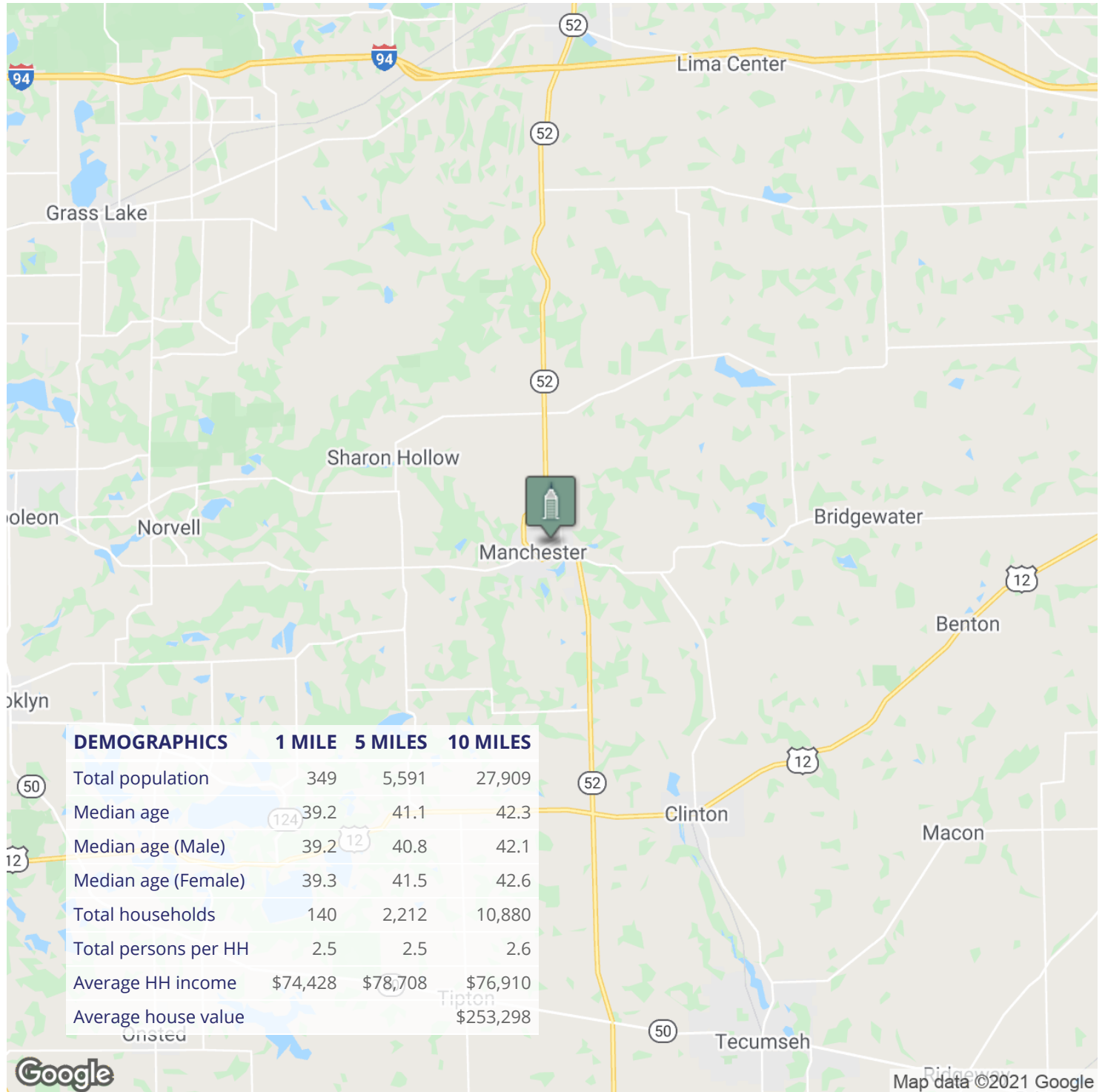
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