

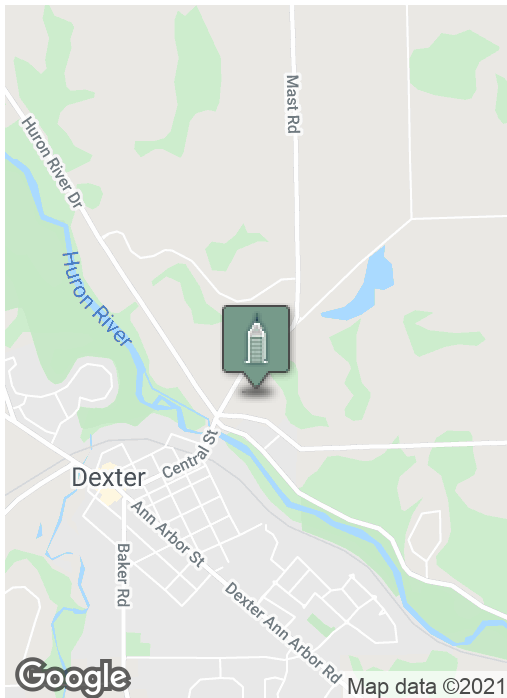
Prime Industrial

7300 W. JOY ROAD, DEXTER, MI 48130



Swisher
COMMERCIAL

FOR SALE



SUMMARY

Sale Price:	\$4,700,000
Lot Size:	23.06 Acres
Building Size:	144,300 sf
Zoning:	INDUSTRIAL, Webster Township

PROPERTY HIGHLIGHTS

- Approx. 107,000 sf of fully air conditioned manufacturing/warehouse
- High bay ceiling 21-30 FT and low bay 14-22 FT
- Eight loading docks and one 16' X 16' grade level overhead door
- Storage shed and chemical storage cages in rear of building
- Approx 37,000 sf office space on two levels with natural light, auditorium, workout room, multi-level entry/reception, multiple conference rooms, many private offices, multiple kitchens and 9 restrooms
- Municipal water and sewer
- Fiber optic internet available
- Great opportunity for growing or established company

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Michael Jurgenson, CCIM

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Jeff Evans

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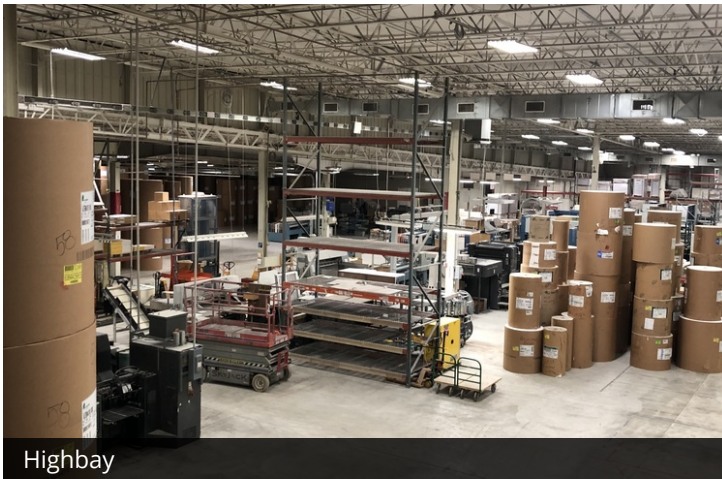
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Prime Industrial for Sale

7300 W. JOY ROAD, DEXTER, MI 48130



Highbay



Highbay



Lowbay

107,000 SF MANUFACTURING WAREHOUSE SPACE

- Fully air conditioned
- High Bay ceiling from 21-30 ft
- Low Bay from 14-22 ft
- Eight loading docks
- 16' x 16' grade level overhead door
- 13,200 amp, 480/208 volt, 3 phase power
- Compressed air
- Upgraded LED lighting
- Wet sprinkler system
- Several floor drains
- Water / sink areas

Storage shed and chemical storage cages in the rear of building.

SITE DESCRIPTION

TAX ID# C-03-32-300-010, 08-03-32-390-007

Free-standing building situated on 23 acres. The property is located on Joy Road, east of Mast Road and north of Huron River Drive. The main facility fronts Joy Road.

PARKING DESCRIPTION

Surface parking lot with 90 spaces with room for expansion.

LEGAL DESCRIPTION

REWRITE PER SURVEY 12/05/2003 WE 32-17B PCL " 6 " COM AT S 1/4 COR SEC 32, TH NORTH 739.20 FT, TH S 88-48-43 W 172.78 FT TO A POB, TH CONT S 88-48-43 W 152.60 FT, TH S 36-14-40 W 345.30 FT. TH N 49-23-24 W 437.58 FT, TH N 86-26-04 W 618.97 FT, TH N 33-06-55 E 1155.64 FT, TH S 38-19-02 E 1082.35 FT, TH S 01-31-17 E 160.47 FT TO THE POB. PT OF SW 1/4 SEC 32, T1S-R5E. 18.06 AC.

REWRITE PER SURVEY 12/05/2003 DV 1W-6 PCL "7" COM AT S 1/4 COR OF SEC 32, TH NORTH 79.20 FT TO A POB, TH CONT NORTH 660.00 FT, TH S 88-48-43 W 325.38 FT, TH S 36-14-40 W 345.30 FT TO C/LN OF HWY, TH S 49-23-24 E 697.44 FT, TH NORTH 79.20 FT TO THE POB, PT OF SW FRL 1/4 SEC. 32, T1S R5E. 5.52 AC.

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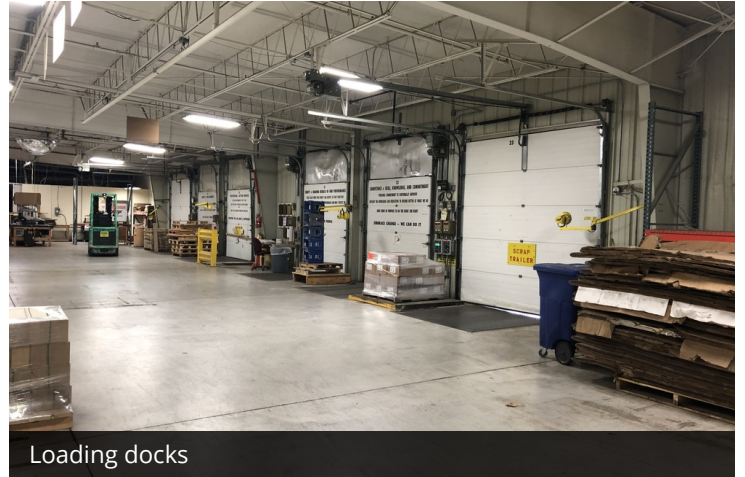
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Lowbay



Loading docks



Loading docks 1-6



Loading docks 7-8



16' x 16' grade level door



Storage shed / chemical cages

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Conference room

37,000 SF OFFICE SPACE

- Office space on two levels
- Lots of natural light
- Auditorium for training or events
- Workout room
- Two elevators
- Multi-level main entry/reception area
- Lots of private offices
- Multiple conference rooms
- Nine restrooms (some with showers)
- Multiple kitchen areas
- Large open bullpen collaboration area



Main entry reception area

WEBSTER TOWNSHIP & DEXTER AREA

Dexter is conveniently located approximately 15 minutes from downtown Ann Arbor. The site is 4 miles north of I-94 with access via Baker and Zeeb Road interchanges. Other accessible areas include Chelsea, Whitmore Lake, Pinckney, and Scio Township.

Originally settled in the 1820s and 1830s, the City of Dexter is located in Southeast Michigan, along the banks of the Huron River and Mill Creek. Residents and visitors can enjoy a day on a river, walking along nature trails, or biking on the County Border-to-Border trail, stopping in our historic downtown for lunch and some shopping. Cultural activities include a local theater, historical museum, summer concerts, ice skating in the winter, festivals, and simply playing in the parks. With access to business and industrial properties along Jackson Boulevard and an easy 15 minute drive to downtown Ann Arbor, Dexter's businesses and retail connect to the greater Washtenaw County network with ease.



Corner office

**Building
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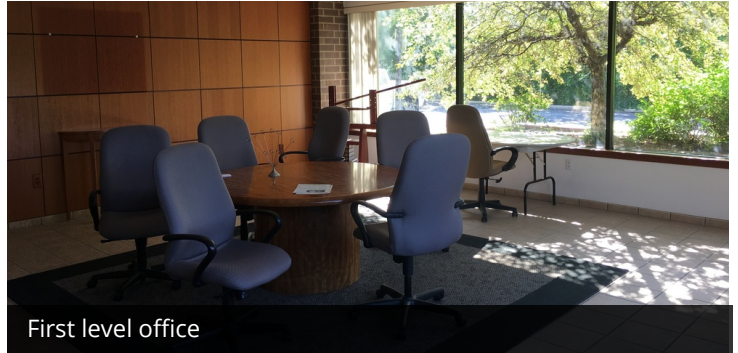
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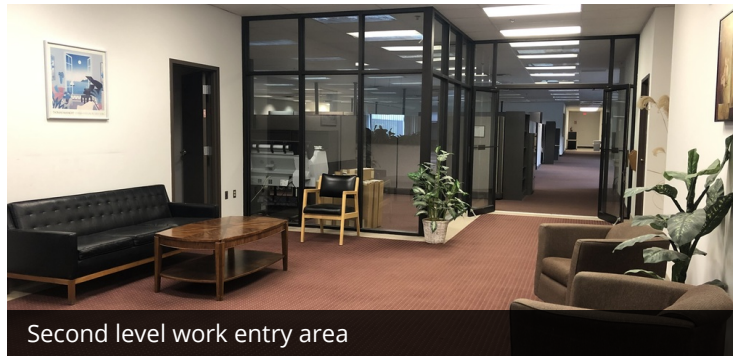
Work area



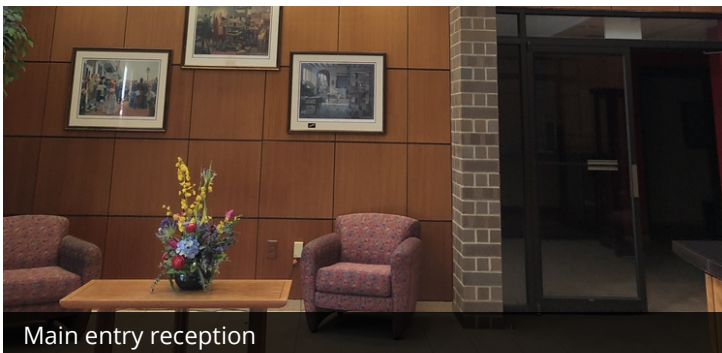
First level office



Second level work area



Second level work entry area



Main entry reception



Workout room



Auditorium



Warehouse breakroom

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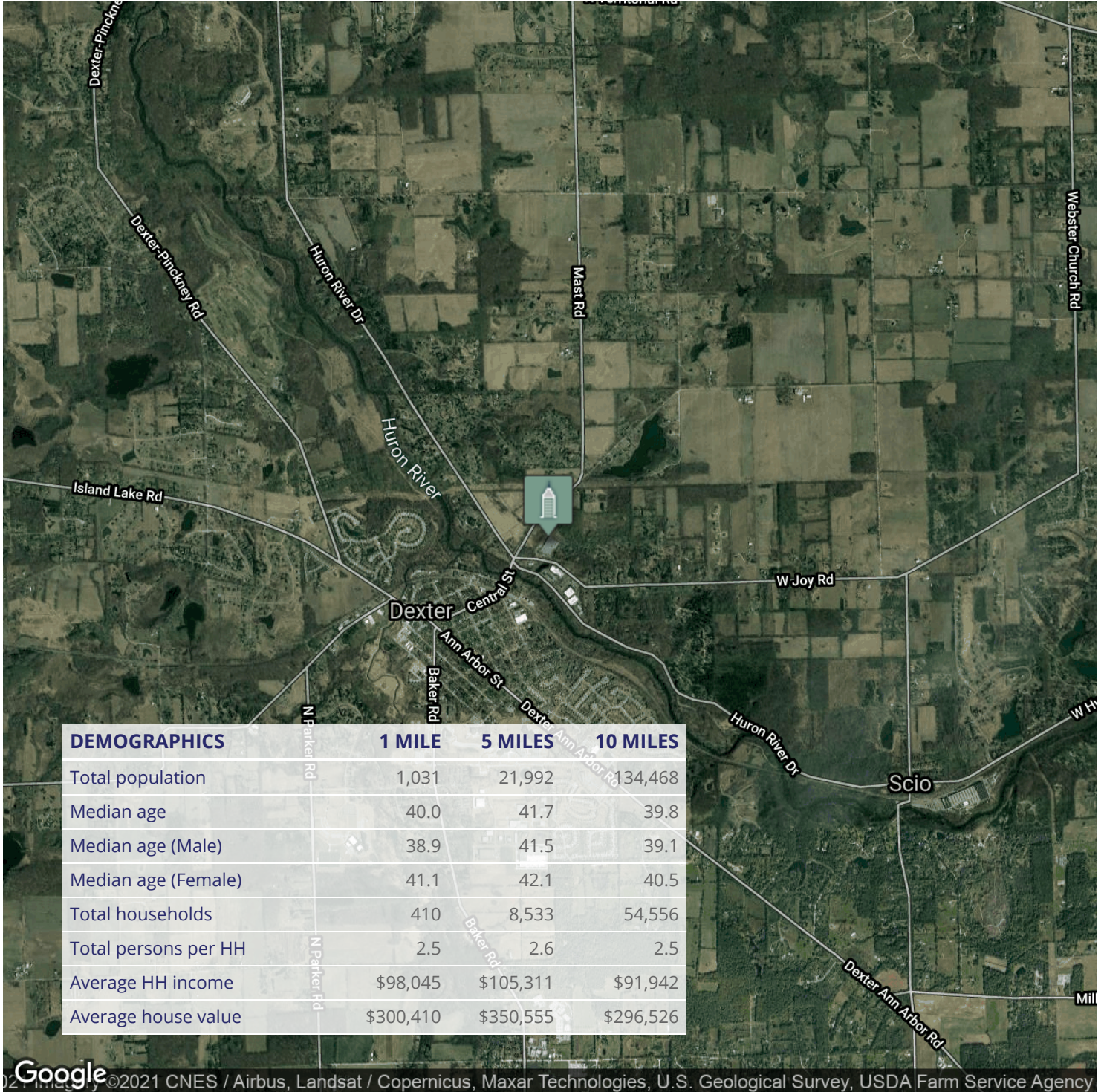
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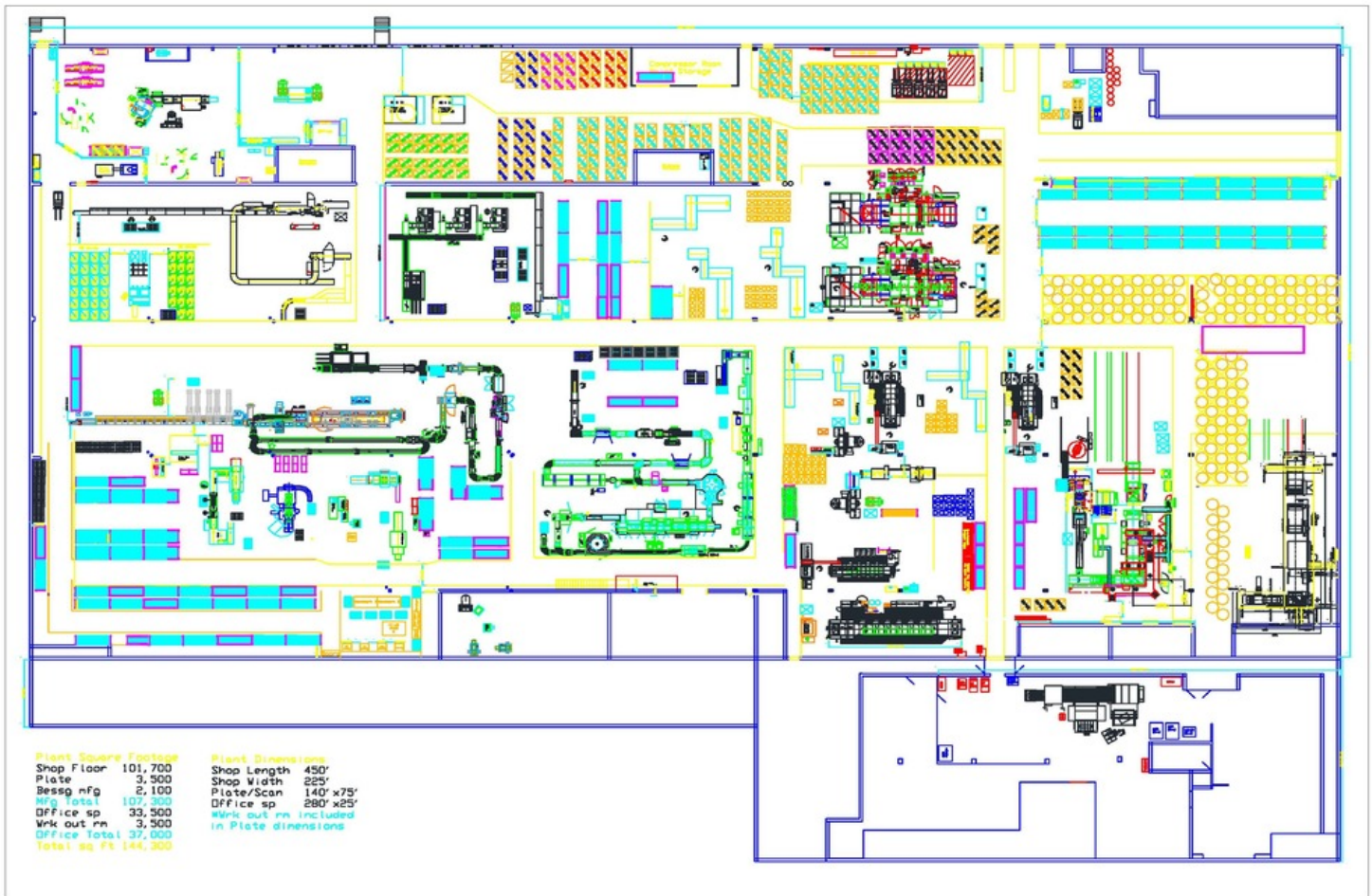
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Prime Industrial for Sale - Warehouse Floorplan

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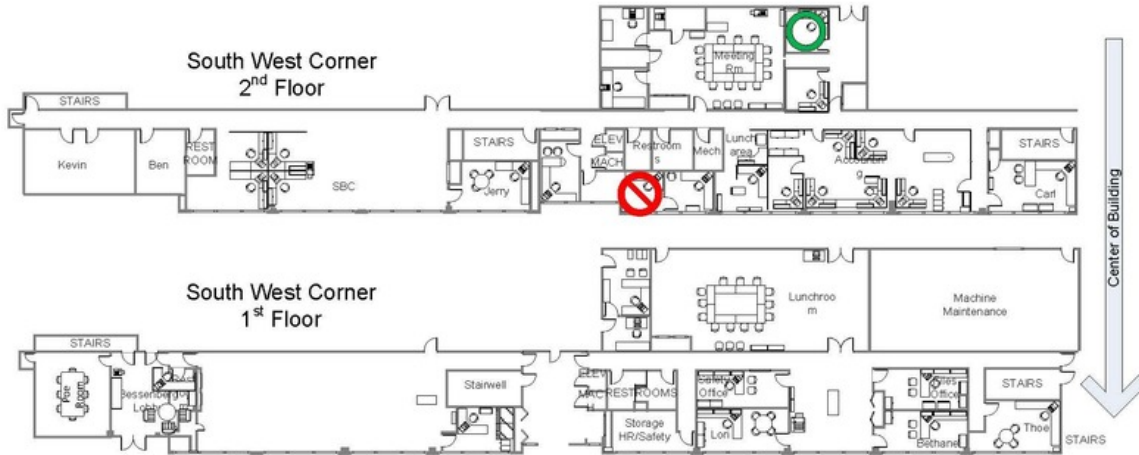
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Prime Industrial for Sale - Office Floorplan

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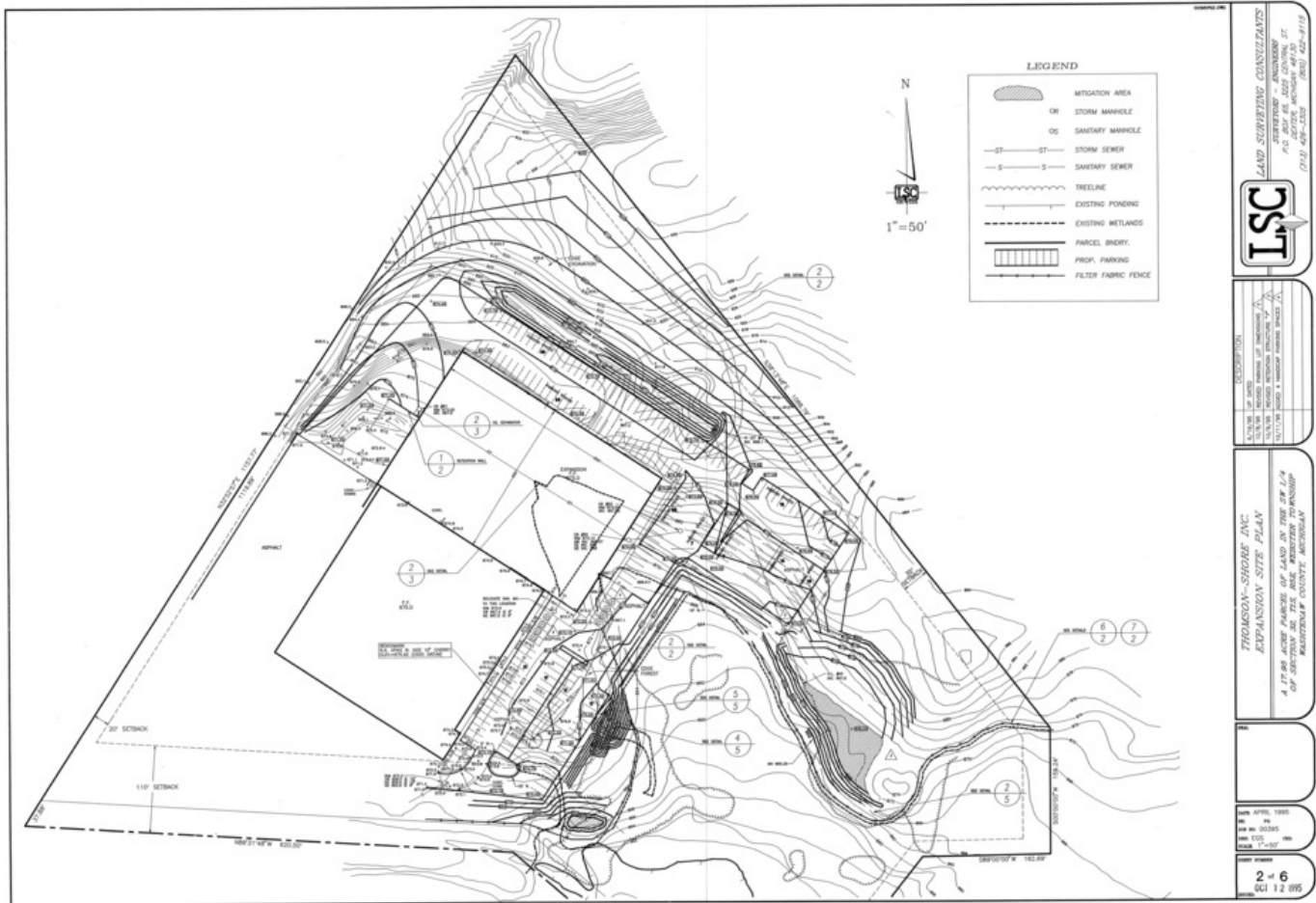
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Prime Industrial for Sale - Site Survey

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