



For Lease

Industrial/Flex Availability • Property Highlights

745 State Circle | Ann Arbor, MI

- 5,000 – 11,652 SF Available
- \$6.00 - \$12 PSF MG
- Great Location off State Street
- Quick Access to I-94 / US-23
- Lots of Natural Light
- Ample Power On-site
- Grade Level Freight Doors/Truck Wells
- 16' Ceiling Height on Main Level, 10' Ceiling Height on 2nd Level
- Plenty of Parking with LED Lighting Surrounding the Building
- Well-Maintained, and Locally Owned



Jim Chaconas
734 769 5005
jim.chaconas@colliers.com



Paul Godek
734 769 5009
paul.godek@colliers.com

Colliers, 1955 Pauline Blvd, Suite 400, Ann Arbor, MI 48103

www.colliersann Arbor.com





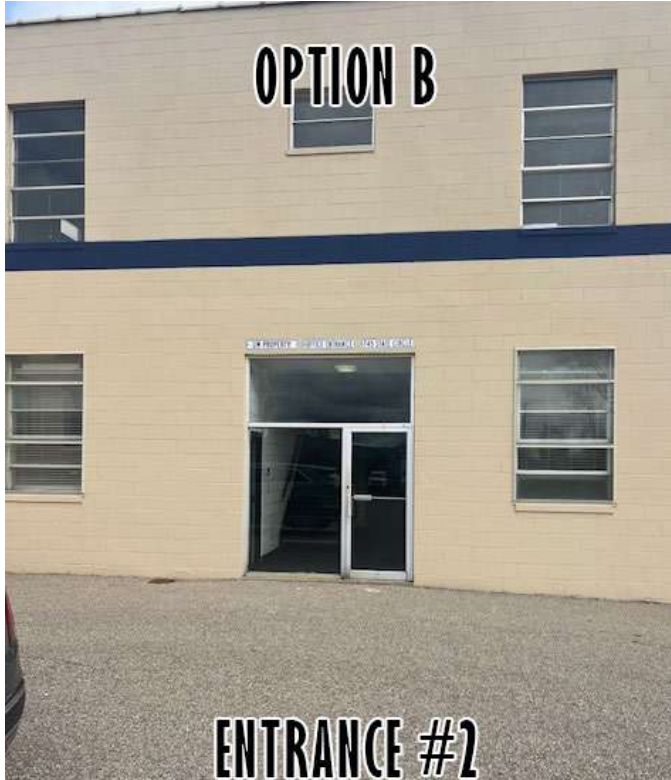
Option	Sq. Ft.	Lease Rate PSF / MG	Details
A	5,000	\$12.00	<ul style="list-style-type: none"> • Main Level • Shared Entrance • Boxed-Off Conveyor • 2 Air-Conditioned Offices • 2 Restrooms • 1 Utility Room • Access to Own Space in Shared Receiving Area • Shared use of 2 Outside Garage Doors (1 ground level, and 1 recessed truck well)
B	11,652	\$6.00 \$12.00	<ul style="list-style-type: none"> • Includes Option A • Shared and Private Entrances • 2nd Level 5,025 SF Space (@ \$6 PSF) • 1 Additional Restroom Upstairs • 3 Additional Air-Conditioned Offices • Use of Conveyor Belt



Property Photos



Property Photos

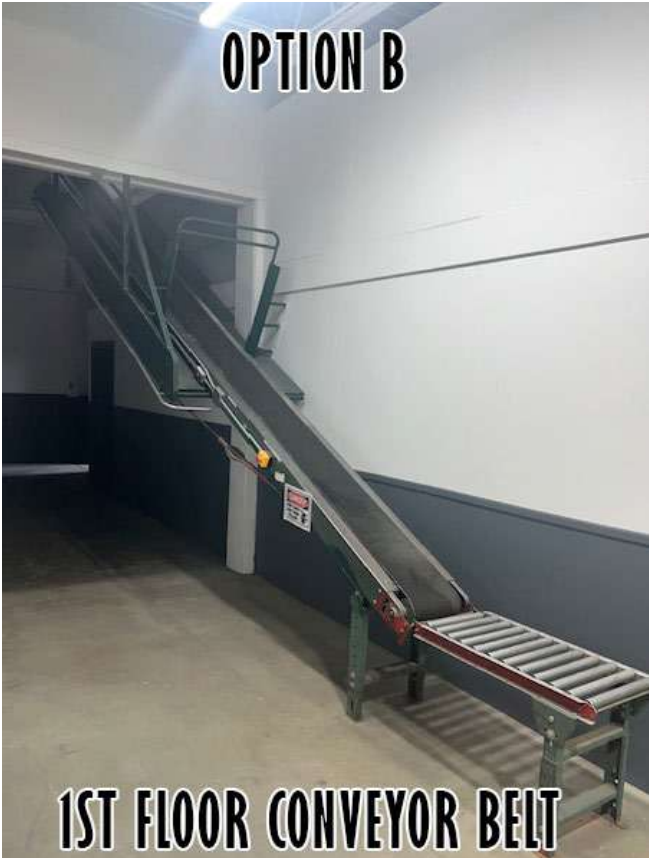




Property Photos



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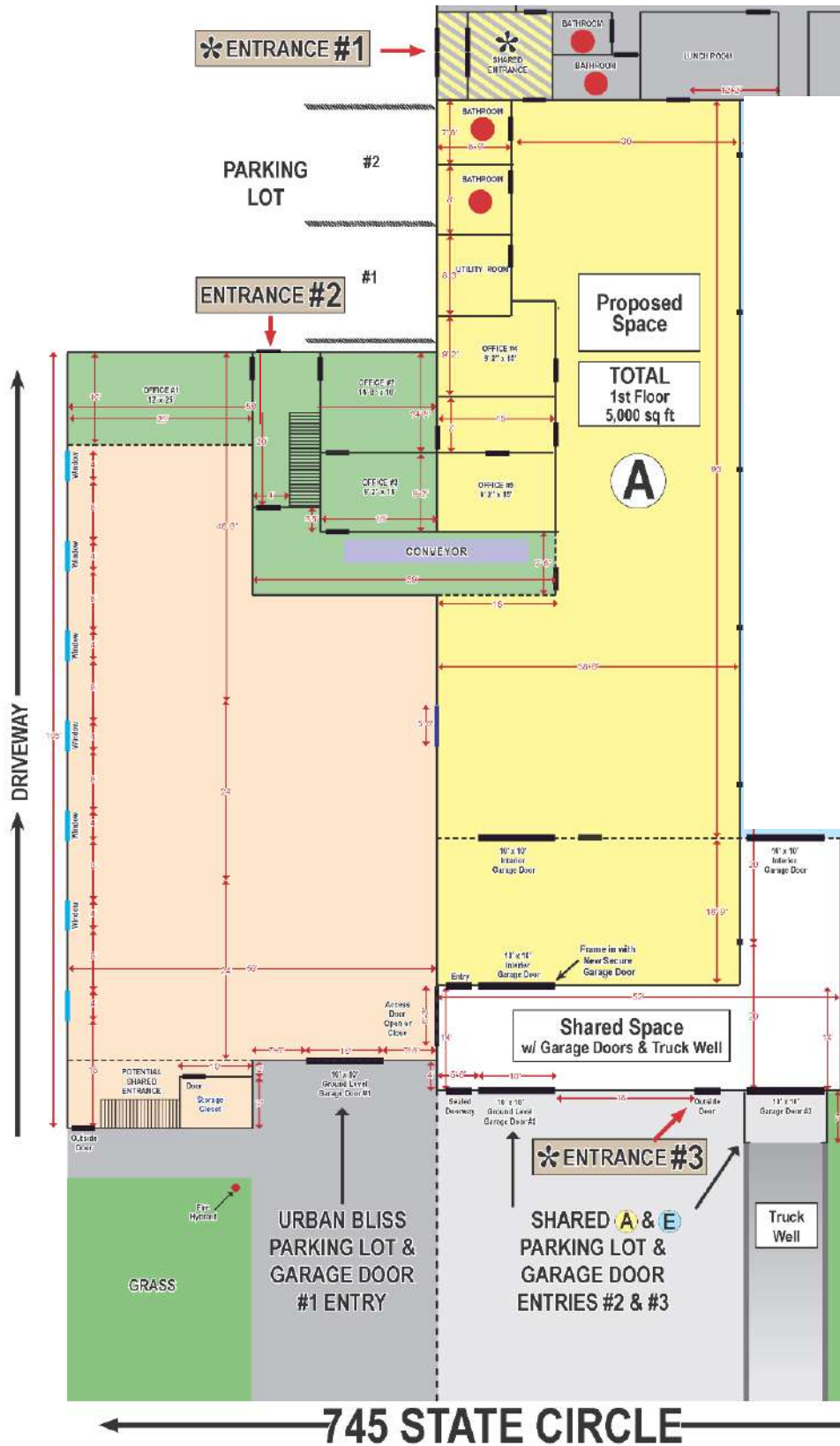




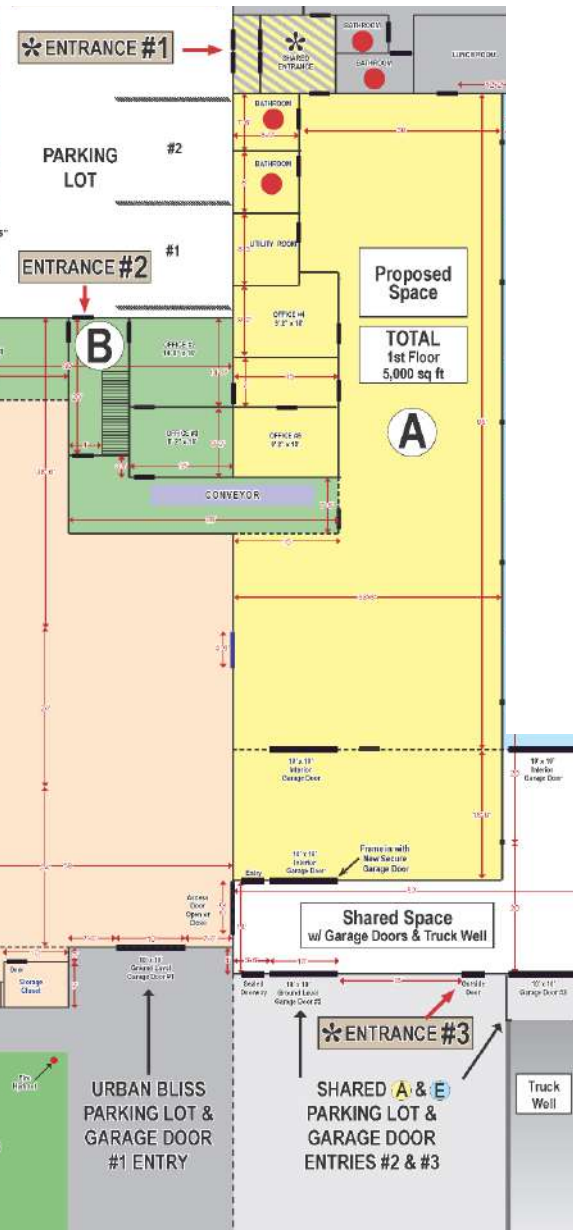
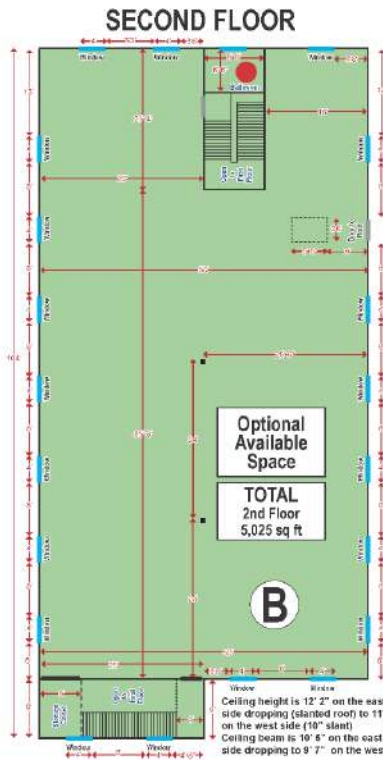
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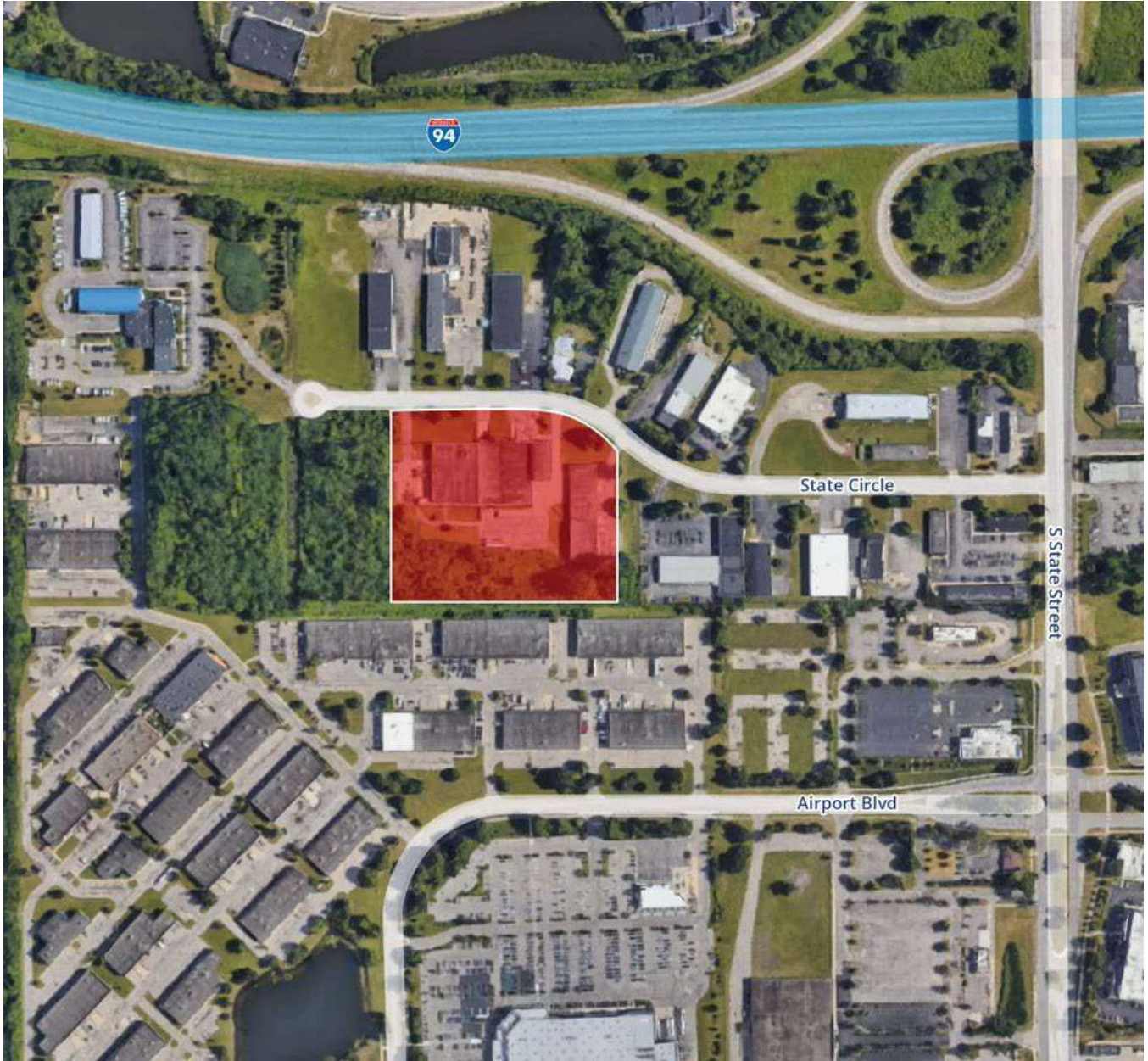
Option A



Option B (both A & B)



Aerial



We have no reason to doubt the accuracy of the information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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