

FOR LEASE

Koucar Technology Park, 7850 Jackson Rd. | Ann Arbor, MI



Colliers Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
www.colliersannarbor.com



CHACONAS GROUP
ANN ARBOR AREA

Property Details

Koucar Technology Park - 7850 Jackson Rd. | Ann Arbor, MI

Introducing Koucar Technology Park, an innovative flex development conveniently situated just off Jackson Road, to the west of Zeeb Road in Scio Township. This development comprises three parcels and buildings, each boasting a minimum clear height of 20 feet and ample parking facilities.

This prime location enjoys excellent visibility along the bustling Jackson Road, offering immediate access to I-94 and close proximity to Dexter, Chelsea, and Ann Arbor. It is further enhanced by its surroundings amongst established businesses, retail establishments, and residential neighborhoods.

Parcel 1, featuring 35,475 square feet of space and frontage on Jackson Road, is nearly finished. Parcel 2 and Parcel 3 are currently in the planning stages and will provide flexible square footage options, catering to tenant-specific needs, prior to their construction. Customized power provisions will be made available based on tenant specifications.

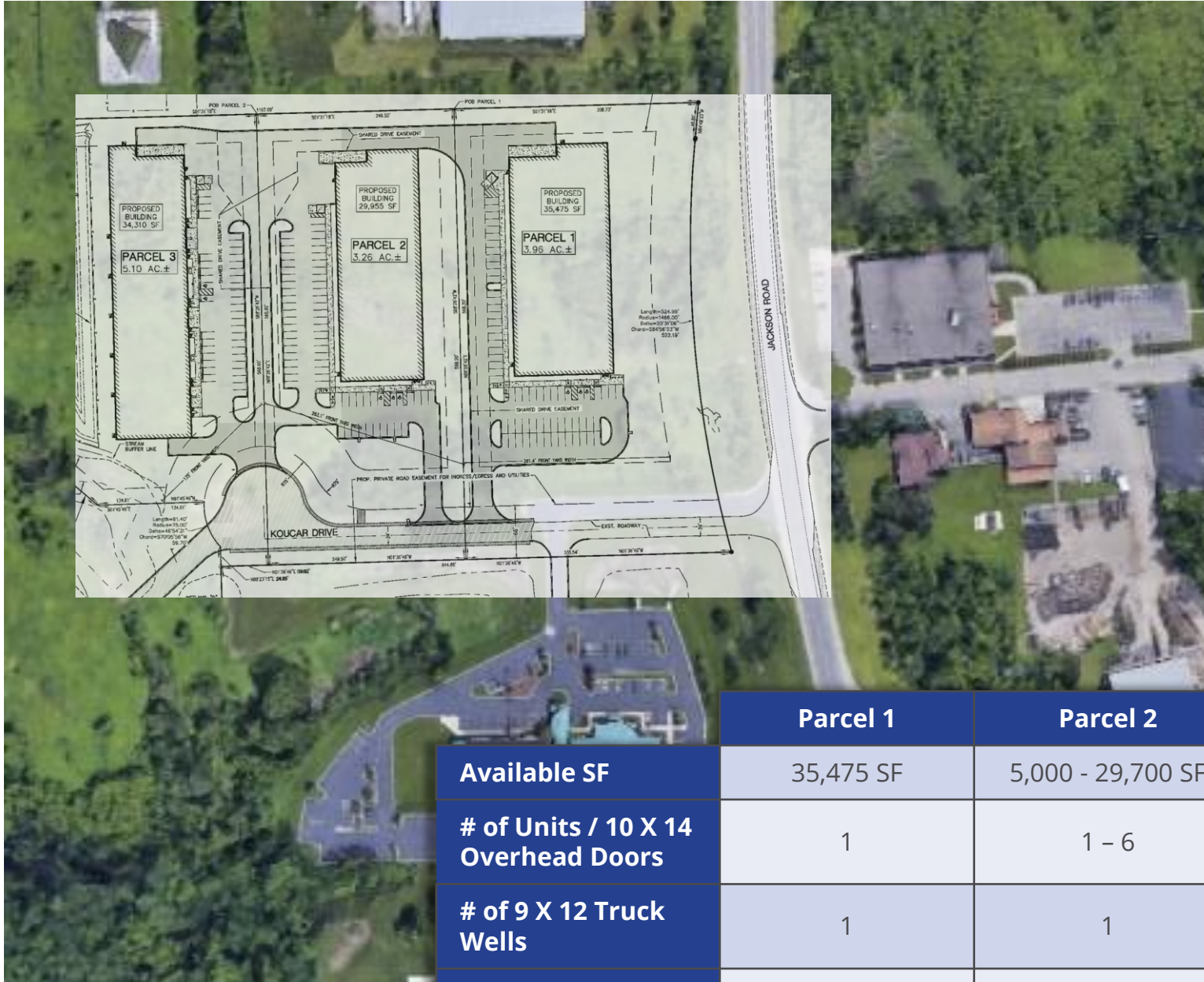
The Industrial and Research Office Park District (IRP) zoning allows for a wide range of permitted uses, making this development suitable for a variety of businesses.

The asking rate is \$10.00 per square foot NNN.



Aerial / Site Plan

Koucar Technology Park - 7850 Jackson Rd. | Ann Arbor, MI



	Parcel 1	Parcel 2	Parcel 3
Available SF	35,475 SF	5,000 - 29,700 SF	4,700 - 34,250 SF
# of Units / 10 X 14 Overhead Doors	1	1 - 6	1-7
# of 9 X 12 Truck Wells	1	1	1
Parking Spaces	68	69	40

Property Photos / Renderings

Koucar Technology Park - 7850 Jackson Rd. | Ann Arbor, MI

Parcel 1



Parcel 2



Parcel 3



Zoning | Industrial and Research Office Park District (IRP)

Koucar Technology Park - 7850 Jackson Rd. | Ann Arbor, MI

Intent

- The Industrial and Research Office Park District (IRP) is designed to accommodate a variety of light industrial, applied technology, research, and related office uses within a planned environment through the coordinated application of development standards such as access control, signage, landscaping, and other unifying elements.
- The IRP district is structured to permit, along with any specific uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, is not permitted.
- The uses permitted in this district and the application of required development standards will create compatible and orderly development of the area and promote safe and convenient vehicular and pedestrian traffic.
- The district is to be used only in those areas of the township that are served by public water and sanitary sewer facilities, and where storm drainage is sufficient to handle an intense development. All uses in the IRP district shall also be subject to special development standards set forth in section 36-131.

Permitted Uses

- Warehousing, wholesaling, refrigerated, and general storage, when conducted in conjunction with another permitted use.
- Training and/or educational centers where such centers are designed and intended to provide training at the business, technical, and/or professional level.
- Manufacturing, research, assembly, testing, and repair of components, devices, equipment, and systems of professional, scientific, and controlling instruments, photographic and optical goods, and electronic and electrical equipment, including the following:
 - Communication, transmission, and reception and equipment such as coils, tubes, semiconductors, navigation control equipment, and systems guidance equipment.
 - Data processing equipment and systems.
 - Graphics and art equipment.
 - Metering instruments.
 - Optical devices, equipment, and systems.
 - Phonographs, audio units, radio equipment, and television equipment.
 - Photographic equipment.
 - Radar, infrared, and ultraviolet equipment systems.
 - Scientific and mechanical instruments such as calipers and transits.
 - Testing equipment.
 - Electrical machinery, equipment, and supplies, electronic components, and accessories.
 - Office, computing, and accounting machines.

Zoning | Industrial and Research Office Park District (IRP)

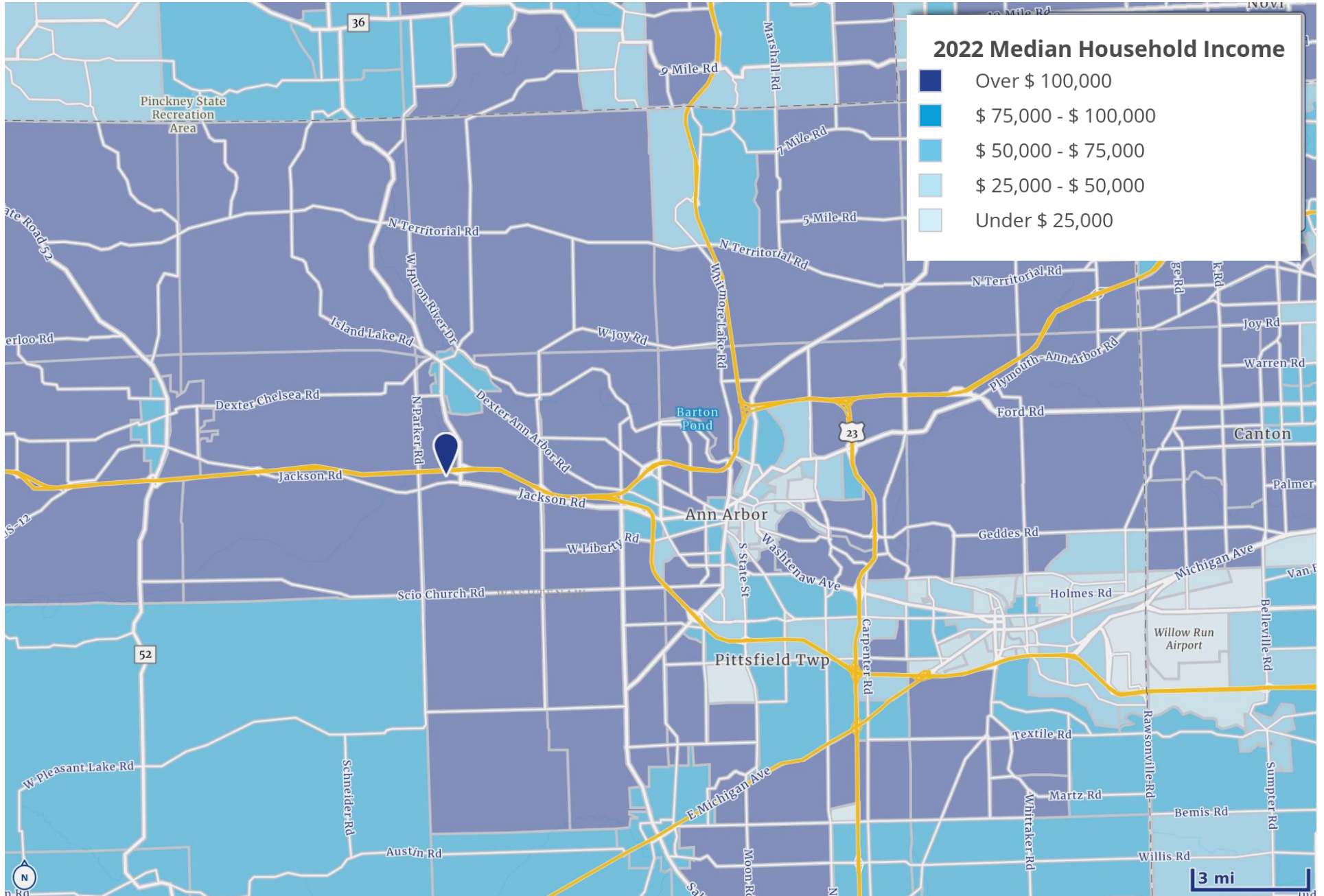
Koucar Technology Park - 7850 Jackson Rd. | Ann Arbor, MI

Permitted Uses - Continued

- Manufacturing, processing, packaging, or assembling of pharmaceutical preparations, cosmetics, and toiletries.
- Manufacturing, processing, or packaging of plastic products such as laminate, pipe, plumbing products, and miscellaneous molded or extruded products.
- Research and design centers where said centers are intended for the development of pilot or experimental products, together with related office buildings for such research facilities where said offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel.
- Printing, publishing, and related activities.
- Artist, pottery, and recording studios.
- *Employee services.* Employee services such as a cafeteria, snack bar, or exercise gym may be permitted as an accessory use to a permitted or conditional land use in this district, provided such services are contained wholly within the principal structure and are offered to employees only.
- Office and warehouse of skilled trade contractors such as electrical, heating, and plumbing contractors.
- Office and warehouse of service contractors such as cleaning services and home maintenance and repair.
- Office buildings for the use of any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and sales.
- Medical and dental offices, including clinics and medical laboratories.
- Veterinary offices and hospitals, including accessory boarding, provided no outdoor exercise runs or pens are permitted.
- Governmental offices.
- Banks, credit unions, savings and loan associations.
- Publicly owned buildings, public utility transformer stations and substations, telephone exchanges, and public utility offices.
- Training and/or educational centers where such centers are designed and intended to provide training at the business, technical, and/or professional level.
- Data processing and computer centers, including the servicing and maintenance of electronic data processing equipment.

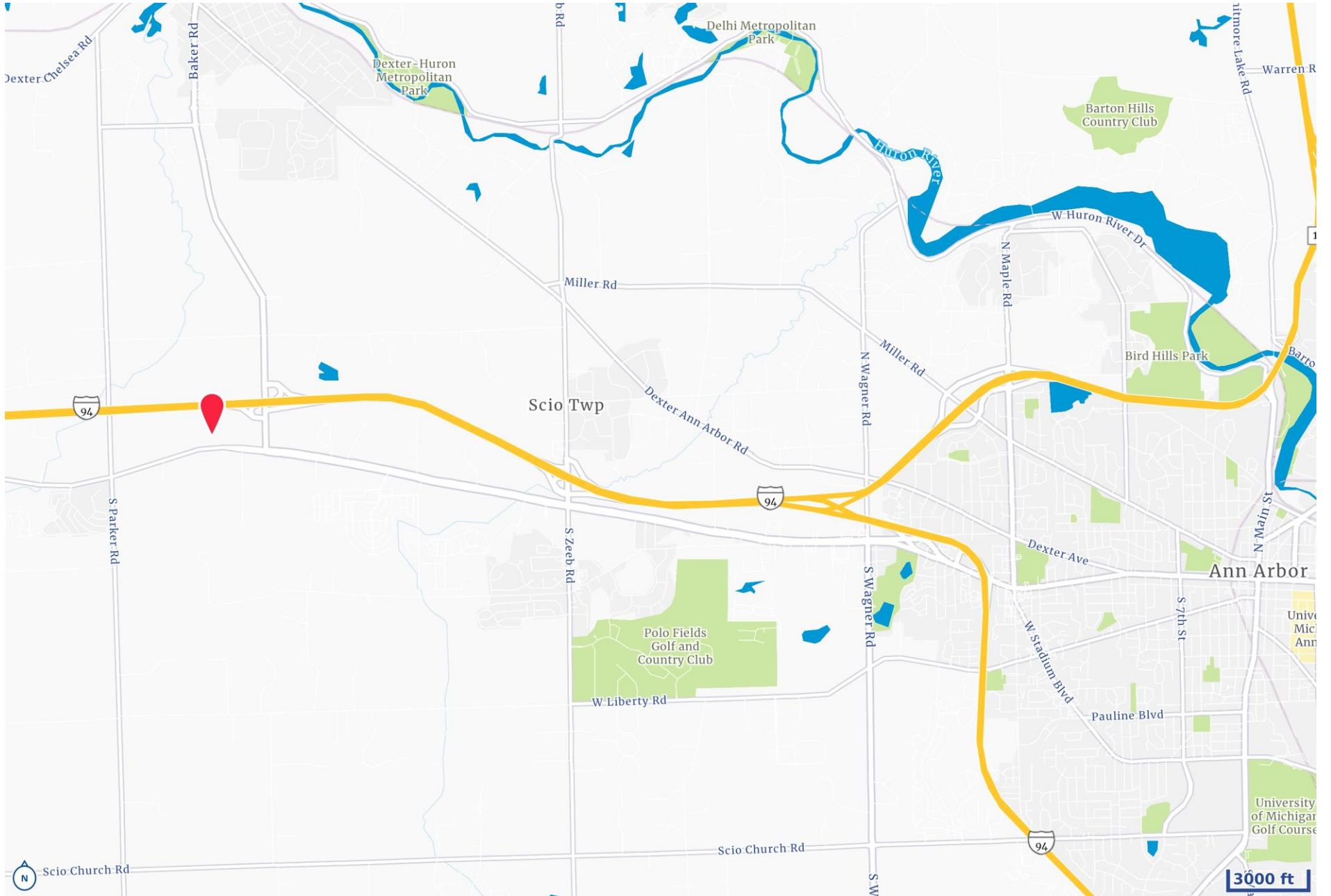
Demographics – 2022 Median Household Income

Koucar Technology Park - 7850 Jackson Rd. | Ann Arbor, MI



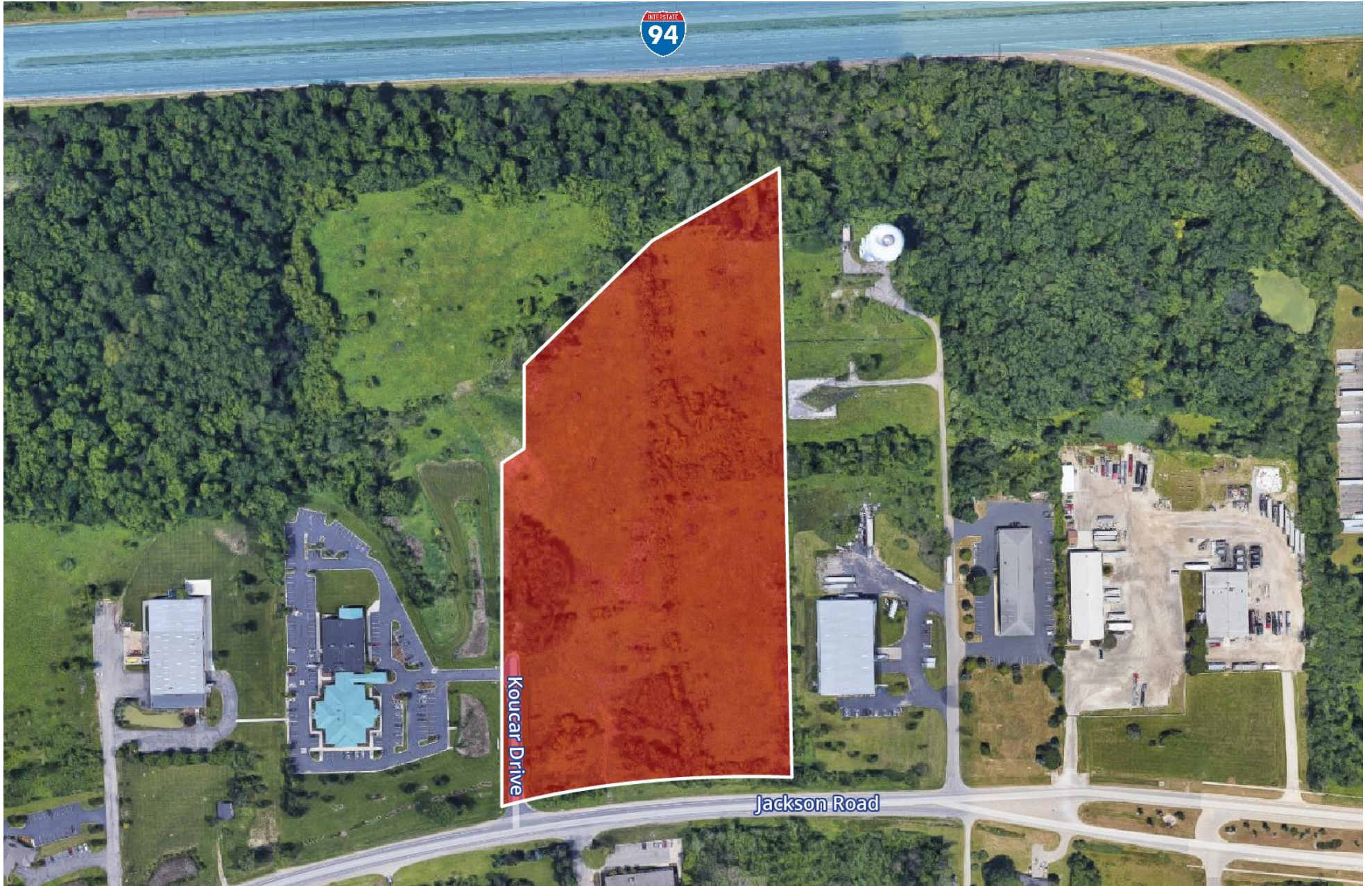
Location

Koucar Technology Park - 7850 Jackson Rd. | Ann Arbor, MI



Aerial

Koucar Technology Park - 7850 Jackson Rd. | Ann Arbor, MI





CHACONAS GROUP
ANN ARBOR AREA

Koucar Technology Park

7850 Jackson Rd. | Ann Arbor, MI

For Lease

Jim Chaconas, CCIM

Executive Vice President Ann Arbor

734 994 3100

annarbor@colliers.com

Colliers Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
www.colliersannarbor.com



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

Accelerating success.