

# Jackson Retail/Commercial Building for Lease

5775 Ann Arbor Road

DESIGNERS  
**Vanston/O'Brien, Inc.**  
BUILDERS

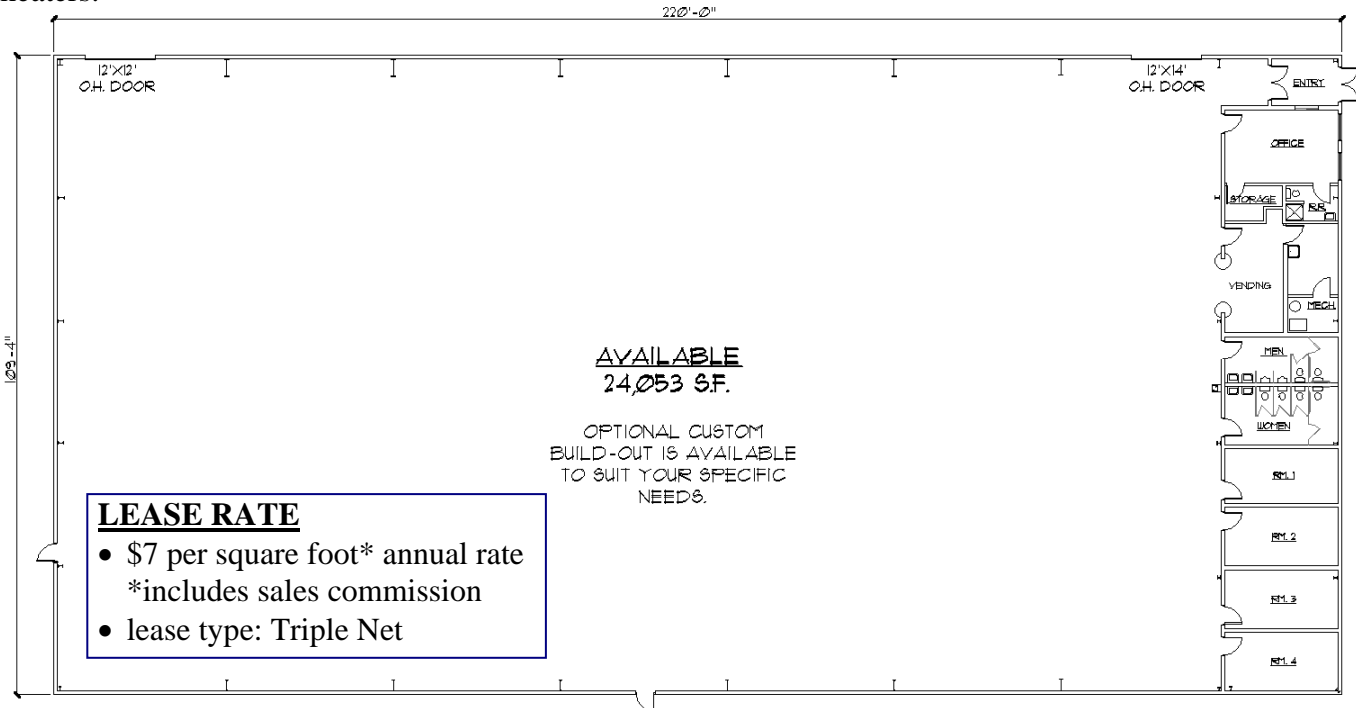


## BUILDING FEATURES

- 24,053 sq. ft. with room for addition
- 20' to 24' clear ceiling height in high bay
- Grade level overhead door access
- Fire sprinklers throughout
- Fully air conditioned
- Custom build-out available

## SITE

- Class A road frontage with easy access and exposure to I-94 exit 145 Sargent Road
- ± 40 parking spaces with room for parking lot expansion
- 3.75 acres gross & 3.10 acre net lot area
- 18' x 9' monument sign with electronic message board
- Municipal sewer and water
- 120/208V, 3 phase electricity
- Adequate natural gas
- B-5 Highway Business Zoning allows uses such as vehicle sales, carwash facilities, automobile service stations, restaurants, indoor & outdoor commercial amusements, drive-in retail & service establishments and motels & hotels. Conditional uses include truckstops, R.V. storage yards, and drive-in theaters.



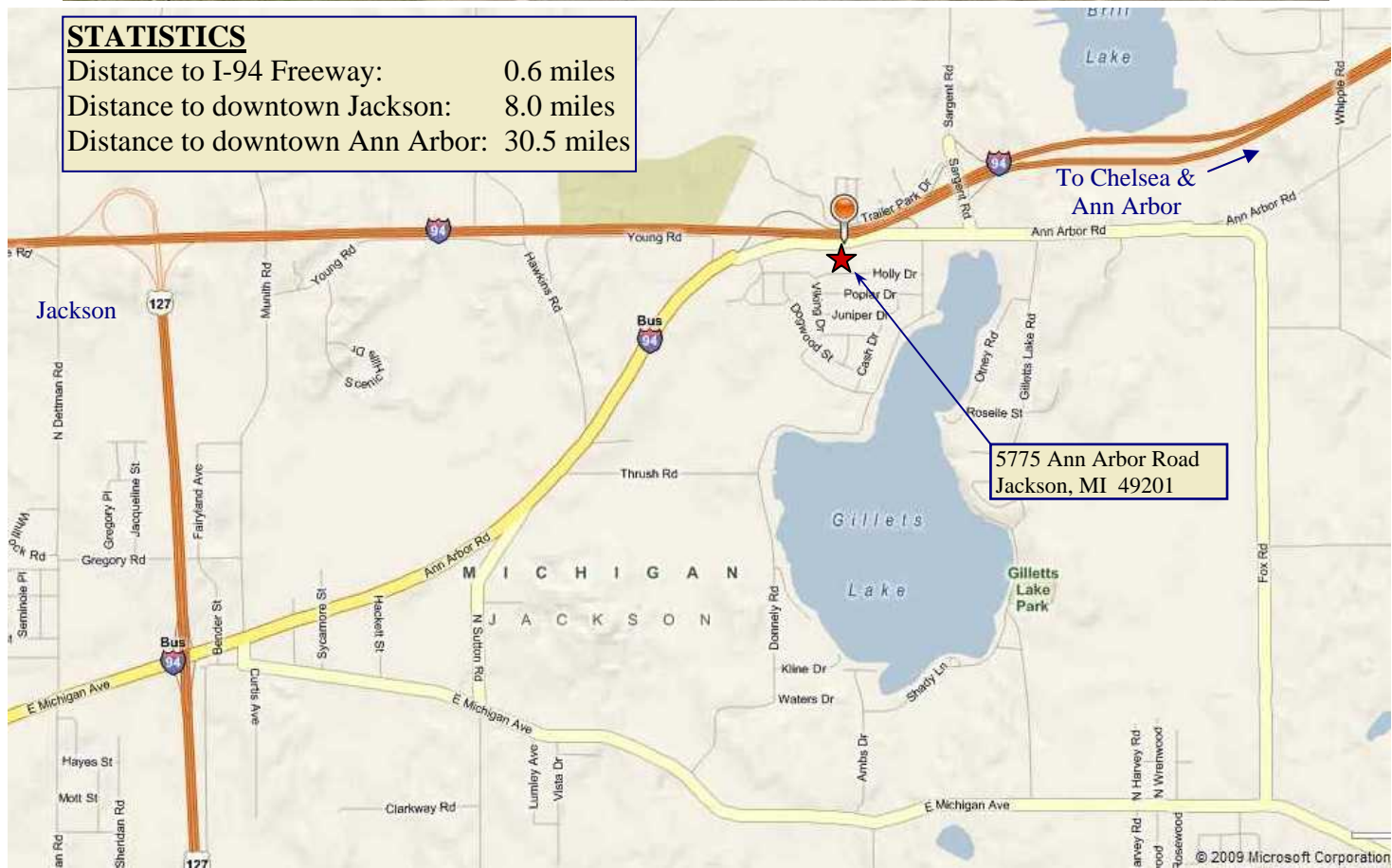
**LEASE RATE**

- \$7 per square foot\* annual rate
- \*includes sales commission
- lease type: Triple Net

**COMMERCIAL**



<b>STATISTICS</b>	
Distance to I-94 Freeway:	0.6 miles
Distance to downtown Jackson:	8.0 miles
Distance to downtown Ann Arbor:	30.5 miles



revised 1/11/2016

COMMERCIAL