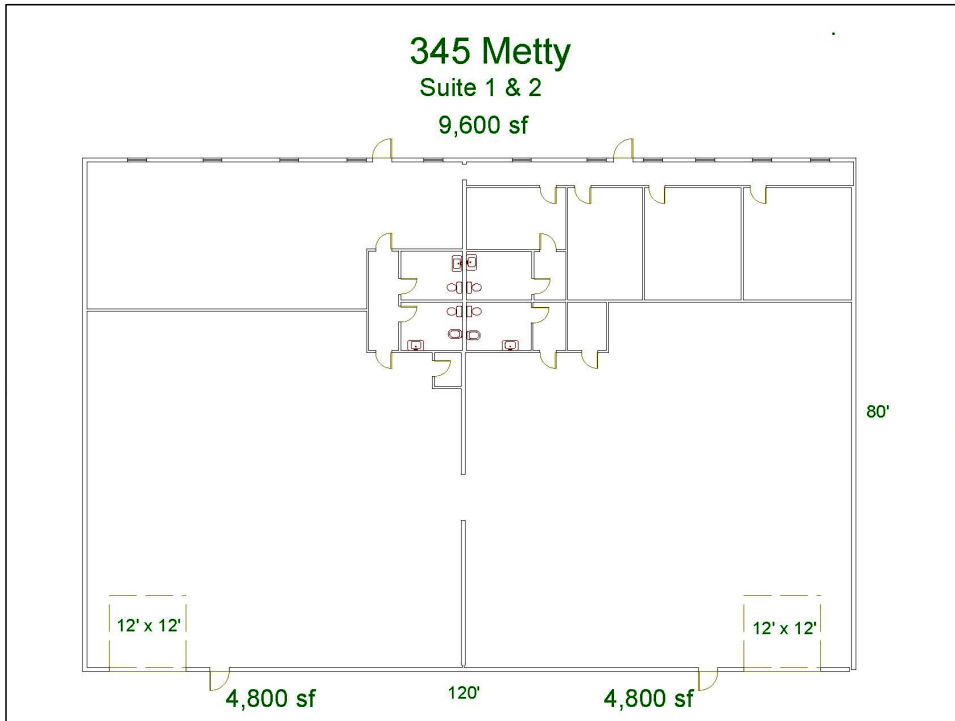


# For Lease

# 345 METTY Drive, Suite 1 & 2

## SCIO TOWNSHIP, ANN ARBOR, MICHIGAN

### 9,600 sf Flex space



**LOCATION:** Conveniently located in Scio Commerce Center, off Jackson Avenue between Baker and Zeeb. Easy access to I-94 and M-14 with close proximity to US-23. Ann Arbor address with township taxes!

**BUILDING:** Built 1984, this attractive single story building is 9,600 sf with 2,800 SF of office space, and 6,800 SF of manufacturing space.

Manufacturing space is easily accessible from offices. Ceiling height is 14', features two 12' x 12' overhead doors and 400 amps of 208 volt 3-phase electric. Gas fired radiant tube heat.

**ZONING:** I-1, Light Industrial, Scio Township, 734-665-2123

**PARKING:** At the door parking

**LEASE TERMS:** 36 Months

**LEASE RATE:** \$5.75/sf NNN. Tax, insurance, and CAM is \$2.20/sf, for a total monthly rent of \$6,360.

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Building relationships.



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