

5075 VENTURE DRIVE - FOR SALE

5075 Venture Drive, Ann Arbor, MI 48108



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 5075 Venture Drive | Ann Arbor, MI 48108



PROPERTY OVERVIEW

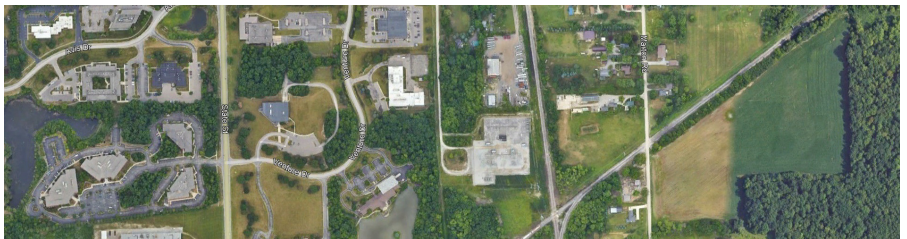
Freestanding Industrial Building for Sale

OFFERING SUMMARY

Sale Price:	\$3,900,000
Building Size:	32,352 SF
Lot Size:	7 Acres
Price / SF:	\$120.55
Year Built:	1986
Zoning:	BD Business

PROPERTY HIGHLIGHTS

- Free Standing Industrial Bldg.
- High Ceilings
- Truck Wells (2)
- Overhead Doors (2)
- Fenced Storage Lot
- Motivated Seller



BUILDING/PROPERTY INFORMATION: 5075 Venture Drive | Ann Arbor, MI 48108

BUILDING INFORMATION

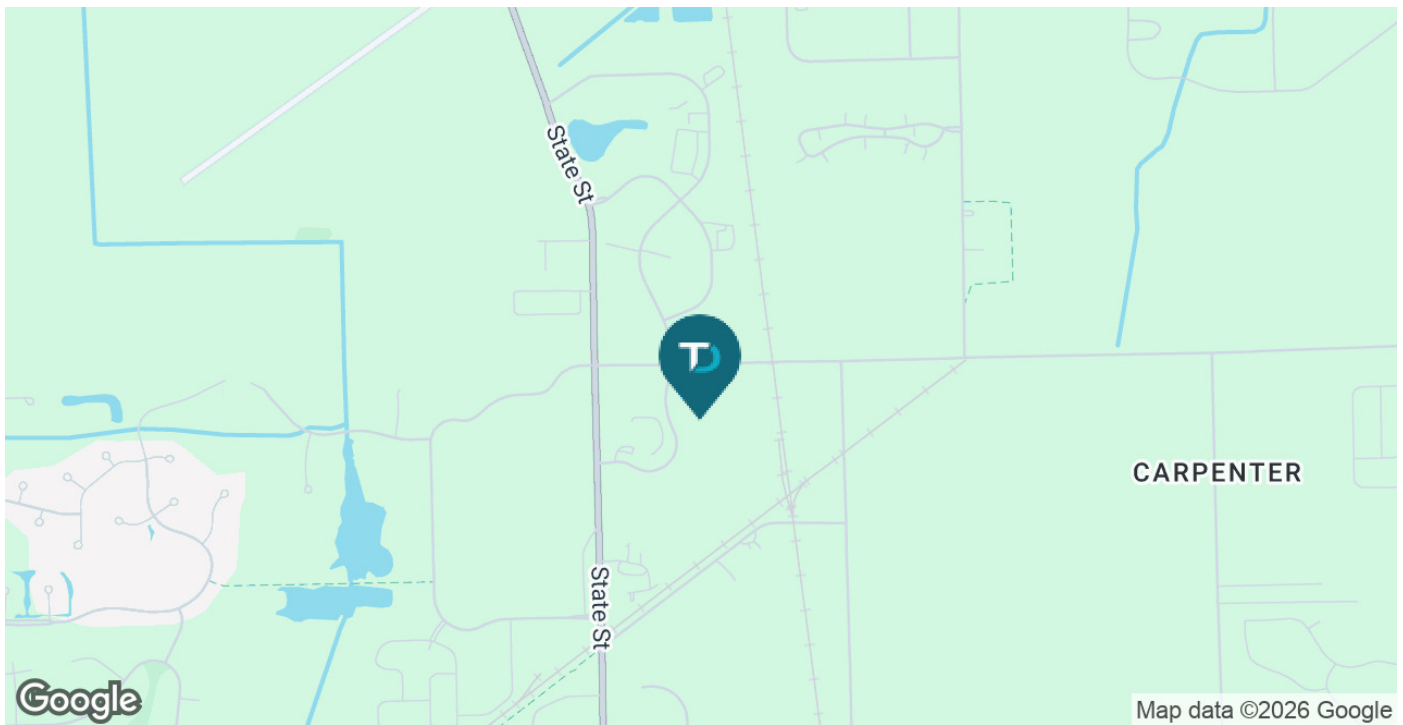
Building Size:	32,352 SF
Year Built:	1986
Last Renovated:	2025
Number of Floors:	1
Parking Spaces:	62
Power	600 AMPS 480 Volts

PROPERTY INFORMATION

Lot Size:	7 Acres
Property Type:	Industrial
Property Subtype:	Flex Space
Taxes:	Winter: \$12,313.97 Summer: \$45,284.90
Zoning	BD Business
Traffic Count:	14,524 VPD on State Street
Legal Description:	Available Upon Request.
APN:	L-12-21-200-016

LOCATION INFORMATION

Located on Venture Drive just off of State Street in Ann Arbor, Michigan



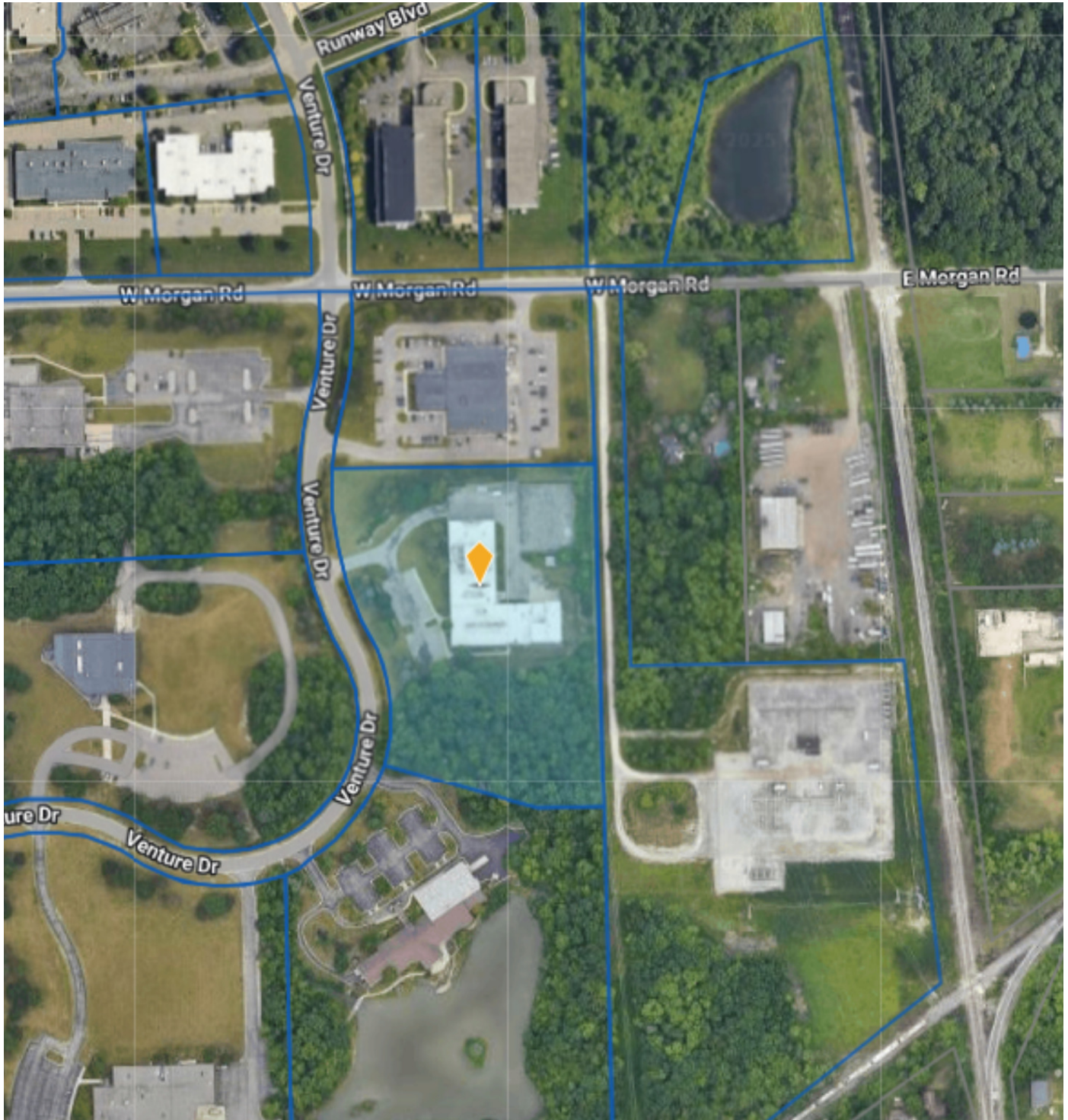
FLOOR PLANS: 5075 Venture Drive | Ann Arbor, MI 48108



ADDITIONAL PHOTOS: 5075 Venture Drive | Ann Arbor, MI 48108



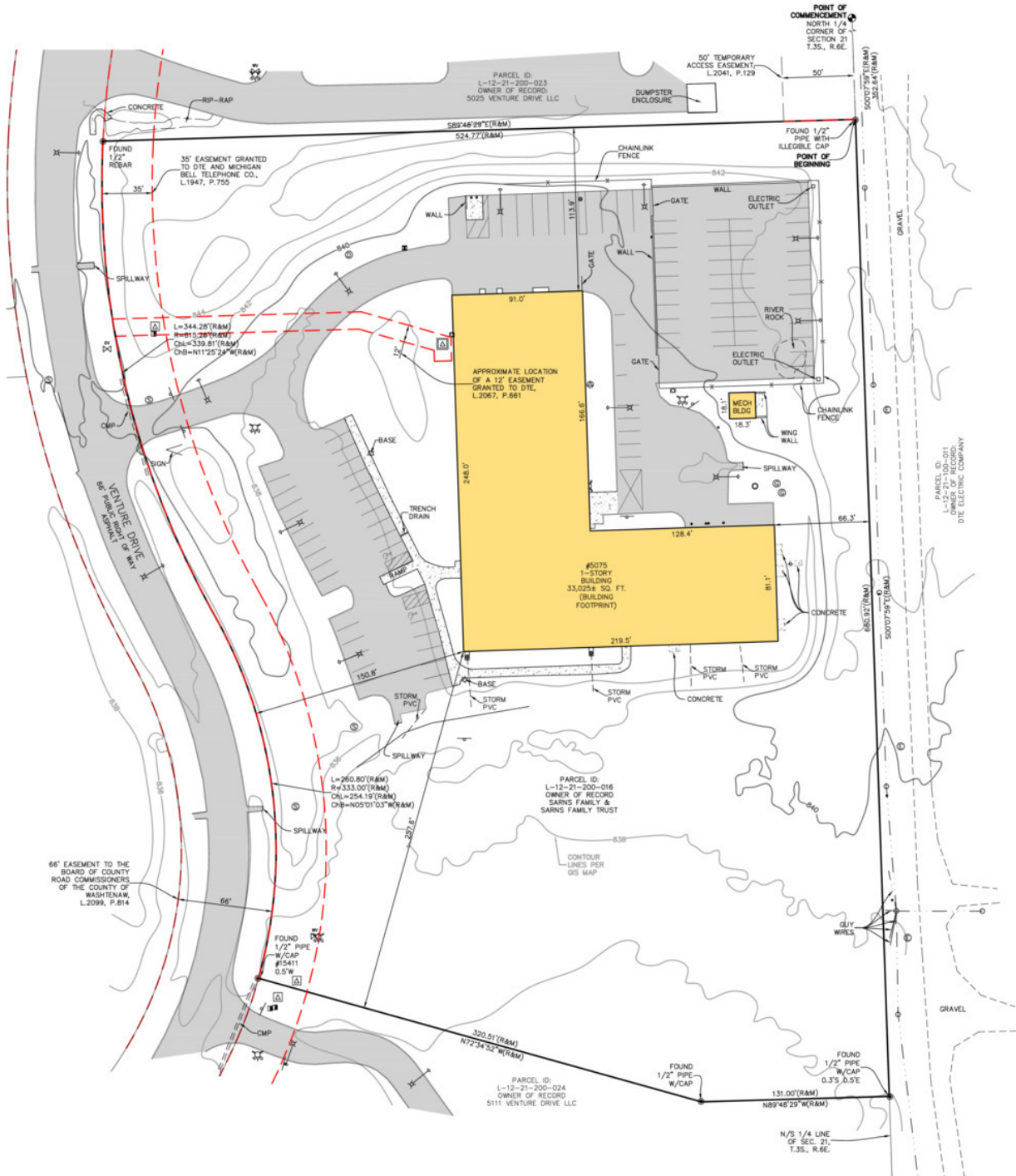
PARCEL: 5075 Venture Drive | Ann Arbor, MI 48108



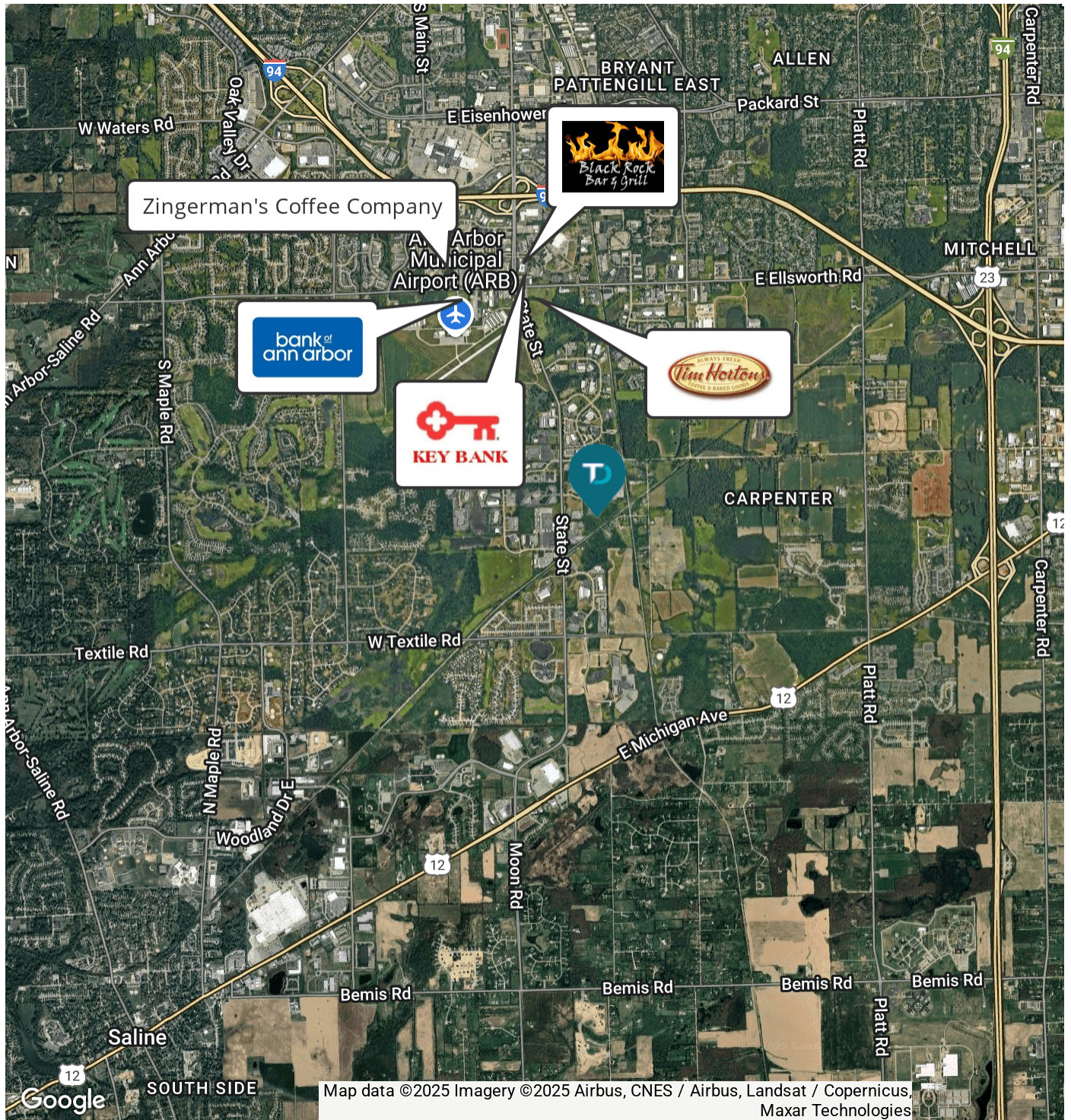
AERIAL PHOTO: 5075 Venture Drive | Ann Arbor, MI 48108



SURVEY: 5075 Venture Drive | Ann Arbor, MI 48108

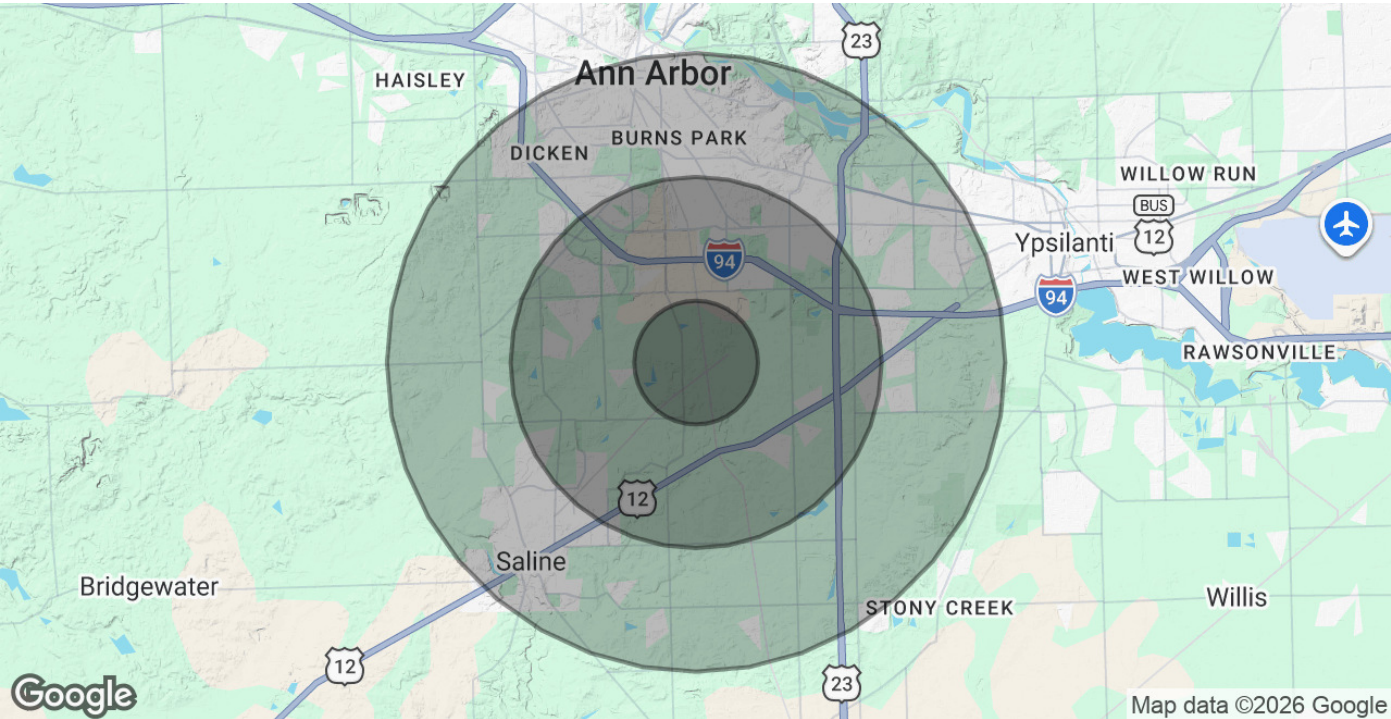


RETAILER MAP: 5075 Venture Drive | Ann Arbor, MI 48108



DEMOGRAPHICS MAP & REPORT:

5075 Venture Drive | Ann Arbor, MI 48108



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	946	38,555	127,762
Average Age	41	41	38
Average Age (Male)	40	39	38
Average Age (Female)	42	42	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	432	17,032	52,711
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$147,444	\$136,068	\$126,502
Average House Value	\$425,905	\$417,276	\$449,754
2020 American Community Survey (ACS)			