

FOR SALE OR LEASE

Industrial Brewery Production Facility

2319 Bishop Circle E | Dexter, Michigan

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Executive Summary

Colliers is pleased to bring to market this industrial brewery facility at 2319 Bishop Circle East in Dexter, Michigan. The property is a ±68,000 RSF industrial food and beverage production facility on ±11.61 acres in the Dexter Business & Research Park and the North Peak and Jolly Pumpkin production and taproom facility.

The building pairs production space with a finished taproom, restaurant and kitchen, and second-floor office, supported by brewery infrastructure that includes three 10-ton silos, trench drains, cooler space, a boiler room and a 1,200-gallon grease interceptor. The site includes ±4.50 acres of vacant buildable land for expansion, subject to survey and zoning confirmation. Industrial vacancy in the Washtenaw W of 23 submarket was formally occupied by the Northern United Brewering Corporation 5.90% as of September 30, 2026, below the 7.10% Ann Arbor market rate.

Quick Hits

- ±68,000 RSF on ±11.61 acres
- ±4.50 acres of vacant buildable land
- Built 1991
- Brewery buildout 2012, restaurant 2016, taphouse expansion 2018
- 1 dock and 4 drive-in doors
- 20' clear (TBC)
- Fully sprinklered
- 96 surface parking spaces Submarket vacancy 5.90% versus 7.10% Ann Arbor market
- Zoned RD in the Dexter Business & Research Park

Property Details

Overview

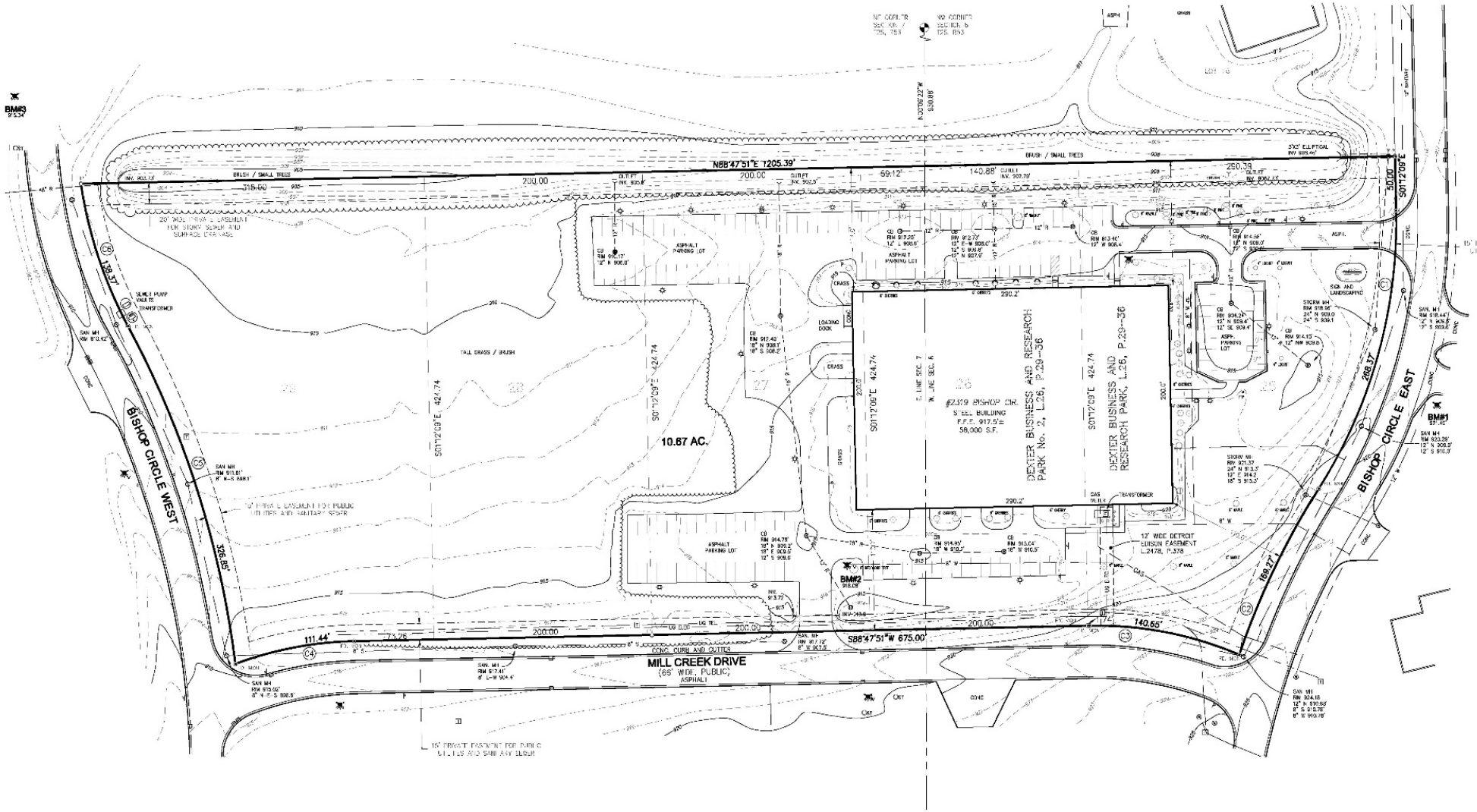
2319 Bishop Circle East is a ±68,000 RSF industrial food and beverage production facility on ±11.61 acres in the Dexter Business & Research Park, owned by Northern United Real Estate, LLC and occupied by Northern United Brewing Company (North Peak and Jolly Pumpkin). The building combines production space with a finished taproom, restaurant and kitchen, second-floor office, and ±4.50 acres of vacant buildable land for expansion and/or additional parking needs.



Building Specs

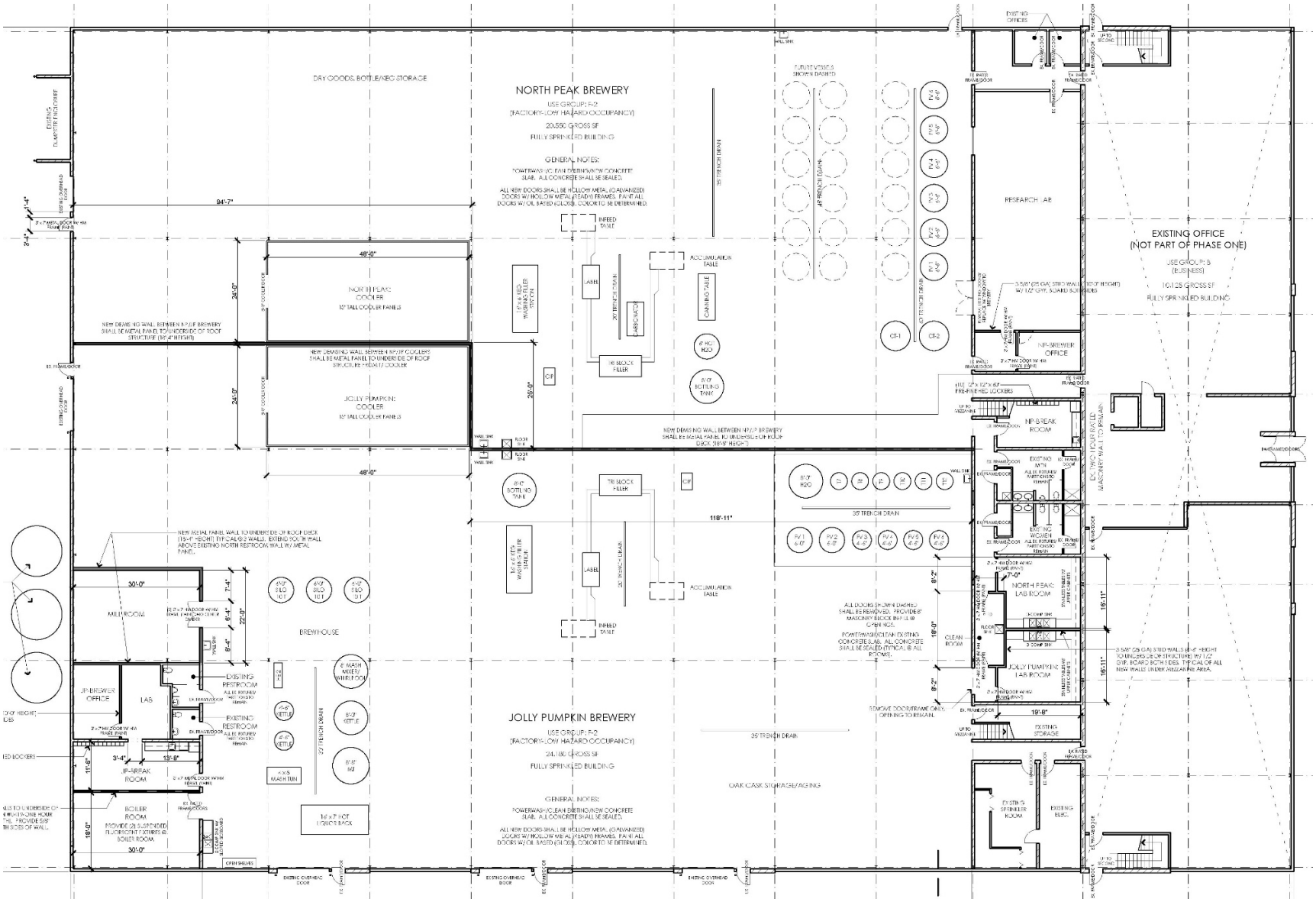
ITEM	CATEGORY
Building SF	67,993 RSF (excludes ±5,167 SF mezzanine)
Office SF	±8,200 RSF second-floor office (12.06%) plus ±9,738 RSF taproom, restaurant and kitchen (14.32%)
Land Area	±11.61 Acres (includes ±4.50 acres vacant buildable land; land split to be confirmed by ALTA survey)
Year Built / Renovated	1991 / 2012 brewery buildout; 2016 restaurant; 2018 taphouse expansion
Number of Floors	2 (second-floor office and mezzanine)
Zoning	RD
Classification	Dexter Business & Research Park
Loading	1 exterior dock with leveler; 4 drive-in doors (12' W x 14' H)
Auto Parking	96 surface spaces (1.41/1,000 RSF)
Clear Height	+/-20'
Sprinklers	Fully sprinklered
Column Spacing	TBC
Power	TBC
HVAC	100% air-conditioned and heated; boiler room per 2012 plans; 3 Type I kitchen hoods (±6,950 CFM exhaust); TBC
Roof	Recently replaced
Asking Price (Sale)	$9,500,000
Asking Rent (Lease)	$16.00/SF NNN

Site Survey

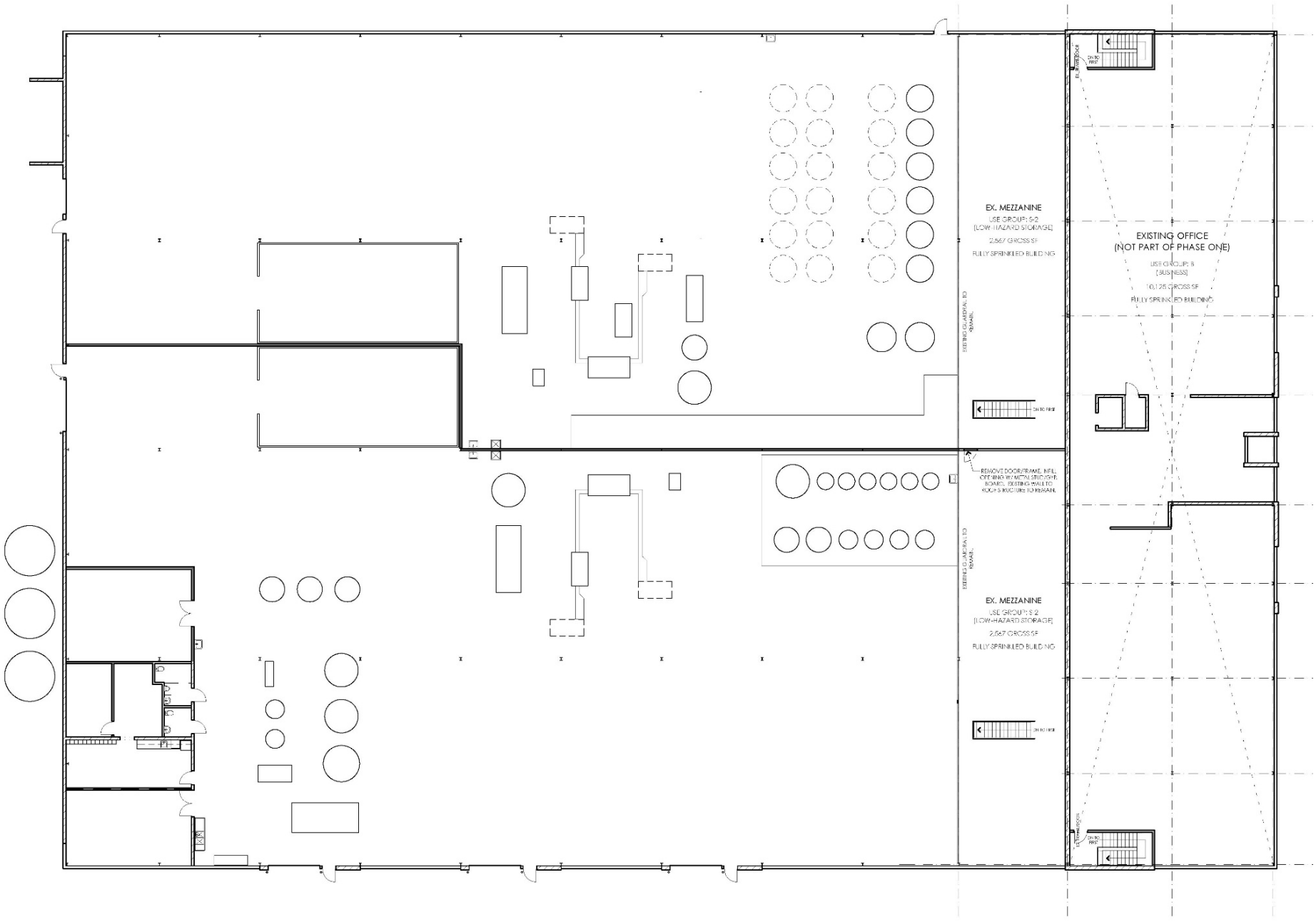


BISHOP CIRCLE WEST
BISHOP CIRCLE EAST
MILL CREEK DRIVE
(66' WIDE, PUBLIC)
ASPHALT
N88°47'51"E 1205.39'
S88°47'51"W 675.00'
S01°12'09"E 424.74
10.67 AC.
#2319 BISHOP CIR.
STEEL BUILDING
F.F.E. 917.5±
58,000 S.F.
DEXTER BUSINESS AND RESEARCH PARK No. 2, L.26, P.29-36
DEXTER BUSINESS AND RESEARCH PARK, L.26, P.29-36
ASPHALT PARKING LOT
LOADING DOCK
TALL GRASS / BRUSH
BRUSH / SMALL TREES
CONC. CURB AND GUTTER
12' WIDE DETROIT EDISON EASEMENT L.2478, P.378
BM#1
BM#2
BM#3

First Floor Plan



Second Floor Plan





Location Overview

Dexter, Michigan is an affluent and highly educated community in western Washtenaw County with a population of approximately 3,300 residents. The city has a median age of about 43 years, making it somewhat older than both the state and national averages. Residents are predominantly White (about 88%), with smaller Hispanic/Latino, Asian, Black, and multiracial populations contributing to the community's diversity. Dexter's median household income exceeds $149,000, significantly higher than Michigan and U.S. averages, while the poverty rate remains exceptionally low at less than 1%. The city is also known for its highly educated population, with roughly 70% of adults holding a bachelor's degree or higher.

Homeownership is common, with more than three-quarters of households owning their homes, reflecting Dexter's strong economic base, desirable quality of life, and appeal to families and professionals who commute throughout the Ann Arbor region.

	1 Mile	3 Miles	5 Miles
Population	3,309	13,311	27,447
# of Households	1,367	4,678	9,397
Avg Household Income	$149,854	$164,245	$197,996

Destination	Drive Time
Ann Arbor (Amtrak Station)	8.4 Miles
Detroit Metro Airport (DTW)	34.1 Miles
Detroit	51.7 Miles
Lansing	67.3 Miles
Toledo	63.4 Miles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