



## Industrial For Lease

**Property Name:** Flint Commerce Center 2  
**Location:** 2421 Industrial Avenue  
**City, State:** Flint, MI  
**Cross Streets:** Hamilton Avenue & Industrial Avenue  
**County:** Genesee  
**Zoning:** PC, Production Center

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 326,731	<b>Building Type:</b> Under Const.	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 65,000 - 326,731	<b>Available Shop Sq. Ft.:</b> To Suit	<b>Office Dim:</b> N/A
	<b>Available Office Sq. Ft.:</b> To Suit	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

<b>Clear Height:</b> 32'	<b>Multi-Tenant:</b> Yes	<b>Year Built:</b> N/A
<b>Grade Level Door(s):</b> 6: 13 x 15	<b>Rail:</b> Yes	<b>Sprinklers:</b> ESFR
<b>Truckwells or Docks:</b> 65	<b>Security:</b> No	<b>Signage:</b> N/A
<b>Exterior Construction:</b> Precast	<b>Interior:</b> No	<b>Exterior:</b> Yes
<b>Structural System:</b> Steel	<b>Lighting:</b> LED	<b>Roof:</b> 60 Mil TPO
<b>Air-Conditioning:</b> N/A	<b>Bay Sizes:</b> 50'x52'4", 60'x52'4"	<b>Floors:</b> N/A
<b>Heating:</b> Gas Forced Air	<b>Restrooms:</b> Ample	<b>Floor Drains:</b> No
<b>Availability:</b> Q4 2026	<b>Cranes:</b> No	<b>Acreage:</b> 25.240
<b>Power (Amps/Volts):</b> 480/277 Volts, 3-Phase	<b>Parking:</b> 365	<b>Land Dimensions:</b> N/A

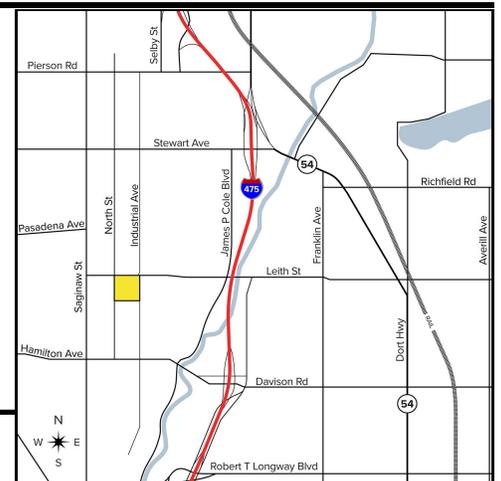
### PRICING INFORMATION

<b>Lease Rate:</b> TBD	<b>Mthly Rate:</b> TBD	<b>TD:</b> N/A
<b>Lease Type:</b> N/A	<b>Taxes:</b> N/A	<b>Deposit:</b> N/A
<b>Lease Term:</b> N/A	<b>Parcel #:</b> 41-06-180-007 & 41-06-401-	<b>Assessor #:</b> N/A
	<b>Imprv Allow:</b> N/A	<b>Options:</b> N/A

**Tenant Responsibility:** N/A

### COMMENTS

Former Buick City site. Ashley Capital announces the construction of Building #2 at Flint Commerce Center ("FCC"). Building #2 offers 365 parking spaces with 178 trailer parking spaces. It is strategically located in the Metropolitan Flint Market. The immediate access to I-475, I-69, and I-75 is ideal, providing tenants with reduced transportation costs, excellent visibility, and enhanced marketability. This state-of-the-art industrial park is 5 miles north of Flint GM Assembly as well as Bishop International Airport. Zoned PC, Production Center.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

Greg Hudas, (248) 799-3162, ghudas@signatureassociates.com  
 Joe Hamway, (248) 948-0113, jhamway@signatureassociates.com