



Office For Sale or Lease

Property Name: Liberty Business Park
Location: 4110 Pier North Boulevard
City, State: Mt. Morris Twp., MI
Cross Streets: Pierson Road/I-75
County: Genesee

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 10,000	Total Available Sq. Ft.: 8,000	Class: B
Typical Floor Plate: 5,000	Min / Max Cont. Sq. Ft.: 3,000 / 5,000	No. of Floors: 1

PROPERTY INFORMATION

Zoning:	Office	Parking:	Ample
Exterior Construction:	Brick	Power:	110 Amps
Structural System:	Steel	Security Systems:	Yes, Possible
Roof:	N/A	Restrooms:	3
Floors / Covering:	Carpet / N/A	Sprinklers:	Yes
Heating:	Rooftop HVAC	Signage:	Monument
Air-Conditioning:	HVAC	Delivery Area:	No
Ceiling Height:	9'	Date Available:	Immediate
Year Built:	1988	Acreage:	4.71

Current Tenants:

PRICING INFORMATION

Lease Rate: \$12.00 NNN	Rentable/Usable: Rentable	Lease Term: 3-5 Years
Sale Price: \$752,880 (\$75.29/sqft)	Total Taxes: \$11,835.67 (2024)	Impr Allowance: Possible
Options: Possible	Parcel #: 14-28-300-011	Deposit: Yes

Tenant Responsibility: Janitorial, dumpster, property maintenance

Comments: Great office building for sale or lease. Located just off I-75 and Pierson Road. Ideal for a medical type office and rehab units. Available immediately. Building may be sold with 4100 Pier North Boulevard which is located directly in front of this building. Property also has a Flint mailing address.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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