



Industrial For Sale or Lease

Property Name:

Location: 2307 S. Saginaw Street

City, State: Flint, MI

Cross Streets: Wallace Street

County: Genesee

Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 30,155

Available Sq. Ft.: 30,155

Building Type:

Built

Available Shop Sq. Ft.: 28,073

Available Office Sq. Ft.: 2,082

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16' - 19'

Grade Level Door(s): 4: 12 x 14

Truckwells or Docks: 1

Exterior Construction: N/A

Structural System: N/A

Air-Conditioning: No

Heating: GFA

Availability: Immediately

Power (Amps/Volts): 800 Amps, 480 Volts, Heavy Power

Freestanding: Yes

Rail: No

Security: Yes

Interior: No

Lighting: Metal Halide

Bay Sizes: N/A

Restrooms: Yes

Cranes: No

Parking: 20

Year Built: 1949

Sprinklers: No

Signage: None

Exterior: Yes

Roof: Rubber

Floors: 6"

Floor Drains: Yes

Acreage: 1.630

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: \$5.95

Lease Type: NNN

Sale Price: \$988,000 (\$32.76/sqft)

Imprv Allow: N/A

Tenant Responsibility: N/A

Mthly Rate: N/A

Lease Term: N/A

Taxes: \$15,499.36 (2024)

Options: N/A

Deposit: N/A

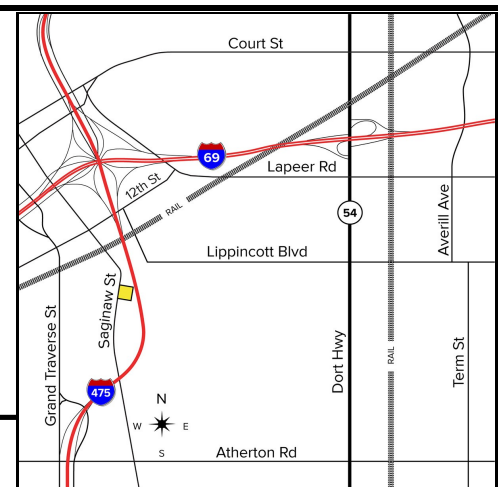
TD: N/A

Parcel #: 41-19-232-029 & 002

Assessor #: N/A

COMMENTS

Freight elevator. Grade level door sizes as follows: 12x14; 16x14; 12x13 and 14x13.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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