



Industrial For Sale or Lease

Property Name:

Location: 3301 S. Dort Highway
City, State: Flint, MI
Cross Streets: N. of E. Atherton Road
County: Genesee
Zoning: Heavy Comm.

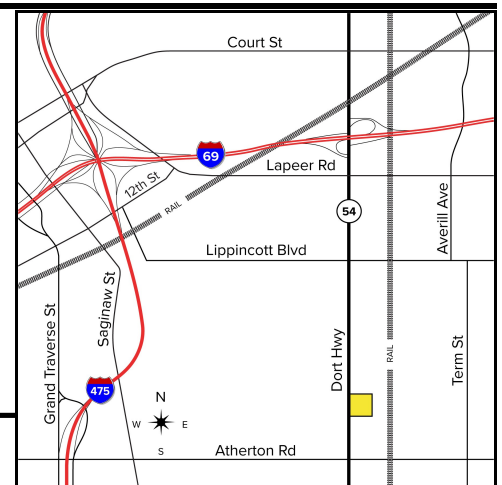
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	144,353	Available Shop Sq. Ft.:	137,472	Office Dim:	N/A
Available Sq. Ft.:	144,353	Available Office Sq. Ft.:	6,881	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1949 (Retrofit: 1960)
Clear Height:	14'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	4: 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	15	Interior:	No	Exterior:	Yes
Exterior Construction:	Block	Lighting:	Fluorescent	Roof:	Membrane
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	N/A	Restrooms:	Yes	Floor Drains:	No
Heating:	Yes	Cranes:	No	Acreage:	13.170
Availability:	Immediately	Parking:	60+	Land Dimensions:	N/A
Power (Amps/Volts):	800 Amps, 240 Volts				

PRICING INFORMATION					
Lease Rate:	\$2.95	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$2,950,000 (\$20.44/sqft)	Taxes:	\$88,117.88. (2024)	Parcel #:	41-21-301-043/-028
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Truck trailer parking on the south and north side of the building.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com
 Winfield Cooper, (810) 732-6000, win@coopercom.com