

SIGNATURE ASSOCIATES
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Industrial For Sale or Lease

Property Name:
Location: 3086 E. Court Street
City, State: Flint, MI
Cross Streets: Dort Highway
County: Genesee
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	124,500	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	6,500 - 50,000	**Available Shop Sq. Ft.:**	6,500 - 50,000	**Office Dim:**	N/A
		Available Office Sq. Ft.:	To Suit	**Shop Dim:**	N/A

PROPERTY INFORMATION

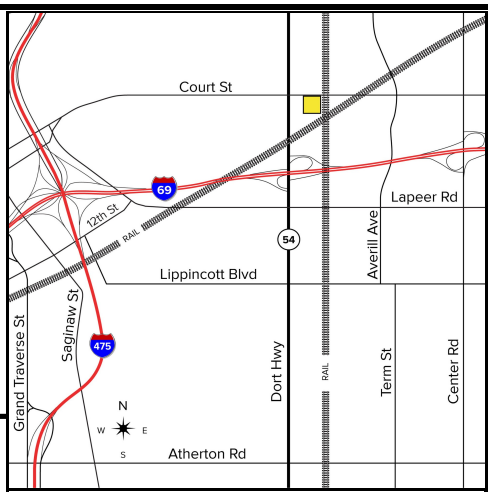
Clear Height:	20'	**Multi-Tenant:**	Yes	**Year Built:**	N/A
Grade Level Door(s):	4: 12 x 12	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	5	**Security:**	Yes	**Signage:**	Yes
Exterior Construction:	Metal	**Interior:**	No	**Exterior:**	Yes
Structural System:	Steel	**Lighting:**	Fluorescent	**Roof:**	Metal
Air-Conditioning:	Office	**Bay Sizes:**	50' x 50'	**Floors:**	6"
Heating:	GFA	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	10.820
Power (Amps/Volts):	240 Volts	**Parking:**	Ample	**Land Dimensions:**	Irregular

PRICING INFORMATION

Lease Rate:	$2.95	**Mthly Rate:**	N/A	**Deposit:**	N/A
Lease Type:	NNN	**Lease Term:**	-	**TD:**	N/A
Sale Price:	N/A	**Taxes:**	$48,120.59 (2024)	**Parcel #:**	41-16-102-011
Imprv Allow:	N/A	**Options:**	N/A	**Assessor #:**	N/A
Tenant Responsibility:	N/A				

COMMENTS

Excellent warehouse/distribution building. 6,500 - 50,000 sq. ft. with 5 truck docks, 4 grade level doors, 20' clearance, fenced in parking with quick access to I-69, I-475, and I-75. Two entrances to property from Court Street and Tower Street (to west). Large fenced lot allows for outside storage or parking.
FOR SALE: CURRENT NET INCOME FROM 3 TENANTS IS OVER $517,000. WILL CONSIDER ALL OFFERS.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.