

FOR SALE OR LEASE



1834 Bagwell Street, Flint, MI

11,802 SF Industrial Building Available January 1, 2026



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11,802 SF Industrial Building

PROPERTY HIGHLIGHTS

- 11,802 SF Available
- Free Standing Industrial Facility
- Situated on 1.14 Acres
- Potential Yard Expansion Available
- Conveniently Located Within .05 Miles of I-69 via Dort Hwy
- (One) Loading Dock and (One) Grade Level Door
- Showroom Set Up with Additional Warehouse, Office and Training Room
- ±24 Parking Spaces
- Large Signage Available



SALE AND LEASE INFORMATION

- Sale Price: \$895,000 (\$75.84/SF)
- Lease Rate: \$6.75/SF NNN
- NNN \pm \$1.50/SF

PROPERTY INFORMATION

Year Built:	1978
Municipality:	City of Flint
County:	Genesee County
Parcel #:	41-16-327-010
Zoning:	Industrial Improved
2024 Assessed Value:	\$149,300
2023 Taxes:	\$12,681



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SHOWROOM/ WAREHOUSE

- Customer Pedestrian Entrance
- 15' 11" Ceiling Clearance
- Radiant Heat with (4) Exhaust Fans
- Designated Furnace/Air Conditioner for Office Area
- Electric Grade Level Door with 14' Electric Adjacent Pedestrian Door
- Concrete Floor
- Private Office, Kitchenette, (2) Restrooms
- Conference/Training Room



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ADDITIONAL WAREHOUSE

- Alleyway for Storage
- (3) Entrances to Showroom/Warehouse
- (2) Forced Air Furnaces
- Loading Dock with Leveler
- Pedestrian Door



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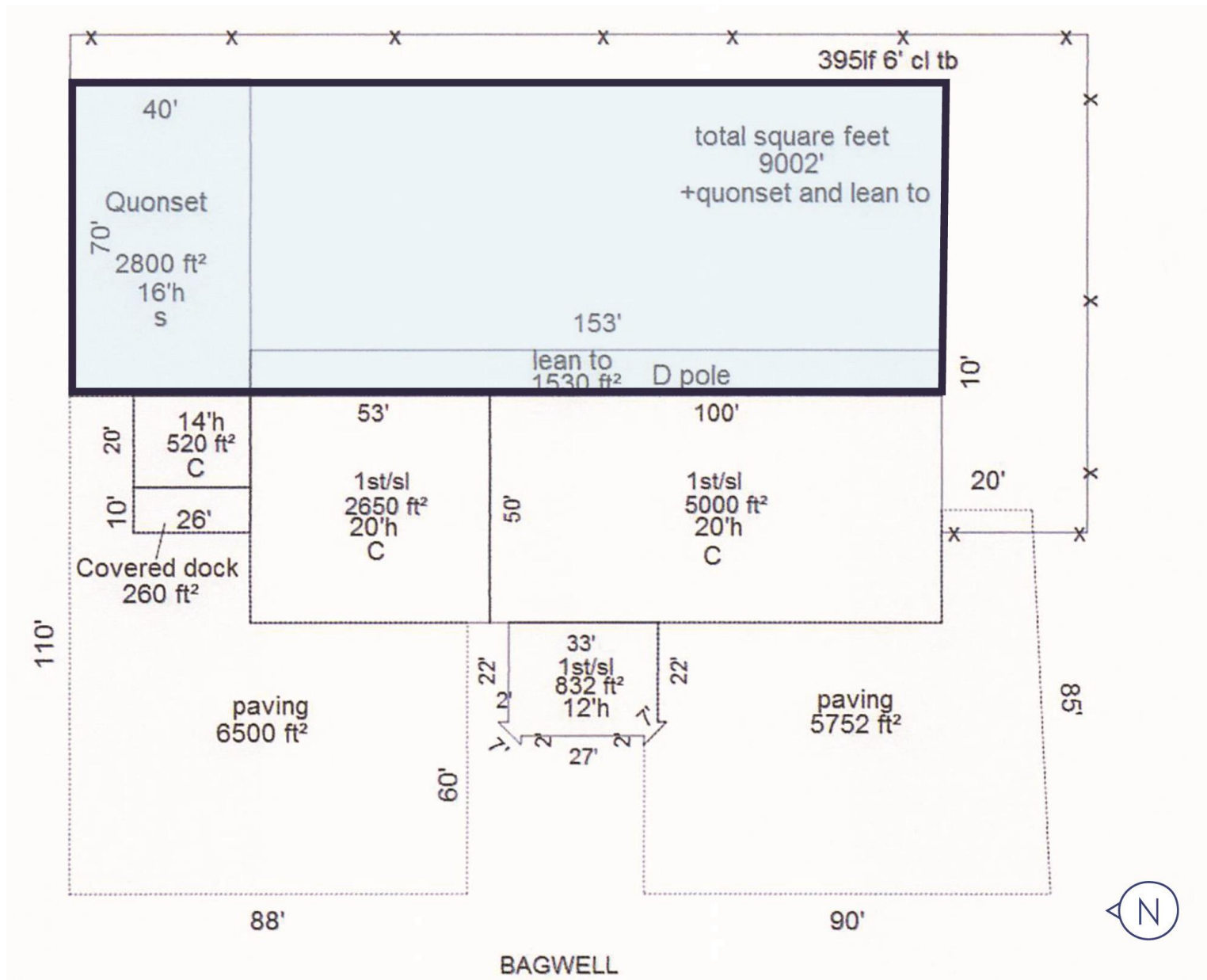
QUONSET WAREHOUSE

- $\pm 2,300$ SF
- Heated
- Pedestrian Door to Backyard
- Potential Yard Expansion

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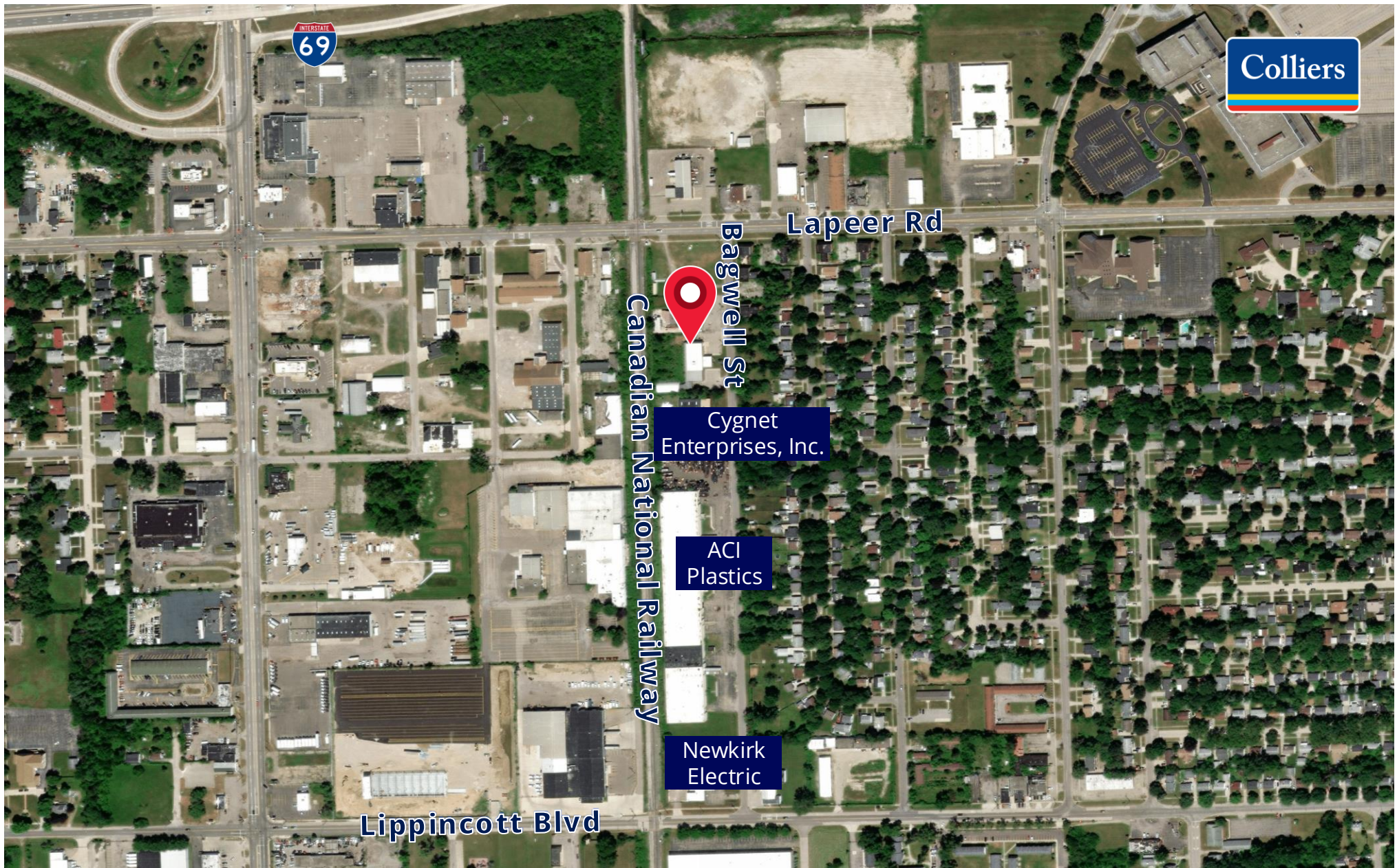
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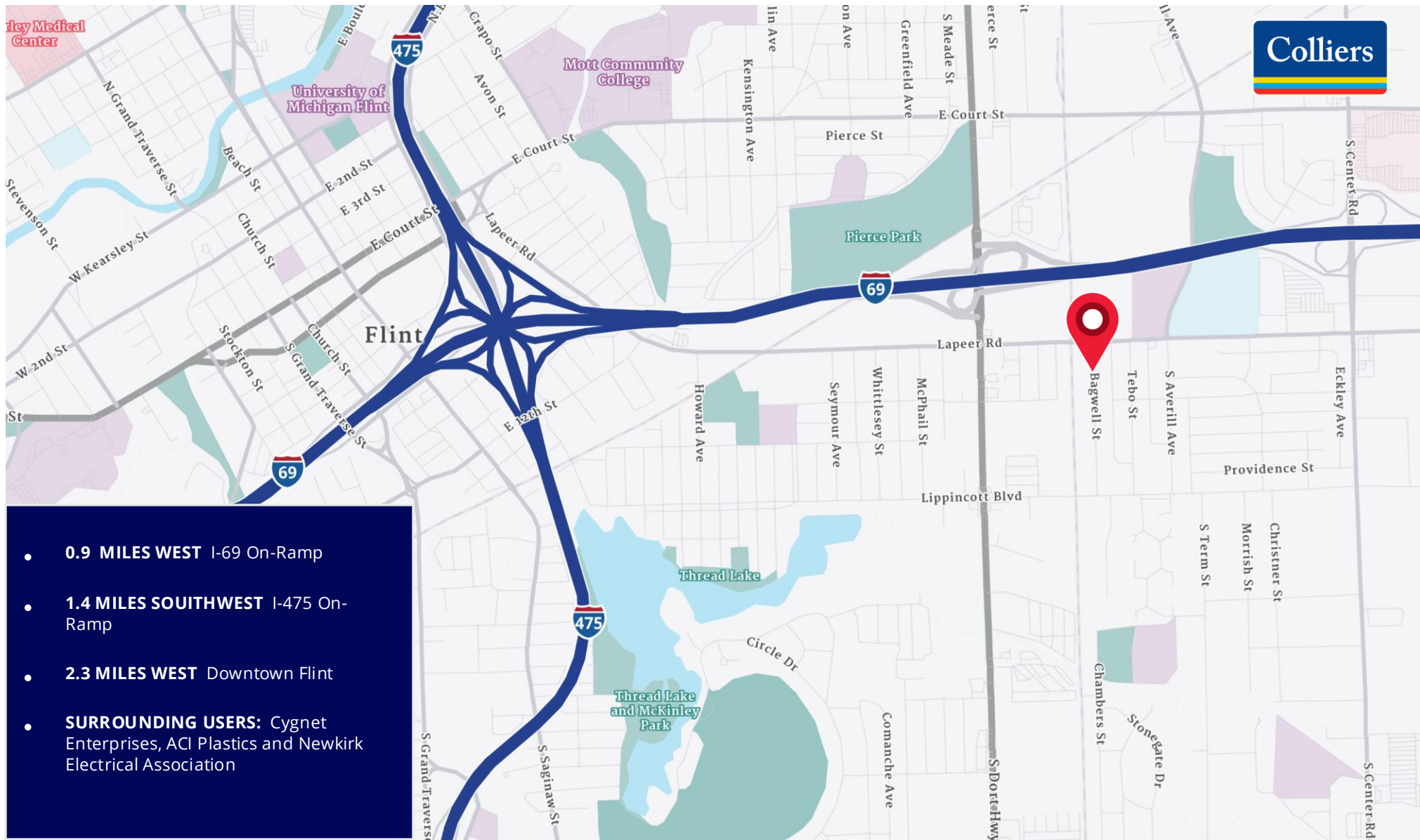
FLOOR PLAN

11,802 SF Industrial Building



AERIAL MAP

11,802 SF Industrial Building



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

LOCATION MAP

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