



Industrial For Sale or Lease

Property Name: McDurmon Distributing
Location: 12238 N. Fenton Road
City, State: Fenton, MI
Cross Streets: Long Lake Road
County: Genesee
Zoning: C-2

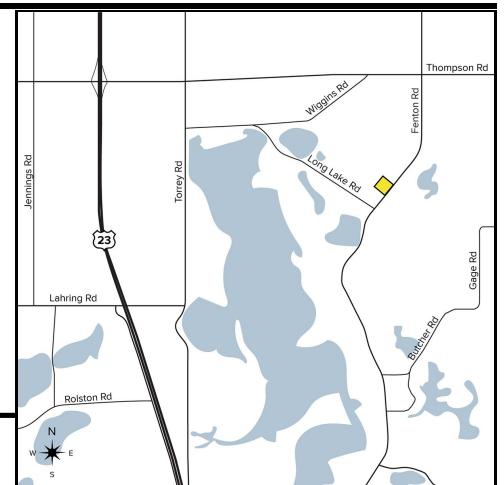
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	28,750	Available Shop Sq. Ft.:	28,750	Office Dim:	N/A
Available Sq. Ft.:	28,750	Available Office Sq. Ft.:	To Suit	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	2007
Clear Height:	15'9" - 19'2"	Rail:	No	Sprinklers:	No
Grade Level Door(s):	3: 12 x 14	Security:	Yes	Signage:	Yes - Main Road
Truckwells or Docks:	3	Interior:	No	Exterior:	Yes
Exterior Construction:	Steel Seam	Lighting:	T5	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	2 Sets	Floor Drains:	No
Heating:	GFA & Radiant	Cranes:	No	Acreage:	3.370
Availability:	60 Days	Parking:	36 +/-	Land Dimensions:	Irregular
Power (Amps/Volts):	400 Amps, 120/208 Volts				

PRICING INFORMATION					
Lease Rate:	\$7.50	Mthly Rate:	\$17,282.50/mo	Deposit:	1 Month
Lease Type:	NNN	Lease Term:	5-10 Year(s)	TD:	N/A
Sale Price:	\$2,650,000 (\$92.17/sqft)	Taxes:	\$20,820.30 (2024/25)	Parcel #:	06-12-100-028
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	Taxes, Insurance & CAM				

COMMENTS

Building looks brand new and lightly used for small boxed parts distribution. Two buildings on site: main building is 24,000 sq. ft. and the out building is 4,750 sq. ft., which is heated and has an overhead door and truck dock. Land allows for room for expansion. Extremely clean facility - turn-key! Main road facility for exposure. 5 Minutes from I-75. Single owner.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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