



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

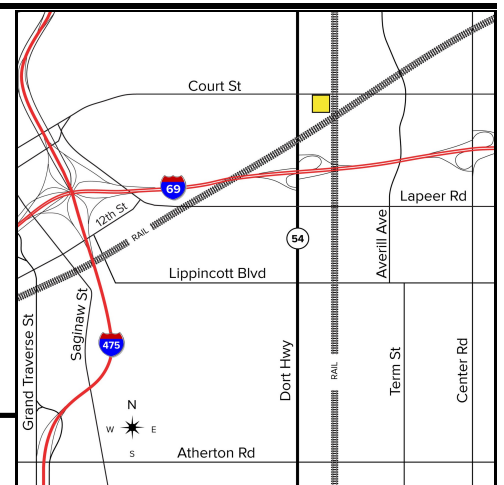
| PROPERTY INFORMATION   |             | Multi-Tenant: | Yes         | Year Built:      | N/A       |
|------------------------|-------------|---------------|-------------|------------------|-----------|
| Clear Height:          | 20'         | Rail:         | No          | Sprinklers:      | Yes   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

### PRICING INFORMATION

|                        |                |             |                    |             |               |
|------------------------|----------------|-------------|--------------------|-------------|---------------|
| Lease Rate:            | \$2.95         | Mthly Rate: | N/A                | Deposit:    | N/A           |
| Lease Type:            | NNN            | Lease Term: | -                  | TD:         | N/A           |
| Sale Price:            | Contact Broker | 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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