



## **Industrial For Sale or Lease**

Property Name: Flint Industrial Park
Location: 5388 Hill 23 Drive

City, State: Flint, MI
Cross Streets: W. Hill Road
County: Genesee

**Zoning:** L-4

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	24,920	Available Shop Sq. Ft.:	21,920	Office Dim:	N/A
Available Sq. Ft.:	24,920	Available Office Sq. Ft.:	3,000	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1965
Clear Height:	12'6" - 13'6"	Rail:	No	Sprinklers:	No
Grade Level Door(s):	4: 10 × 10	Security:	Yes	Signage:	Yes
Truckwells or Docks:	3	Interior:	Yes	Exterior:	No
<b>Exterior Construction:</b>	Block	Lighting:	T-5	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	6"
Air-Conditioning:	Office	Restrooms:	3	Floor Drains:	No
Heating:	Gas Forced Air	Cranes:	No	Acreage:	2.040

Availability: Immediately Parking: N/A Land

Power (Amps/Volts): 400 Amps, 120/208Volts

## PRICING INFORMATION

Lease Rate:\$7.95Mthly Rate:\$16,509.50/moDeposit:2 MonthsLease Type:NNNLease Term:5 Year(s)TD:N/A

**Sale Price:** \$2,100,000 (\$84.27/sqft) **Taxes:** \$18,360.14 (2024) **Parcel #:** 15-02-551-004 & 005

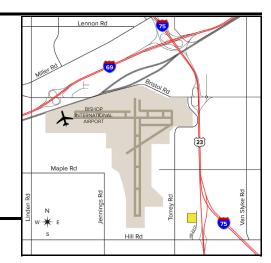
Imprv Allow: N/A Options: N/A Assessor #: N/A

Tenant Responsibility: N/A

## **COMMENTS**

Includes vacant 1.02 acres to the north.

2024 Taxes: Building \$17,109.22 / Vacant Lot: \$1,250.92



Dimensions: 330 x 270

**Broker: SIGNATURE** ASSOCIATES

## Agent(s):

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