



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 x 10	Security:	Yes	Signage:	Yes
Truckwells or Docks:	3	Interior:	Yes	Exterior:	No
Exterior Construction:	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 Dimensions:	330 x 270
Power (Amps/Volts):	400 Amps, 120/208Volts				

PRICING INFORMATION					
Lease Rate:	\$7.95	Mthly Rate:	\$16,509.50/mo	Deposit:	2 Months
Lease Type:	NNN	Lease 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



Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com
Winfield Cooper, (810) 732-6000, win@coopercom.com