



Office For Sale or Lease

Property Name: Liberty Business Park
Location: 4100 Pier North Boulevard
City, State: Mt. Morris Twp., MI
Cross Streets: I-75/Pierson Road
County: Genesee

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 20,000	Total Available Sq. Ft.: 15,000	Class: B
Typical Floor Plate: 20,000	Min / Max Cont. Sq. Ft.: 5,000 / 10,000	No. of Floors: 1

PROPERTY INFORMATION

Zoning:	Office	Parking:	Ample
Exterior Construction:	Brick	Power:	110 Volts
Structural System:	Steel/Block	Security Systems:	No
Roof:	Shingles	Restrooms:	2 or more
Floors / Covering:	Carpet / Tile	Sprinklers:	Yes
Heating:	Rooftop HVAC	Signage:	Monument in front of building
Air-Conditioning:	Rooftop HVAC	Delivery Area:	No
Ceiling Height:	9'	Date Available:	Immediate
Year Built:	1997	Acreage:	4.71

Current Tenants:

PRICING INFORMATION

Lease Rate: \$12.00 NNN	Rentable/Usable: N/A	Lease Term: 3-5 Years
Sale Price: \$1,200,000 (\$60.00/sqft)	Total Taxes: \$23,180.82 (2024)	Impr Allowance: Possible
Options: Yes	Parcel #: 14-28-300-11	Deposit: Yes

Tenant Responsibility: Janitorial & property maintenance

Comments: Class B Office building with two suites available (one 5,000 sq. ft. and the other 10,000 sq. ft.). Immediate access to I-75. Great building for medical use. Building also is available for sale along with 4110 Pier North Boulevard (building directly behind). 80 parking spaces. Quest Diagnostics is current tenant. Property also has a Flint mailing address.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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