



## 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:OfficeParking:AmpleExterior Construction:BrickPower: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

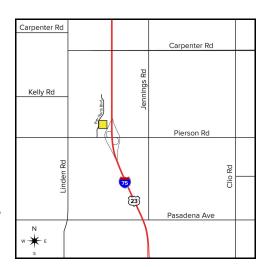
## **Current Tenants:**

## PRICING INFORMATION

\$12.00 NNN Rentable/Usable: 3-5 Years Lease Rate: N/A Lease Term: \$23,180.82 (2024) Sale Price: \$1,200,000 (\$60.00/sqft) **Total Taxes:** 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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