



## Industrial For Sale or Lease

**Property Name:**

**Location:** 3367 G Corunna Road

**City, State:** Flint, MI

**Cross Streets:** I-75

**County:** Genesee

**Zoning:** Industrial

| BUILDING SIZE / AVAILABILITY |         | Building Type:            | Built   | Mezzanine:  | N/A |
|------------------------------|---------|---------------------------|---------|-------------|-----|
| Total Building Sq. Ft.:      | 220,025 | Available Shop Sq. Ft.:   | 205,625 | Office Dim: | N/A |
| Available Sq. Ft.:           | 220,025 | Available Office Sq. Ft.: | 14,400  | Shop Dim:   | N/A |

| PROPERTY INFORMATION   |                             | Freestanding: | Yes             | Year Built:      | 1958 (Retrofit: 1991) |
|------------------------|-----------------------------|---------------|-----------------|------------------|-----------------------|
| Clear Height:          | 17' - 28'                   | Rail:         | No              | Sprinklers:      | Yes                   |
| Grade Level Door(s):   | 1: 12 x 14                  | Security:     | Yes             | Signage:         | Yes                   |
| Truckwells or Docks:   | 16                          | Interior:     | No              | Exterior:        | Yes                   |
| Exterior Construction: | Block                       | Lighting:     | Metal Halide    | Roof:            | Built Up              |
| Structural System:     | Steel                       | Bay Sizes:    | N/A             | Floors:          | N/A                   |
| Air-Conditioning:      | N/A                         | Restrooms:    | Yes             | Floor Drains:    | No                    |
| Heating:               | Yes                         | Cranes:       | No              | Acreage:         | 10.660                |
| Availability:          | Immediately                 | Parking:      | 168, 10 Trailer | Land Dimensions: | N/A                   |
| Power (Amps/Volts):    | 1600 Amps, 480 Volts, Heavy |               |                 |                  |                       |

| PRICING INFORMATION    |                            |             |                    |             |               |
|------------------------|----------------------------|-------------|--------------------|-------------|---------------|
| Lease Rate:            | \$4.75                     | Mthly Rate: | N/A                | Deposit:    | N/A           |
| Lease Type:            | NNN                        | Lease Term: | N/A                | TD:         | N/A           |
| Sale Price:            | \$9,750,000 (\$44.31/sqft) | Taxes:      | \$97,401.79 (2024) | Parcel #:   | 07-22-100-002 |
| Imprv Allow:           | N/A                        | Options:    | N/A                | Assessor #: | N/A           |
| Tenant Responsibility: | N/A                        |             |                    |             |               |

### COMMENTS

Renovated in 1991, partial roof in 2015. Second floor office.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

Winfield Cooper, (810) 732-6000, win@coopercom.com