

FOR SALE OR LEASE

4221 JAMES P. COLE
FLINT, MICHIGAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRAND NEW 15 YEAR ROOF



NEW TO THE MARKET

PROPERTY FEATURES

- Industrial Area (Buick City)
- +/- 54,072 SF for Sale or Lease
- MMFLA Municipally Approved and Fully Vertical
- 8,210 SF Office / 45,862 SF Shop
- Close to I-475 Exit
- Four Truck Docks
- Two Drive-In Doors
- Electric: 1000 Amps, Upgradable

FOR DETAILS CONTACT

Michele R. Rosenblum
michele.rosenblum@lee-associates.com
(248) 567-8006

Brian True
brian.true@lee-associates.com
(248) 567-8013

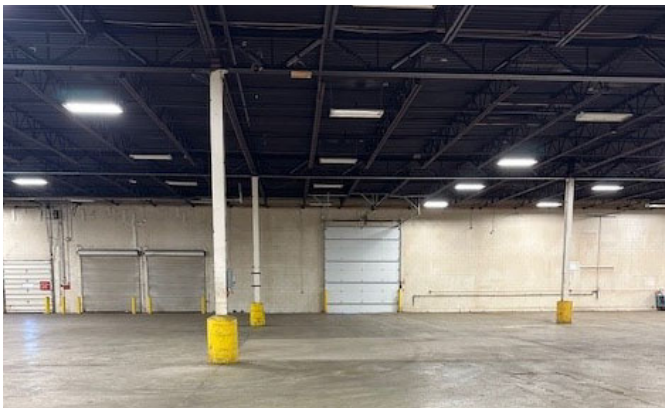


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE

4221 JAMES P. COLE
FLINT, MICHIGAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR DETAILS CONTACT

Michele R. Rosenblum
michele.rosenblum@lee-associates.com
(248) 567-8006

Brian True
brian.true@lee-associates.com
(248) 567-8013

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**4221 James P. Cole Blvd.,
Flint, MI 48505**


Property Type: Industrial
Available SF: 54,072
Land Size (Acres): 4.09
Market: Mid Michigan
County: Genesee

Availability Details

Available SF:	54,072	Transaction Type:	Lease/Sale
Industrial SF:	45,862	Asking Lease Rate:	To Be Determined
Office SF:	8,210	Asking Sale Price:	To Be Determined

Comments

Availability Comments: Property is zoned Industrial in an area away from residential (Buick City). Call for Lease Offers or Purchase.

Building & Construction Details

Construction Status:	Existing	Year Built:	1986	Roof Type:	Rubber Membrane
Building Class:	B	Year Refurbished:	1995	Roof Age:	
Spec/BTS:		Floors:	1	Floor Type:	Concrete
Primary Use:	Manufacturing	Multi-Tenant:	Possible	Sprinkler:	Yes
Secondary Use:	Warehouse	Construction Type:	Masonry	Security:	Yes
Flex:	No				
# of Buildings:	1				

Clearance, Dock & Door			
Ceiling Height:	18'5" - 21'0"	# GL/DID:	2
Bay/Column Size(WxD):	40'0" - 40'0"	GL/DID Dim.(HxW):	16 x 14
Column Spacing:	40	# DH/Truck-Level Doors:	1
		# Rail Doors:	
		Total Doors:	3
		# Int. Docks:	
		# Int. Levelers:	
		# Ext. Docks:	5
		# Ext. Levelers:	4
		Cross-docked:	No
Loading & Door Comments:			

Site			
Land Size (Acres):	4.09	Lot Dimensions (LxW):	Zoning: Industrial
Land SF:	178,160	Floodplain:	Site Condition/Quality:
Land Usable Acres:		Density:	Topography:
Land Usable SF:		Permitted FAR:	Site Shape:
Max Contiguous SF:		Development Capacity:	Access:
Max Contiguous Acres:		Yard Type:	Visibility:
Permitted SF:		Yard SF:	Frontage:
Buildable SF:			
Additional Site/Parcel Information Comments: Parcel Identification Number: 21-08-574-002			
Frontage Traffic Count Comments:			

Utilities			
Gas:	Natural	Power:	Phone:
Water:	City	Amps:	Cable:
Sewer:	City	Volts:	Broadband:
		Phase:	Broadband Supplier:
		Power Supplier:	
Utility Comments:			

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Michele Rosenblum	248.567.8006	michele.rosenblum@lee-associates.com
Listing Broker	Lee & Associates of MI	Brian True, CCIM	248.567.8013	brian.true@lee-associates.com

