

FOR SALE OR LEASE

4221 JAMES P. COLE
FLINT, MICHIGAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRAND NEW 15 YEAR ROOF

PRICE REDUCTION

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, Upgradeable

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



PROPERTY TYPE:	Industrial / Warehouse
AVAILABLE SF:	54,072
INDUSTRIAL SF:	45,862
OFFICE SF:	8,210
LAND SIZE:	4.09 Acres (178,160 SF)
YEAR BUILT / REFURBISHED:	1986 / 1995
CONSTRUCTION TYPE:	Masonry
ROOF TYPE:	Rubber Membrane
SPRINKLER / SECURITY:	Yes / Yes
CEILING HEIGHT:	18'5"–21'0"
BAY/COLUMN SIZE (WxD):	40'0" x 40'0"
COLUMN SPACING:	40
GRADE-LEVEL DOORS:	(2) 16X14
DOCK-HIGH/TRUCK-LEVEL	1
TOTAL DOORS:	3
EXTERIOR DOCKS:	5
EXTERIOR LEVELERS:	4
ZONING:	Industrial
PARCEL ID:	21-08-574-002
GAS/WATER/SEWER:	Natural/City/City
POWER:	1,000 Amps

PROPERTY PRICING

TRANSACTION TYPE: Sale/Lease

ASKING SALE PRICE: TBD

ASKING LEASE RATE: TBD

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

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. Third-party trademarks and logos are property of their respective owners and are used solely to identify tenants, nearby retailers or other businesses relevant to subject property, use does not imply affiliation, sponsorship or endorsement.

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.

