



Industrial For Sale or Lease

Property Name:

Location: 4301 Western Road

City, State: Flint, MI

Cross Streets: Richfield Rd.

County: Genesee

Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 28,240
Available Sq. Ft.: 28,240

Building Type: Built
Available Shop Sq. Ft.: 26,000
Available Office Sq. Ft.: 2,240

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 18' - 24'
Grade Level Door(s): 3: 10 x 10, 14 x 14
Truckwells or Docks: 0
Exterior Construction: Block
Structural System: Steel
Air-Conditioning: N/A
Heating: Gas
Availability: 45 - 60 Days
Power (Amps/Volts): N/A

Freestanding: Yes
Rail: No
Security: No
Interior: N/A
Lighting: N/A
Bay Sizes: N/A
Restrooms: Yes
Cranes: No
Parking: Large Lot

Year Built: 1966
Sprinklers: No
Signage: Yes
Exterior: N/A
Roof: Pitched
Floors: N/A
Floor Drains: No
Acreage: 1.140
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$4.00
Lease Type: NNN
Sale Price: \$900,000 (\$31.87/sqft)
Imprv Allow: N/A
Tenant Responsibility: N/A

Mthly Rate: N/A
Lease Term: N/A
Taxes: \$12,197.62 (2019)
Options: N/A

Deposit: N/A
TD: N/A
Parcel #: 47-32-427-003
Assessor #: N/A

COMMENTS

Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com
Rick Birdsall, (248) 799-3145, rbirdsall@signatureassociates.com

