

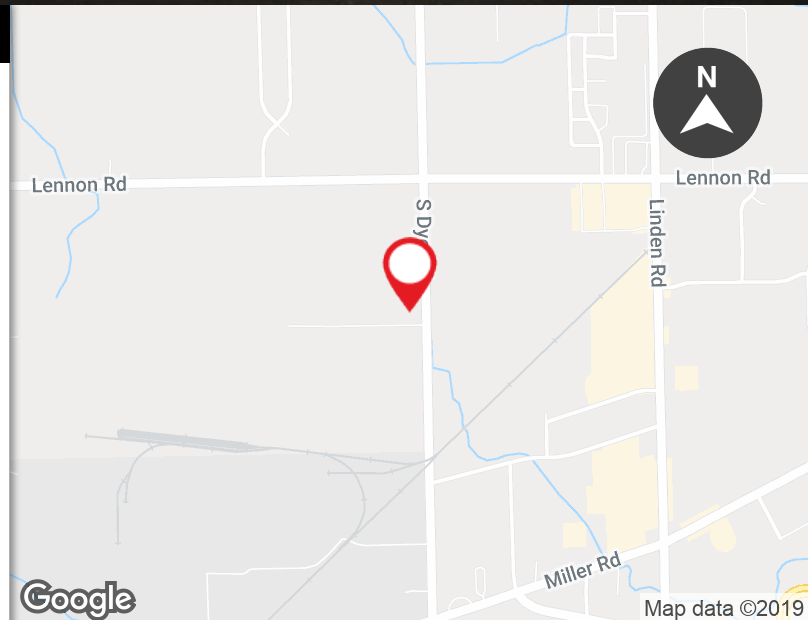
# FOR SALE

3146 S. DYE ROAD  
FLINT, MI 48507



## PROPERTY FEATURES:

- 8,290 SF (two buildings + yard)
- Mint condition, must see
- New roof 2018 (front bldg.) 2016 (rear bldg.)
- Turn-key contractor facility
- On-site fleet & inventory storage
- Back building built in 1999 / Front building built in 2004
- Class A roads
- All municipal utilities
- Less than 2 miles from I-69, I-75 & US-23
- 200' of frontage



FOR MORE INFORMATION PLEASE CONTACT:

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**248.324.2000**

**eCODE 28**

# FOR SALE

3146 S. DYE ROAD  
FLINT, MI 48507



**OFFICE SF:** 1,856 SF  
**LAND SIZE:** 1.5  
**COUNTY:** GENESEE  
**CROSS STREETS:** S. DYE & MILLER ROAD

## SITE

**LAND (ACRES):** 1.5  
**PARCEL NUMBER:** 07-29-100-007  
**ZONING:** INDUSTRIAL

## GENERAL

**PARKING SPACES:** AMPLE  
**TRUCK PARKING:** ON-SITE  
**PARKING TYPE:** SURFACE

## PRICING & AVAILABILITY

**ASKING PRICE:** \$595,000  
**LEASE RATE:** \$8,50/SF NNN  
**AVAILABLE:** APRIL 2019  
**TAXES:** APPROX. \$1.10/SF

## BUILDING INFORMATION

**TYPE:** INDUSTRIAL  
**CONSTRUCTION TYPE:** N/A  
**YEAR BUILT:** 1999 (BACK BUILDING)  
2004 (FRONT BUILDING)  
**ROOF:** 4'X12' TRUSS PITCH/  
ASPHALT SHINGLES  
**UTILITIES:** ALL MUNICIPAL  
**HEATING:** GAS FIRED  
**FLOOR DRAINS:** YES  
**CLEAR HEIGHT:** 16'  
**RESTROOMS:** M & W  
**BASEMENT:** YES, APPROX. 700 SF  
**ELECTRICAL:** 200 AMP/3 PHASE  
**MEZZANINE:** YES, STORAGE & SMALL OFFICE  
**# DOCKS/TRUCKWELLS:** N/A  
**# GRADE LEVEL DOORS:** 4  
**DOOR DIMENSIONS (LXW):** 2 (12'X12') / 2 (11'X14')

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