# FOR SALE

3146 S. DYE ROAD FLINT, MI 48507

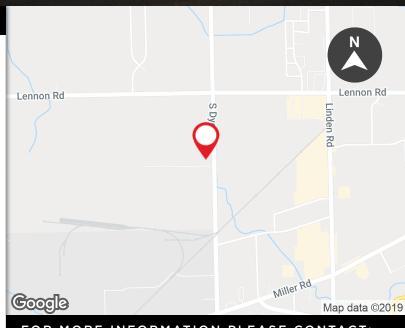




#### PROPERTY FEATURES:

- 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

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### FOR MORE INFORMATION PLEASE CONTACT:

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eCODE 28

### FOR SALE

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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

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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

**BUILDING INFORMATION** 

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FRIEDMAN REAL ESTATE

34975 WEST TWELVE MILE ROAD

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