



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
1101 NORTH CENTER ROAD | FLINT, MI | 48506



1101 N Center Road | Flint, Michigan | 502,199±



PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Kurt Jensen
262-308-0008
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FEATURES

- Large parcel with room to expand
- High bays with cranes
- Rail access
- Renovated in 2018
- BTS office space available



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PROPERTY DETAILS

Building Size:	502,199 SF
Available Space:	143,556 SF
Warehouse Space	502,199 SF
Office Space:	BTS
Land Area:	77.31 acres
Minimum Divisible:	50,000 SF
Maximum Contiguous:	502,199 SF
Construction:	Roof: Insulated EPDM Walls: Masonry and Metal Floors: 8" + reinforced concrete
Year Built:	1960 Renovated in 1979, 2018
Clear Height:	22' - 42'
Column Width & Depth:	50x50
Drive ins:	2
Docks:	26
Cranes:	1 7.5 -ton 7 10-ton 4 20-ton
Power:	Heavy
Rail access:	Spur serviced by Canadian National
Lighting:	T5
Sprinklers:	ESFR
Parking:	1000+ surface spaces, large fenced lot
Zoning:	G: Heavy Manufacturing
Parcel ID:	41-09-251-001 41-09-126-010 41-09-252-002
OpEx Estimate 2019:	\$0.25 /SF



FOR COMPLETE INFORMATION CONTACT:

✉ KURT@PHOENIXINVESTORS.COM | ☎ 262.308.0008

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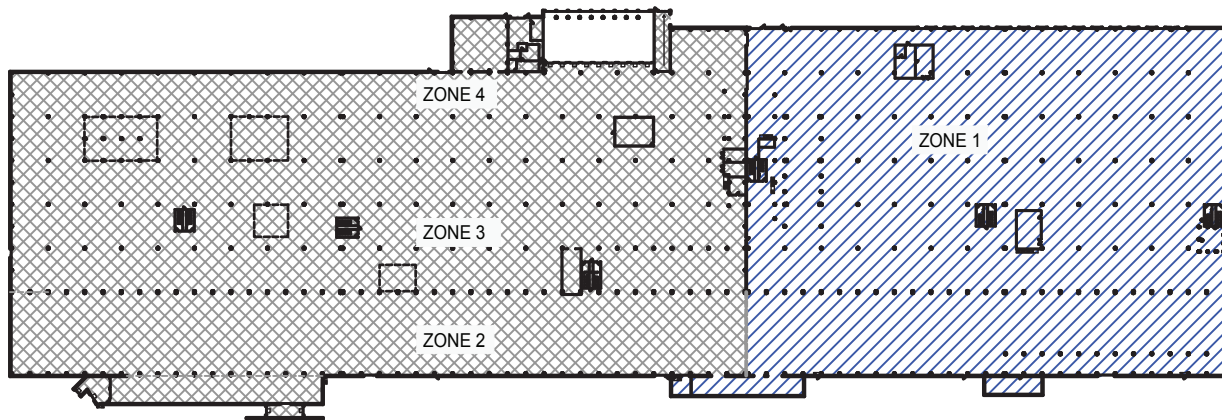


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SITE PLAN

VACANT SQUARE FEET			
HATCH	ZONE NUMBER	SPACE DESIGNATION	SQUARE FOOTAGE
	ZONE 1	VACANT	205,427 SQFT
	ZONE 2/3/4	OCCUPIED	N/A



 1 OVERALL FLOOR PLAN
SCALE: 1"=50'

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SITE MAP



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