



Industrial For Sale or Lease

Property Name:

Location: 2307 S. Saginaw Street
City, State: Flint, MI
Cross Streets: Wallace Street
County: Genesee
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	30,155	Building Type:	Built	Mezzanine:	N/A
Available Sq. Ft.:	30,155	Available Shop Sq. Ft.:	28,073	Office Dim:	N/A
		Available Office Sq. Ft.:	2,082	Shop Dim:	N/A

PROPERTY INFORMATION

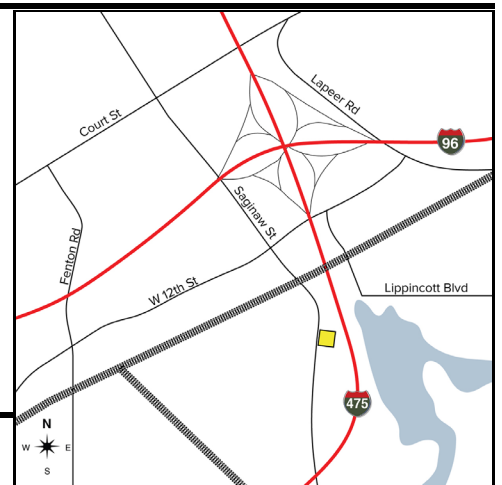
Freestanding:	Yes	Year Built:	1949
Clear Height:	16' - 19'	Rail:	No
Grade Level Door(s):	4: 12 x 14	Security:	Yes
Truckwells or Docks:	1	Interior:	No
Exterior Construction:	N/A	Lighting:	Metal Halide
Structural System:	N/A	Bay Sizes:	N/A
Air-Conditioning:	No	Restrooms:	Yes
Heating:	GFA	Cranes:	No
Availability:	Immediately	Parking:	20
Power (Amps/Volts):	800 Amps, 480 Volts, Heavy Power	Roof:	Rubber
		Floors:	6"
		Floor Drains:	Yes
		Acreage:	1.630
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$5.95	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$988,000 (\$32.76/sqft)	Taxes:	\$14,588.33 (2022/23)	Parcel #:	41-19-232-029 & 002
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

5,800 sq. ft. mezzanine with freight elevator. Grade level door sizes as follows: 12x14; 16x14; 12x13 and 14x13.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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