

2010 N DORT HWY

2010 N DORT HWY, FLINT, MI 48506

UP TO 108,575 SF OF WAREHOUSE SPACE AVAILABLE | FULLY FENCED AND GATED

FOR SALE
\$3,950,000
OR LEASE



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PROPERTY DESCRIPTION

Explore an exceptional investment opportunity with this expansive 108,575 SF industrial property in Flint, MI. Featuring a versatile layout divided into 6 units, this prime space offers 5 semi bay doors on the North side and 2 on the South side, providing seamless access for various industrial and warehouse activities. The multi-unit spaces, equipped with division walls ranging from 9,000 to 22,000 square feet, offer flexibility for a diverse range of business operations. With 21-foot ceilings, a fully fire-suppressed environment, and a newly installed LED lighting system with motion sensors, this property is well-equipped for modern industrial needs. The completely fenced-in lot, guard shack to man gate, and separate entrance off Dort ensure a secure and functional industrial setting for potential investors.

PROPERTY HIGHLIGHTS

- 6 flexible units with 21' ceilings
- 5 semi bay doors on North side & 2 semi bay doors on South side
- Fully fire-suppressed
- New LED lighting system with motion sensors
- Secure, completely fenced-in lot & Guard shack to man gate
- Separate entrance off Dort

LOCATION DESCRIPTION

Discover the vibrant surroundings of this Flint location, with easy access to nearby amenities and attractions. Located in the heart of Flint's commercial district, the area is surrounded by a variety of dining options, shopping centers, and entertainment venues. Just a short distance away, tenants and visitors can enjoy the rich cultural scene at the Flint Cultural Center, or explore the lush green spaces of Max Brandon Park. With convenient access to major roadways, this location offers both a bustling urban atmosphere and the tranquility of nearby outdoor spaces. It's an ideal setting for any Office / Office Building investor or tenant looking for a well-connected and dynamic environment.

OFFERING SUMMARY

Sale Price:	\$3,950,000
Lease Rate:	Undisclosed
Number of Units:	6
Available SF:	8,520 - 108,575 SF
Lot Size:	8.48 Acres

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AERIAL MAP



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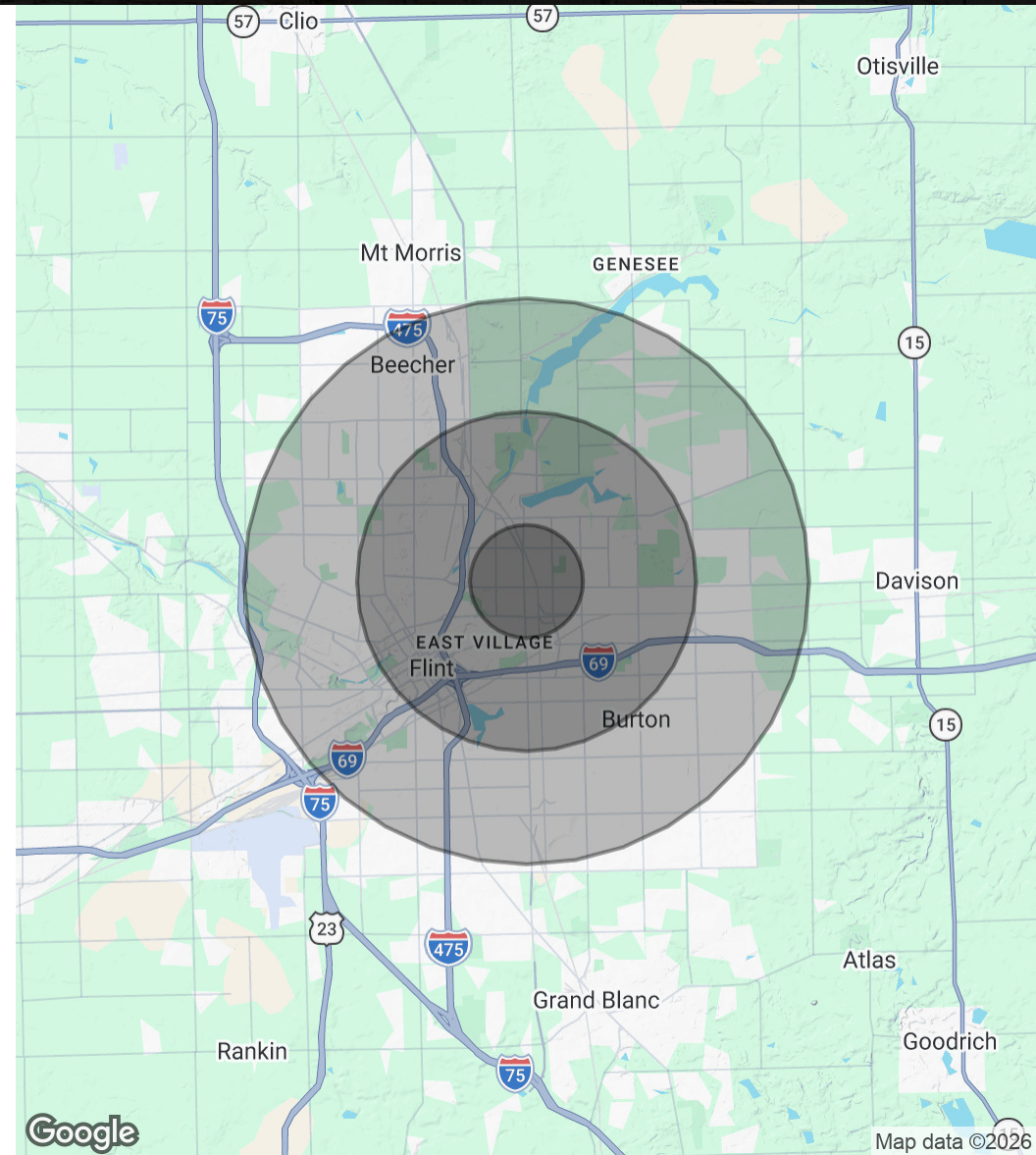
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,149	46,506	131,884
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,791	19,732	54,938
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$46,387	\$49,665	\$53,154
Average House Value	\$81,565	\$98,120	\$103,026
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,728	21,177	63,786
Total Population - Black	1,973	20,201	54,431
Total Population - Asian	51	246	632
Total Population - Hawaiian	4	21	35
Total Population - American Indian	53	249	718
Total Population - Other	375	1,098	2,500

2020 American Community Survey (ACS)



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FLINT, MICHIGAN

Flint, Michigan is a city defined by its deep roots in American industrial history and its enduring spirit of resilience and renewal. Known as the birthplace of General Motors, Flint earned its nickname “Vehicle City” and played a key role in shaping the labor movement through the historic 1936–37 sit-down strike. Over time, the city faced significant challenges, including economic decline and a major public health crisis during the 2014 water contamination event, which brought national attention to issues of infrastructure and environmental justice. Despite these hardships, Flint has shown remarkable determination to rebuild and reimagine its future. The city is home to cultural landmarks such as the Flint Institute of Arts, Sloan Museum of Discovery, and The Whiting performing arts center, all of which contribute to a growing creative and educational scene. Revitalization efforts like the transformation of Chevy Commons—a former GM site now turned public park—highlight the city’s commitment to reconnecting with its natural assets and fostering community growth. With a strong network of local leaders, artists, educators, and activists, Flint continues to move forward, proving that its legacy is not only about where it has been, but where it is going.



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