

INDUSTRIAL PROPERTY // FOR SALE

PRIME CORNER WAREHOUSE: VERSATILE SPACE FOR YOUR BUSINESS NEEDS

2320 E REMINGTON ST & 1209 S 4TH ST
SAGINAW, MI 48601



- 10,000 SF Warehouse with four (4) 12ft overhead doors
- Convenient corner property
- Versatile space suitable for manufacturing, distribution and development.
- Ideal for businesses seeking a functional and adaptable warehouse
- Land contract available
- Seller financing available \$240,000

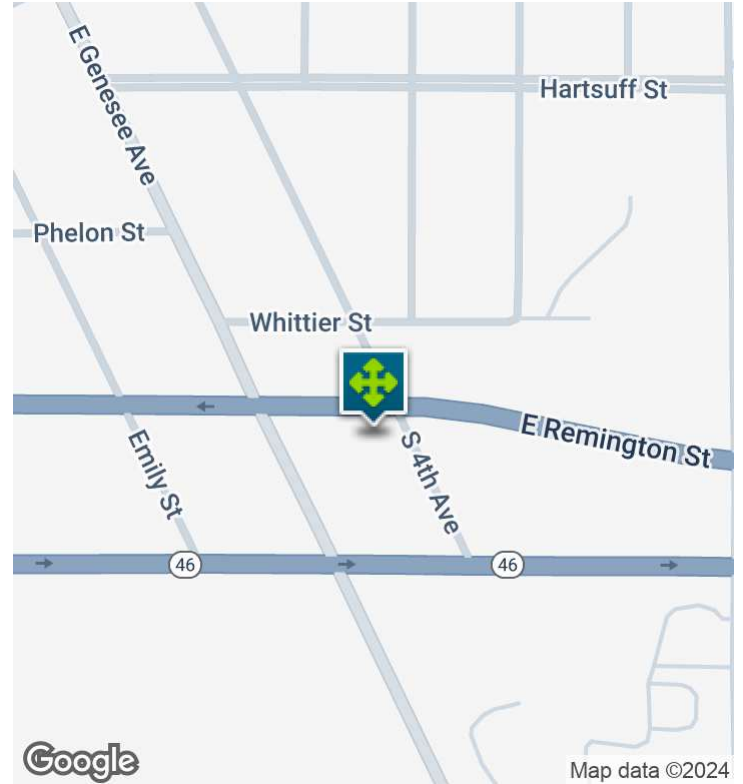


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EXECUTIVE SUMMARY



Sale Price	\$230,000
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OFFERING SUMMARY

Building Size:	10,000 SF
Lot Size:	0.84 Acres
Price / SF:	\$23.00
Year Built:	1965
Zoning:	M1
Market:	Other Market Areas
Submarket:	Flint/Saginaw

PROPERTY OVERVIEW

Welcome to this exceptional warehouse property located in the vibrant Saginaw area. This spacious corner property boasts a generous 10,006 square feet of versatile space, perfect for a variety of industrial or storage needs. The warehouse is equipped with a convenient overhead door, allowing for easy access and efficient loading and unloading operations, making it suitable for a range of uses. Don't miss this opportunity to own a well-appointed warehouse with valuable features in a prime location.

LOCATION OVERVIEW

This warehouse in the Saginaw area is a spacious property situated on a corner lot. Additionally, the sale includes the land next door, providing ample space for expansion or additional development opportunities. The property is conveniently located in a bustling commercial area, offering easy access to major transportation routes and amenities.

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	10,000 SF
Shop SF:	9,050 SF
Office SF:	950 SF
Zoning:	M1
Lot Size:	0.84 Acres
Parking Spaces:	18
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1965
Clear Height:	14' & 16'
Overhead Doors:	Four (4) 12' x 10'
Truckwells/Docks:	No
Cranes:	No
Power:	225 AMPS 3 Phase
Buss Duct:	No
Air Conditioning:	No
Heat Type:	Yes
Lighting:	Standard
Sprinklers:	No
Exhaust Fans:	Yes, 3
Floor Drains:	Yes, 3
Rail Access:	No
	\$4,300 for both parcels



P.A. COMMERCIAL
Corporate & Investment Real Estate

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ADDITIONAL PHOTOS



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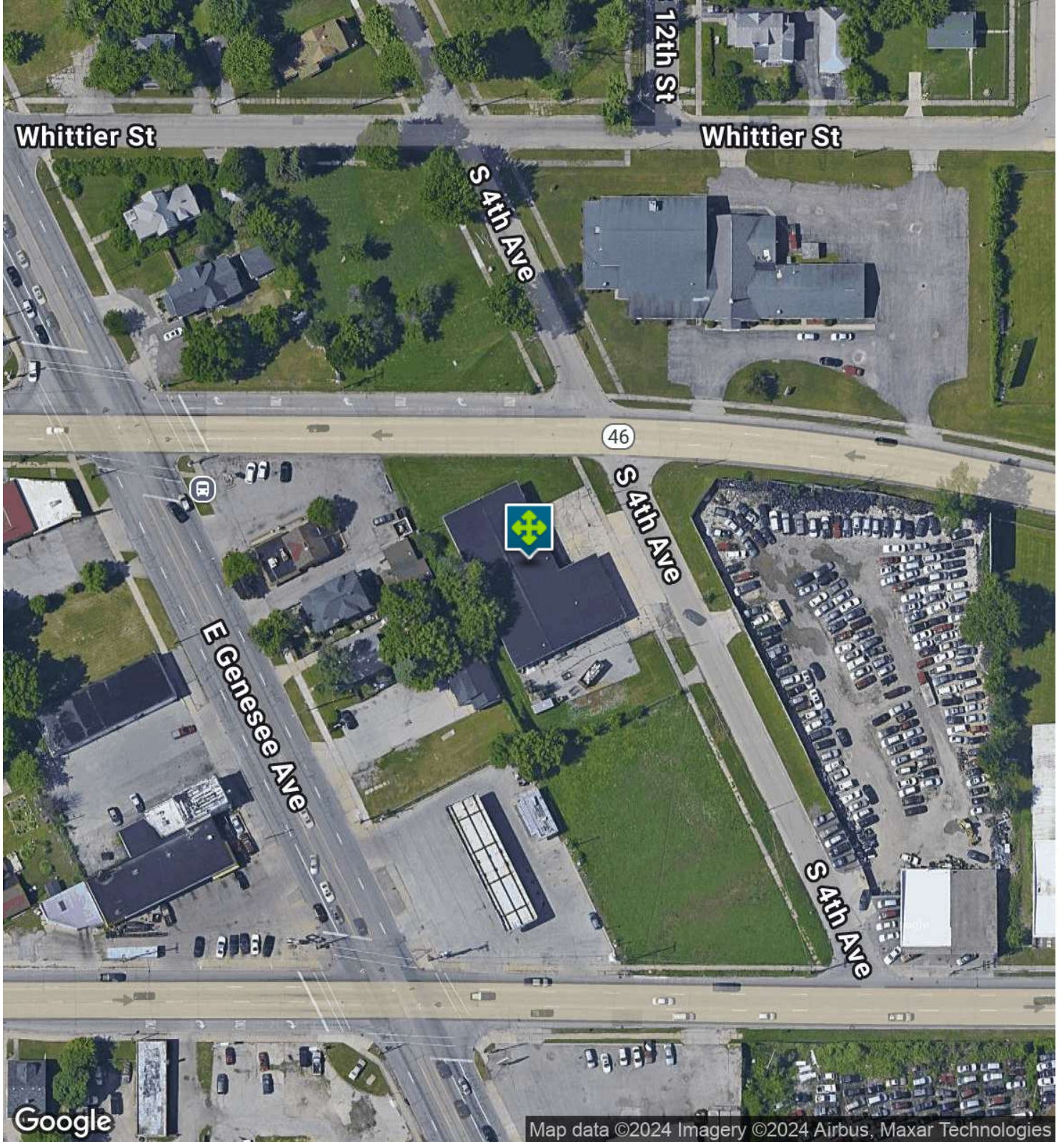
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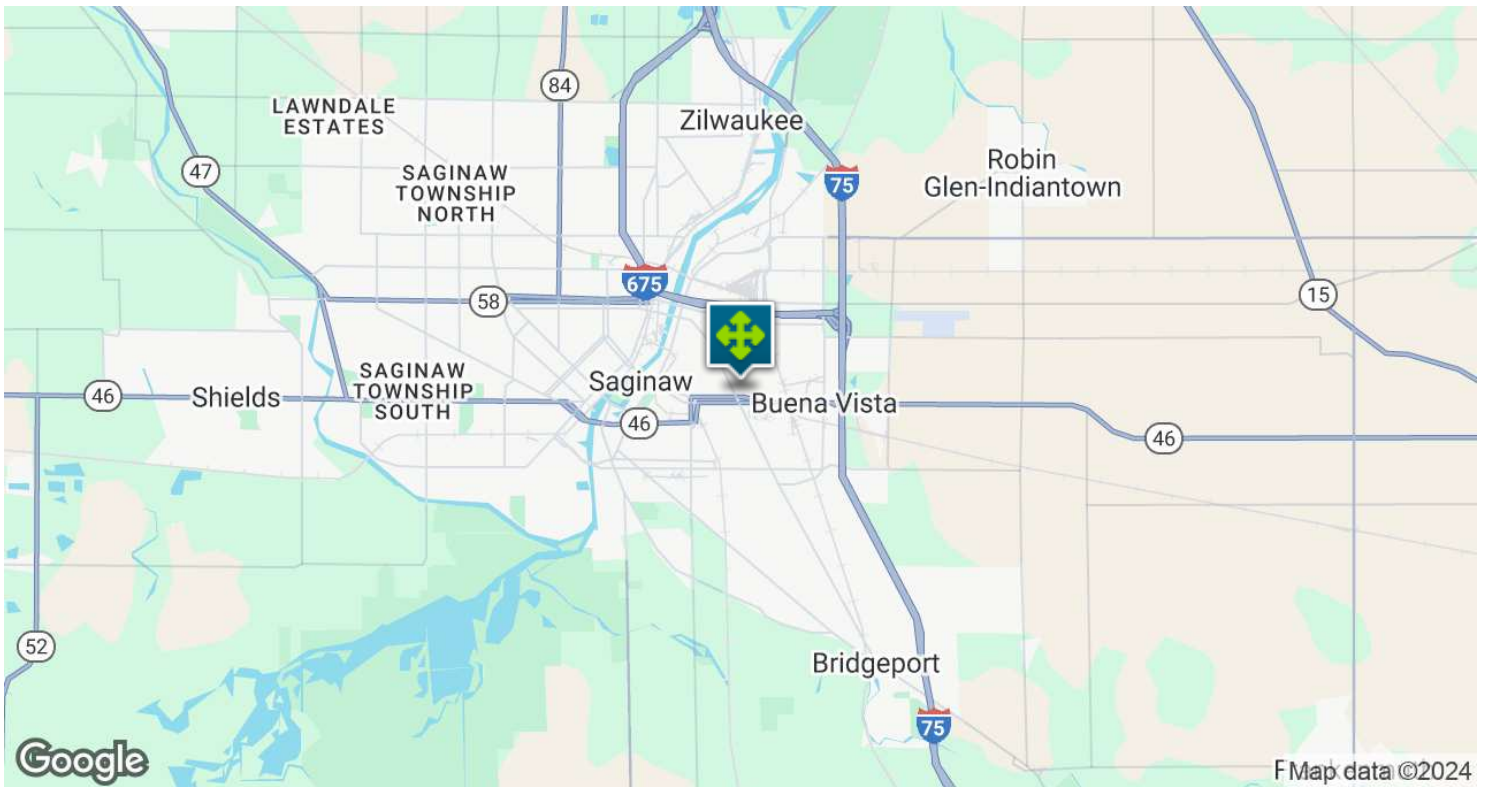
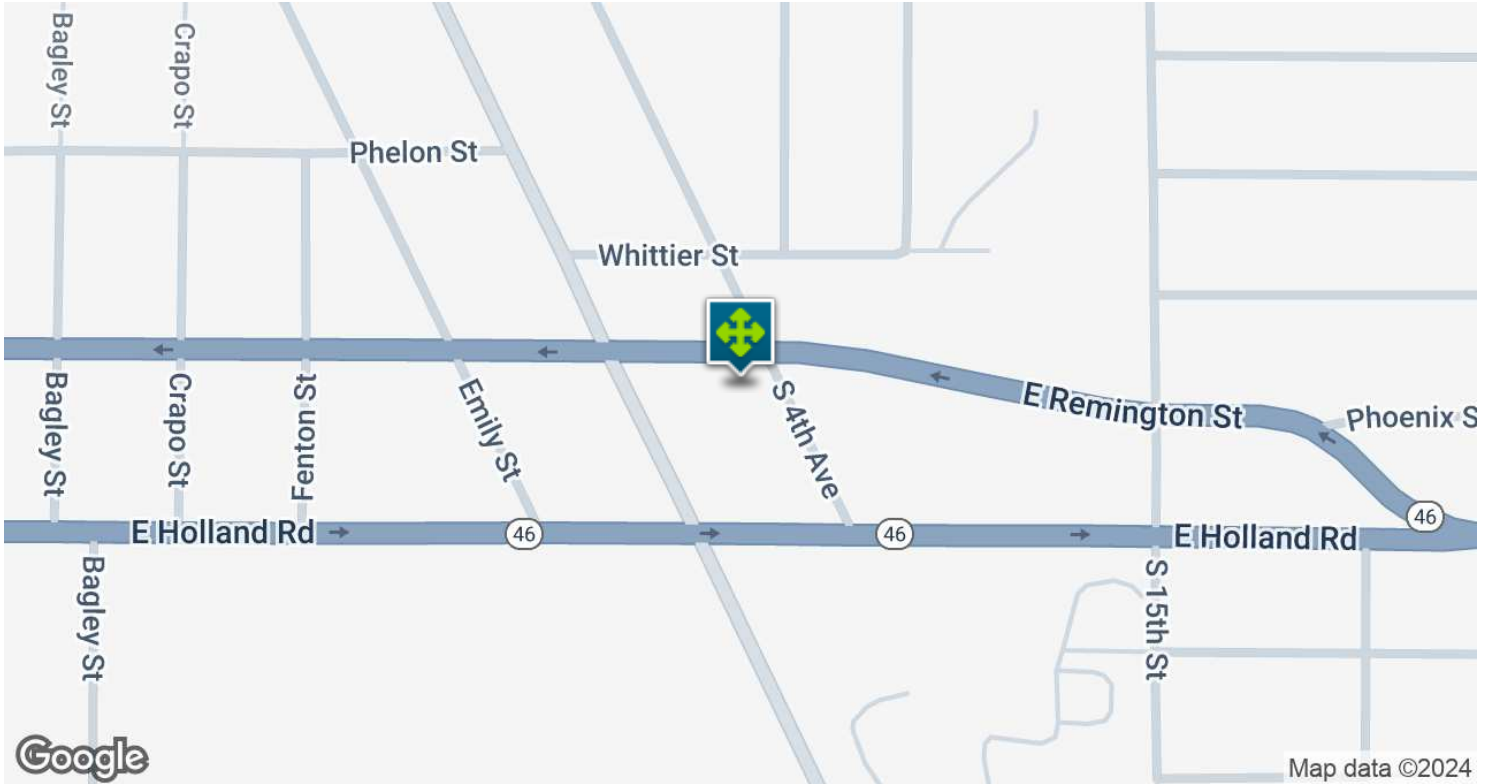
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AERIAL MAP

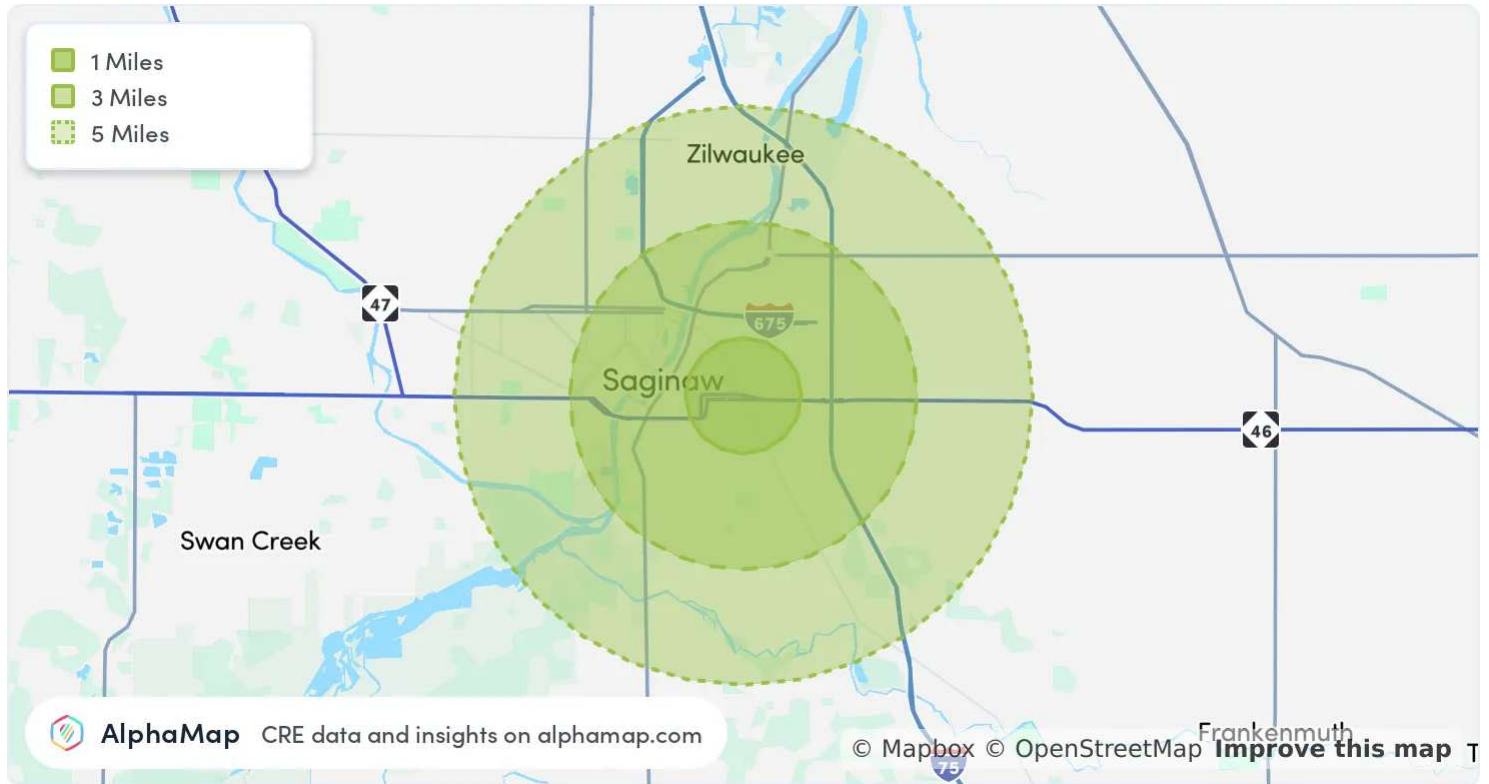


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LOCATION MAP



AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,875	42,214	83,800
Average Age	40	38	40
Average Age (Male)	38	37	38
Average Age (Female)	41	40	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,910	17,613	36,005
Persons per HH	2.4	2.4	2.3
Average HH Income	\$36,935	\$40,893	\$55,755
Average House Value	\$48,442	\$64,902	\$98,429
Per Capita Income	\$15,389	\$17,038	\$24,241

Map and demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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