

# FOR LEASE OR SALE



**66,724 SF TOTAL (2 BUILDINGS)**

**WAREHOUSE / MANUFACTURING SPACE**



**1611 JAMES P COLE BOULEVARD  
FLINT, MI  
18,431 SF to 39,887 SF Available**

**1605 JAMES P COLE BOULEVARD  
FLINT, MI  
4,215 SF**

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# PROPERTY SUMMARY

1605 and 1611 James P Cole Boulevard, Flint, MI 48503



<b>Total SF</b>	66,724
<b>Total SF Available for Lease</b>	18,431 SF to 39,887 SF (warehouse; 7,794 SF office)
<b>Site Area</b>	6.17 acres
<b>Year Built</b>	1980
<b>APN</b>	41-06-452-018
<b>Building Use</b>	Distribution - Current tenant and recent past
<b>Zoning</b>	GI-2 Geen Innovation-2
<b>Room for Expansion</b>	No
<b>Auto/ Trailer Parking</b>	Yes
<b>Outside Storage</b>	Per code
<b>Construction Type</b>	Steel frame with masonry and insulated metal side panels
<b>Cranes</b>	None
<b>Air Lines</b>	None
<b>Fire Suppression</b>	Wet system
<b>Site Fencing</b>	Yes
<b>HVAC</b>	Suspended GFA unit heaters Window AC unit in office
<b>Roof</b>	TPO - approx. 12,000 SF, replaced in 2024, balance is rubber membrane
<b>Breakroom</b>	None
<b>Restrooms</b>	4 restrooms (2 sets)
<b>Power</b>	800a/480v/3p; switch gear serving available space

<b>Bay Size/Column Spacing</b>	43' x 30' in high bay; 20' x 20' in low bay
<b>Ceiling Clearance</b>	25' in high bay; 12' in lower sections
<b>Docks</b>	Two (2) 9' x 10' Two (2) 8' x 8' Leased Space = 6 total
<b>Grade Doors</b>	One (1) 12' x 14' One (1) 8' x 10'
<b>Asking Price</b>	\$2,975,000
<b>Real Estate Taxes</b>	\$40,034.40 (2024)
<b>Operating Expenses</b>	\$2.29/SF <ul style="list-style-type: none"><li>CAM: \$1.34/SF</li><li>Ins: \$0.34/SF</li><li>RE Taxes: \$0.60/SF</li></ul>
<b>Miscellaneous</b>	<ul style="list-style-type: none"><li>Owner has invested \$250,000 in recent improvements</li></ul>

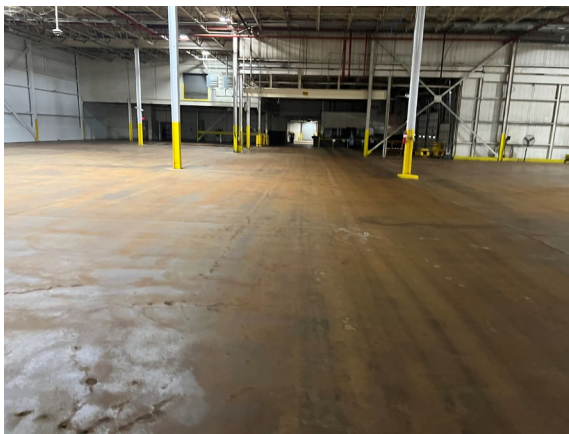
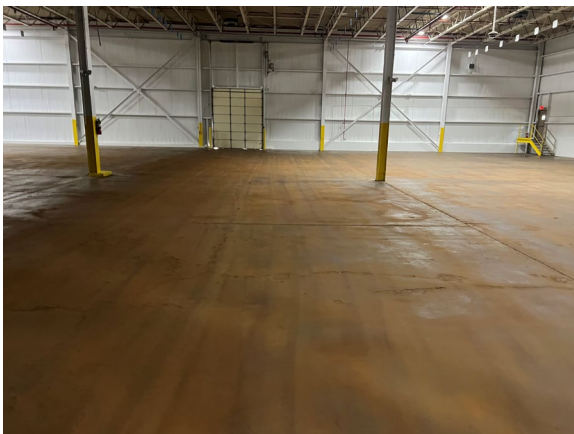
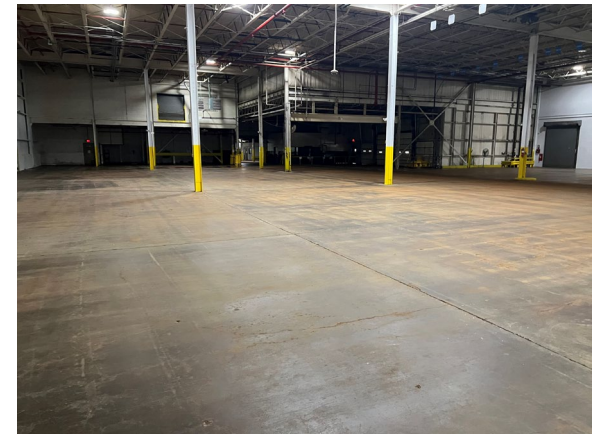
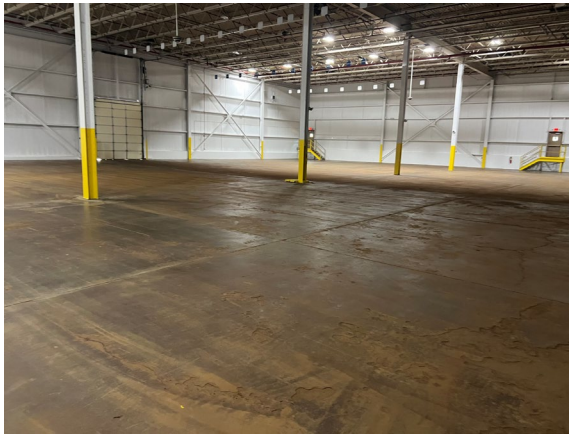
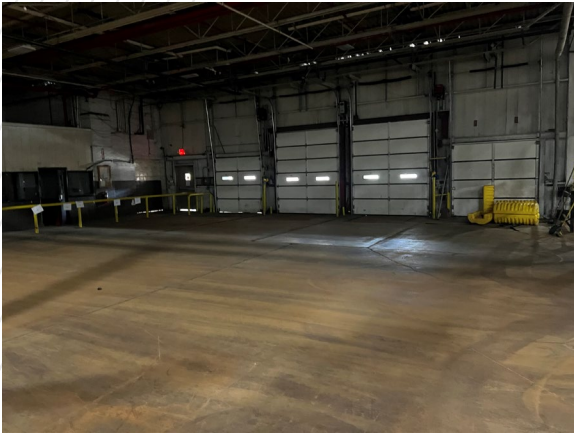
<b>1611 James P Cole</b>	<ul style="list-style-type: none"><li>18,431 SF to 39,887 SF available</li><li>22,757 SF is leased through 11/30/26</li><li>Lease rate: \$5.50/SF NNN</li><li>High bay area is approximately 21,456 SF</li><li>Switchgear, breakroom, and additional restrooms upstairs</li></ul>
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<b>1605 James P Cole</b>	<ul style="list-style-type: none"><li>4,215 SF</li><li>Leased through 9/30/2026</li><li>3 grade doors</li><li>Clear span</li><li>100 SF of office</li><li>25' clear</li><li>Not insulated</li><li>No restrooms or heat</li></ul>
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# PHOTOS

1611 James P Cole Boulevard, Flint, MI 48503





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1605 James P Cole Boulevard, Flint, MI 48503





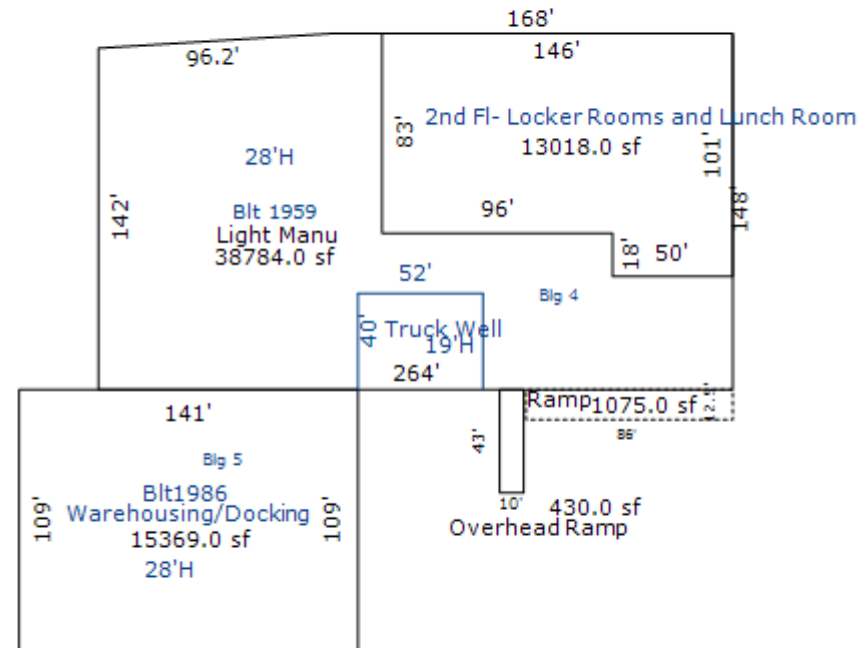
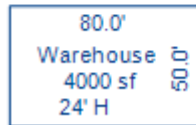
# PROPERTY AERIAL

1605 and 1611 James P Cole Boulevard, Flint, MI 48503



# FLOORPLAN

1605 and 1611 James P Cole Boulevard, Flint, MI 48503



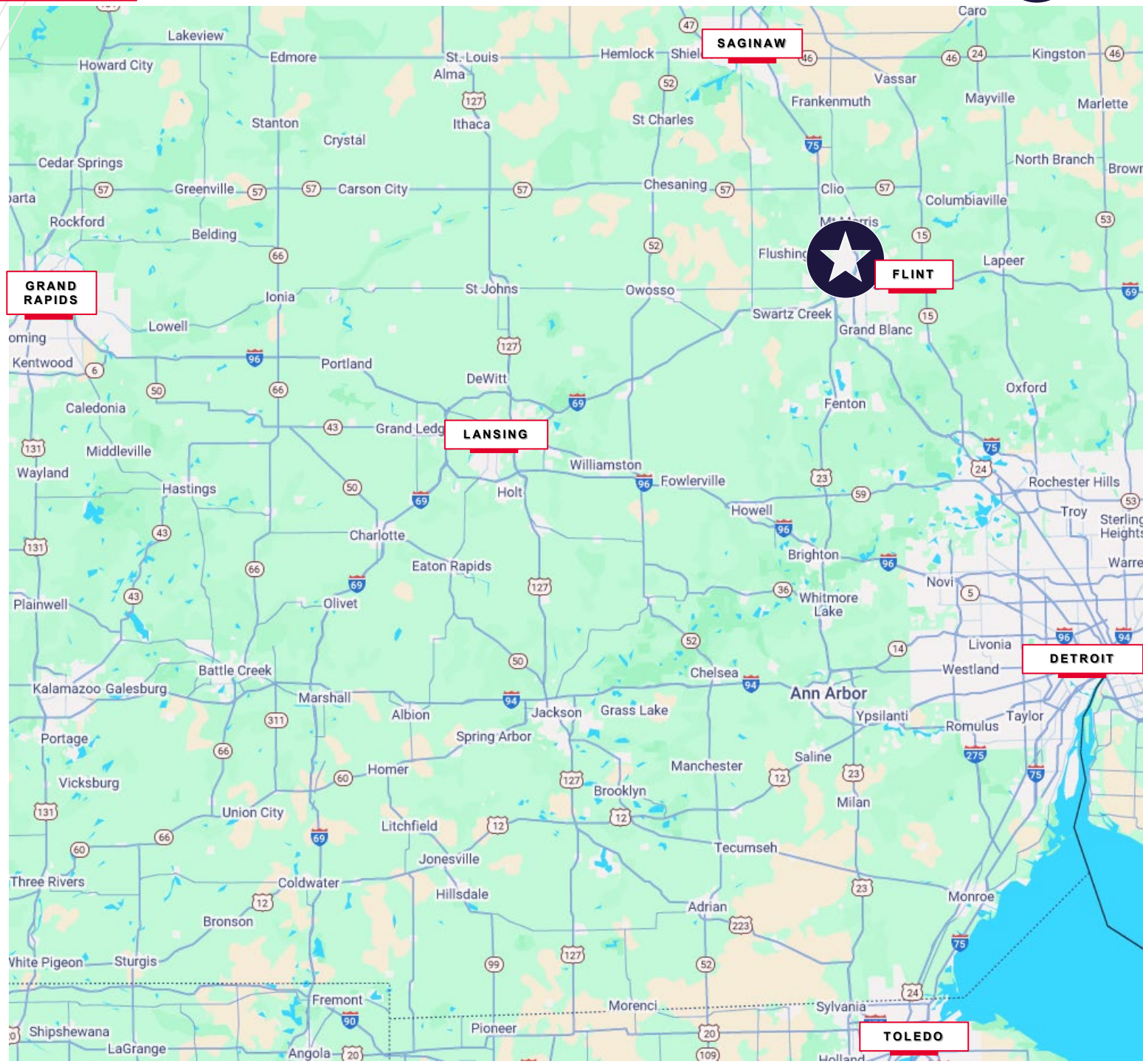


# MAP

1605 and 1611 James P Cole Boulevard, Flint, MI 48503

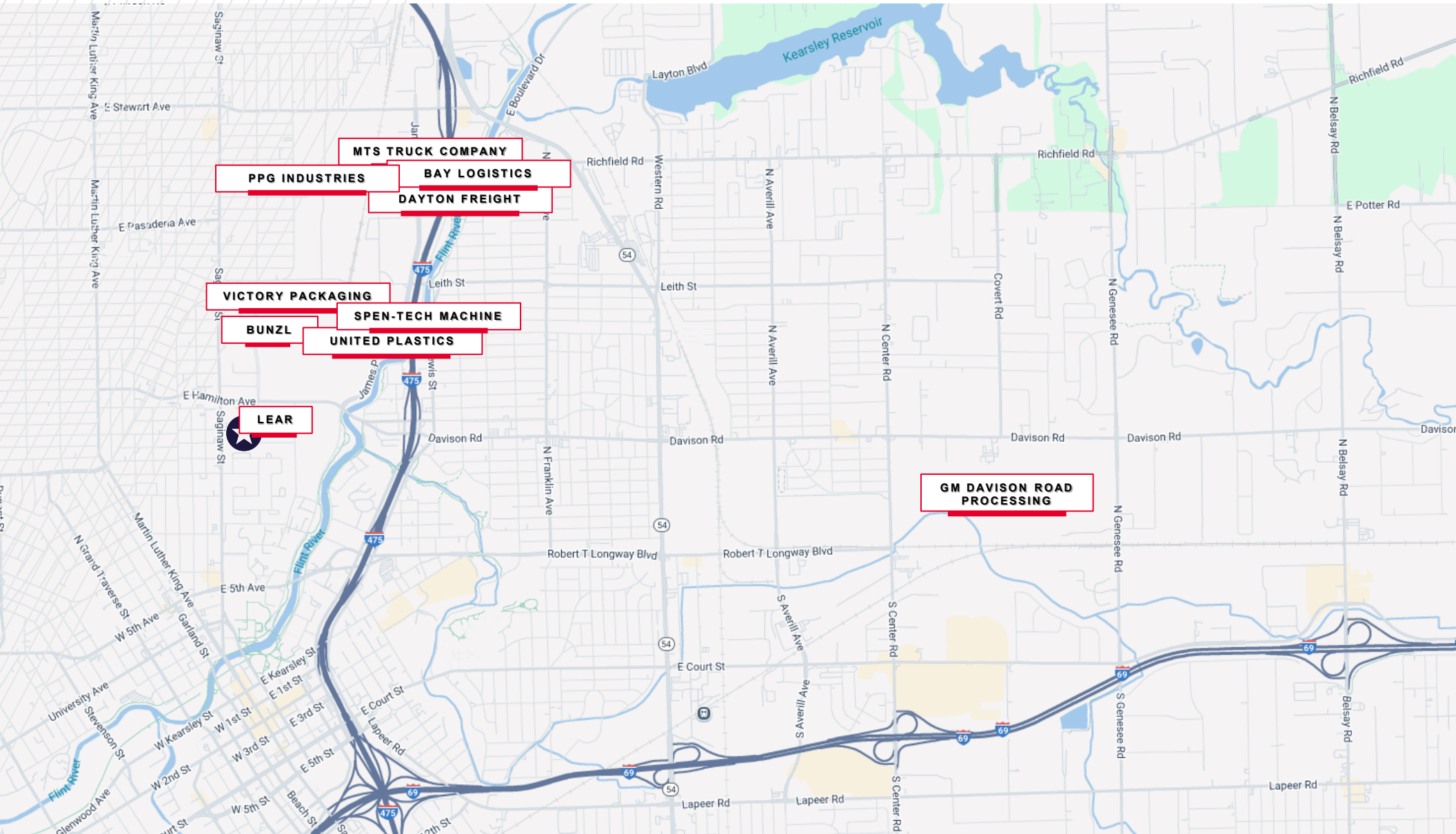


Distance to	# of Miles
I-75	5.4
I-69	2.5
Lansing	59
Saginaw	36
Detroit	72
Windsor, ON	74
Grand Rapids	232
Toledo, OH	132



# MAP

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TOLEDO



# DEMOGRAPHICS

1605 and 1611 James P Cole Boulevard, Flint, MI 48503

## GENESEE COUNTY (US Census Bureau)



**POPULATION**  
402,279



**AVERAGE MANUFACTURING WAGE**  
\$21.74/HR



**WORKFORCE**  
250,450



**BUSINESSES**  
8,000



**AVERAGE HOUSEHOLD INCOME**  
\$62,375



**UNEMPLOYMENT RATE**  
6.9%

## Genesee County, Michigan

Genesee County is located in southeastern Michigan and spans approximately 640 square miles. It includes 11 cities, 17 townships, and 5 villages. The county seat is Flint, which also serves as the cultural and economic hub of the region. Genesee County is part of the greater Flint metropolitan area and plays a key role in Michigan's automotive and manufacturing history.



**EDUCATION**  
Bachelor Degree – 19.6%  
High School Diploma – 88.2%



**SCHOOLS**

- University of Michigan-Flint
- Kettering University
- Baker College
- Mott Community College



**LOCAL CORPORATIONS**

- General Motors
- Magna Northgate
- Hougen Manufacturing
- Mid-States Bolt and Screw
- TMI Climate Solutions
- Dee Cramer
- Niles Industrial Coatings