

Industrial Property Description

4121 Fenton Road Burton, Michigan



PROPERTY SUMMARY	
BUILDING SF:	7,875 SF
AVAILABLE SF:	7,875 SF
COUNTY:	GENESSEE
CROSS STREETS:	FENTON & E. SCOTTWOOD AVE.

SITE	
LAND SIZE (ACRES):	0.51 ACRES
PARCEL NUMBER:	59-31-100-017
ZONING:	C2

GENERAL	
UTILITIES:	ON-SITE
# PARKING SPACES:	+/- 22 (1.52/1,000 RATIO)
ANNUAL TAXES:	Summer 2025: \$9,961.53 Winter 2025: \$1,445.58

TRANSACTION INFORMATION	
SALE PRICE	\$249,000 (\$31.74 PSF)

CONTACTS	
ALEX TOKARZ – 248.470.7957	

FEATURES	
<ul style="list-style-type: none"> • RENOVATED IN 2024 WITH NEW ELECTRICAL THROUGHOUT, NEW INTERIOR AND EXTERIOR LED LIGHTING AND FRESH PAINT • GREAT SIGNAGE OPPORTUNITY • CONVENIENT ACCESS TO I-475, US-23, I-75 AND I-69 	

BUILDING	
CONSTRUCTION TYPE:	MASONRY
YEAR BUILT:	1938 / 2024
FLOOR:	SLAB
LIGHTING:	LED (INTERIOR AND EXTERIOR)
POWER:	240/480 3-PHASE
HEATING:	GAS
SPRINKLER:	NONE
CLEAR HEIGHT:	18'
POWER/BUSS:	800 AMPS / 220 / 440 V 3-PHASE
CRANES:	NONE
RAIL:	NONE
# DOCKS/TRUCKWELLS:	NONE
# GRADE LEVEL DOORS:	4
AIR COMPRESSOR	NONE



DOMINION
REAL ESTATE ADVISORS