

For Sale or Lease
Industrial

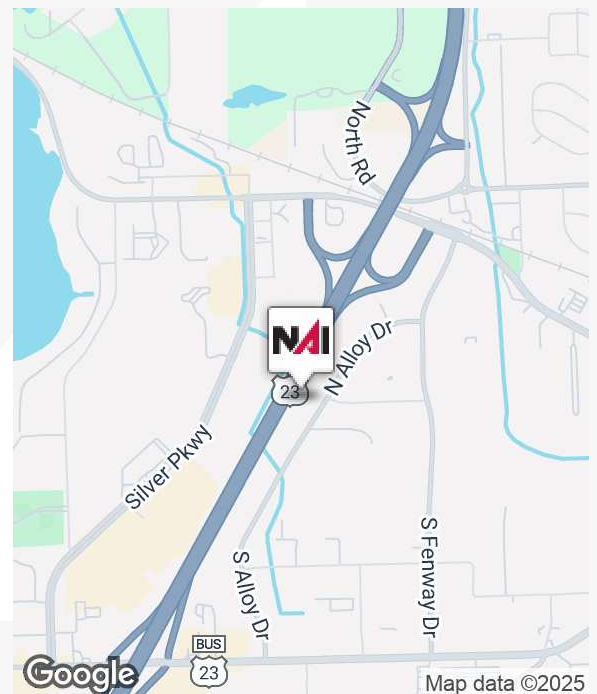


255 N Alloy Drive

Fenton, Michigan 48430

Property Highlights

- 50,000 SF Industrial Building on 3.5 Acres (152,460 SF)
- Ideal for Owner / User
- Built in 1996
- Extremely Well Maintained and Clean Building
- Fully Sprinkled
- Two Truck Docs and One Grade Level Overhead Door
- 1,000 Amp Power / 277-480v 3P Heavy
- 76 Parking Spaces (1.52 / 1,000 SF)
- Zoning: Light Industrial
- Fantastic Location in Rapidly Growing Fenton Market
- Prime Commercial Exposure with Ample Freeway Frontage
- For Sale or Lease



For more information

Brad Margolis

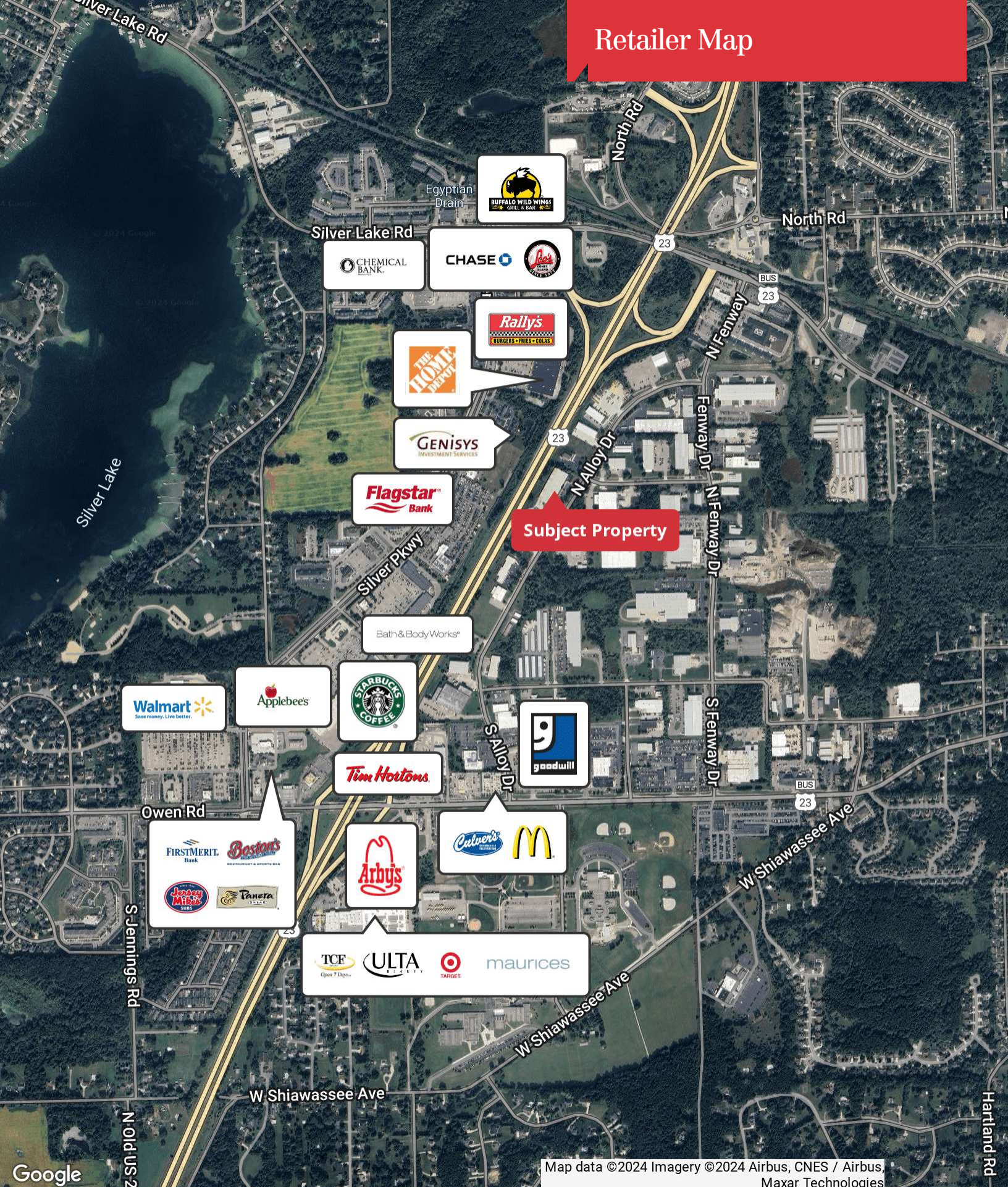
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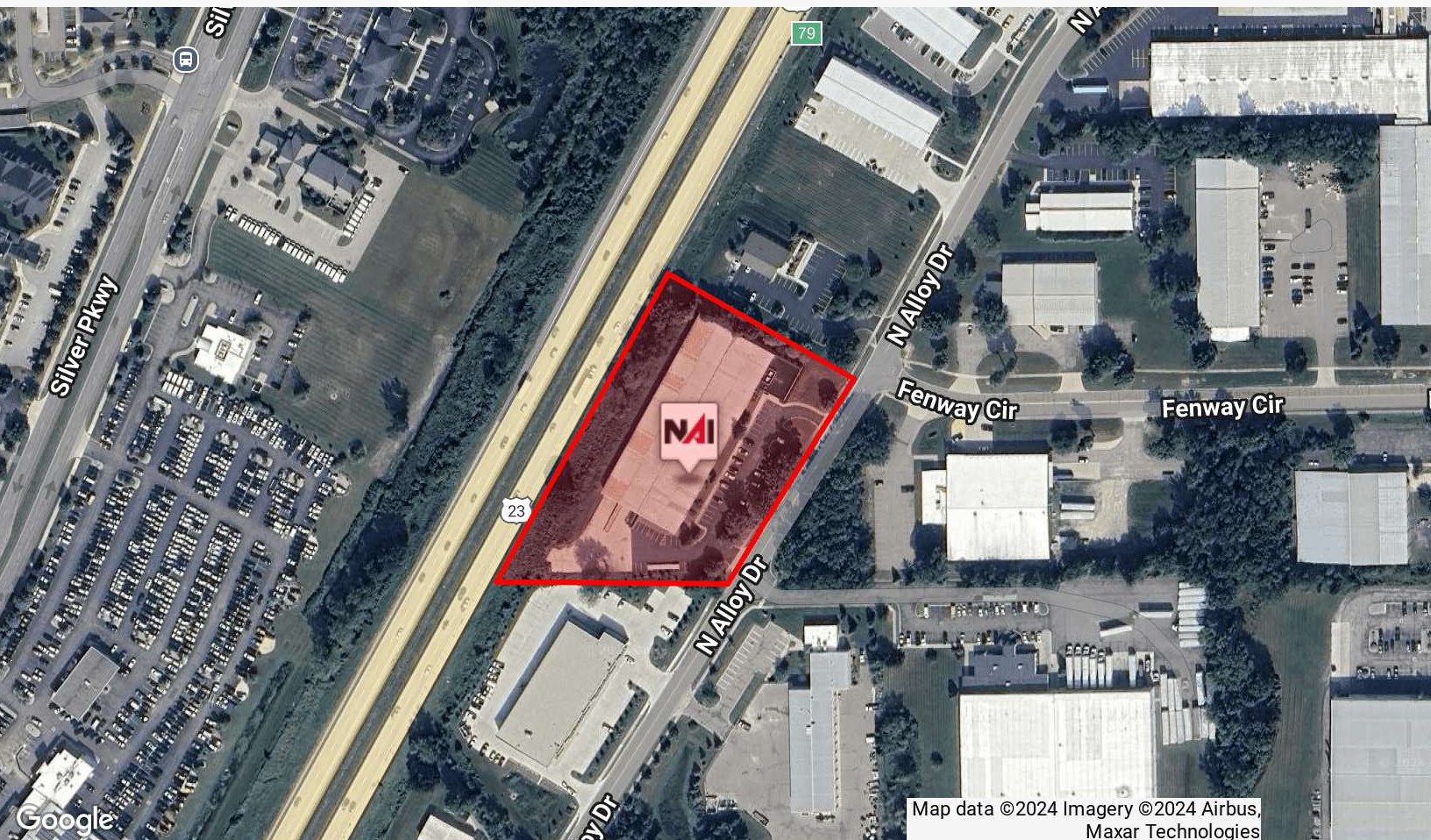
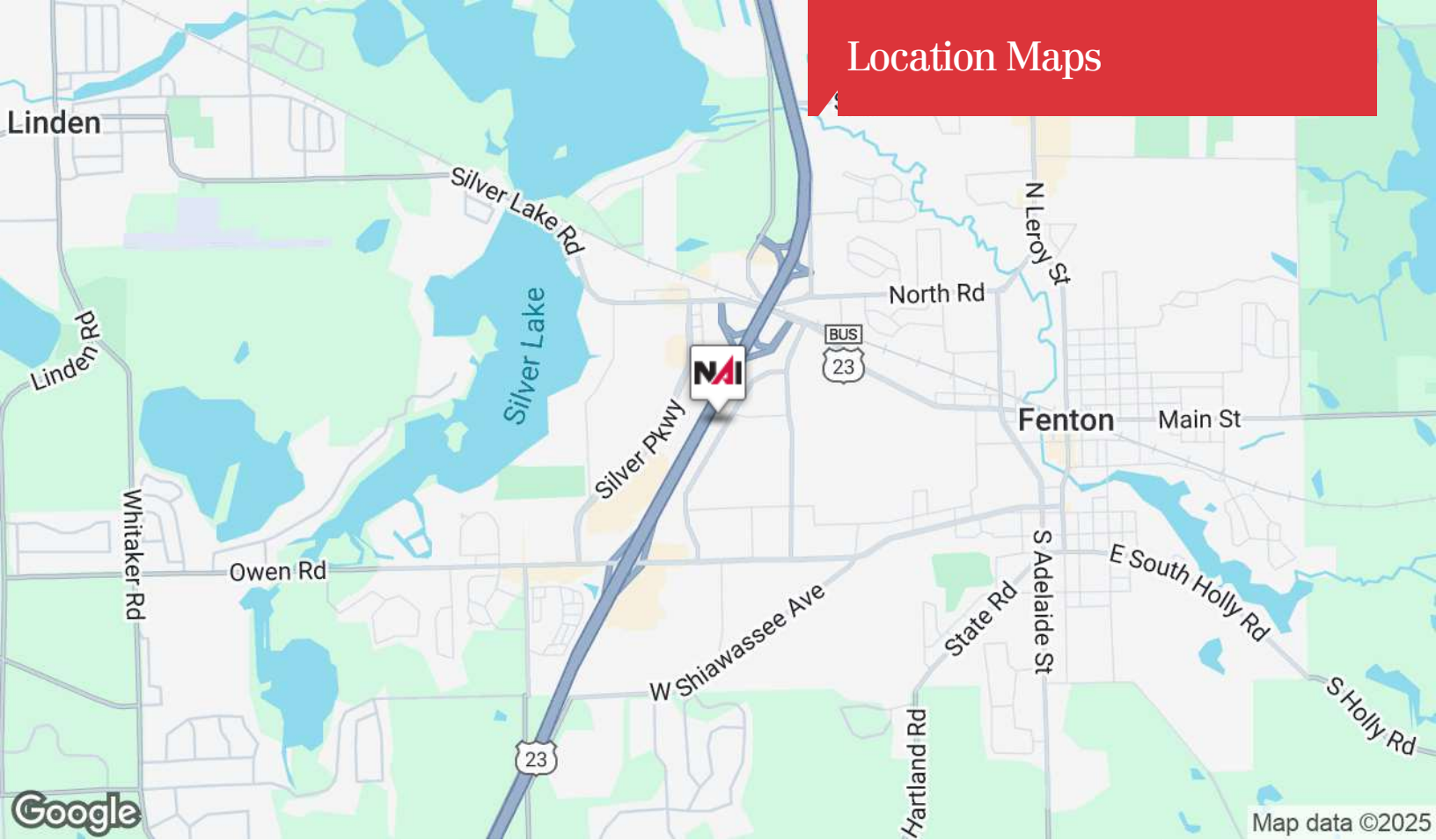


Retailer Map

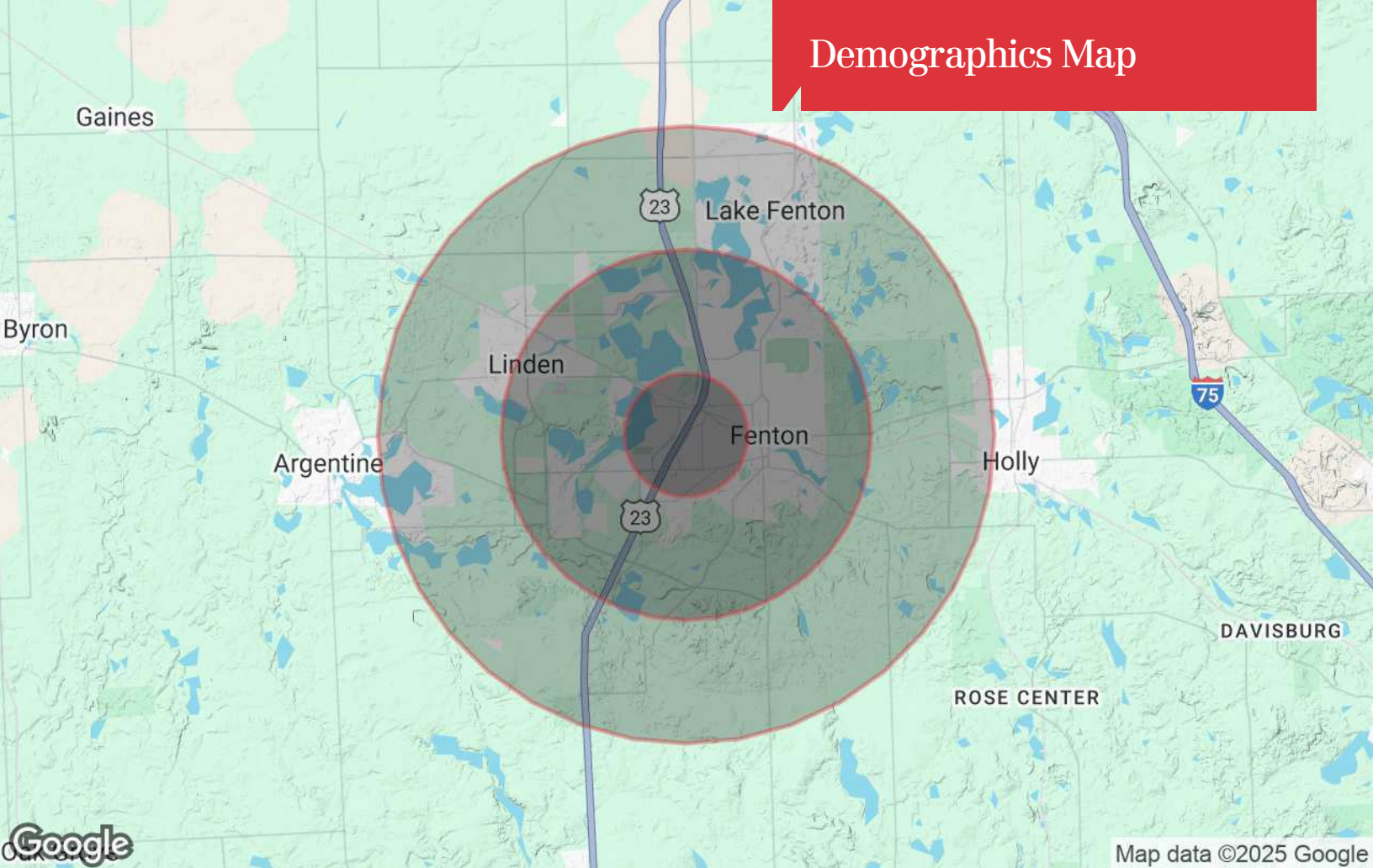


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Location Maps



Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,271	26,527	49,822
MEDIAN AGE	38.1	38.7	39.9
MEDIAN AGE (MALE)	39.2	38.6	39.6
MEDIAN AGE (FEMALE)	37.0	39.0	40.4
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,947	10,820	19,670
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$62,014	\$73,996	\$77,959
AVERAGE HOUSE VALUE	\$160,137	\$202,484	\$232,219
Race	1 Mile	3 Miles	5 Miles
% WHITE	96.5%	97.4%	97.8%
% BLACK	0.3%	0.7%	0.6%
% ASIAN	3.0%	1.6%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.1%
% OTHER	0.0%	0.2%	0.3%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	3.9%	2.4%	2.1%

* Demographic data derived from 2020 ACS - US Census