



**COMMERCE
CENTER**

**CONSTRUCTION COMPLETE
READY FOR OCCUPANCY!**



**FOR LEASE – BUILDING 1
UP TO 164,000 SF PREMIER INDUSTRIAL
2201 INDUSTRIAL AVE | FLINT, MICHIGAN**

AshleyCapital



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

PROPERTY OVERVIEW

Ashley Capital, one of the nation's leading development companies and Michigan's largest industrial owner, proudly announces the construction of Building #1 at Flint Commerce Center ("FCC") at the historic, former Buick City site. This modern industrial park FCC is strategically located in the Metropolitan Flint Market just 5 miles north of Flint GM Assembly and Bishop International Airport. FCC's excellent access to I-475, I-69, and I-75 provides tenants with reduced transportation costs, excellent visibility, and enhanced marketability. FCC tenants will have the ability to service not only Flint, but also Detroit, Lansing, Saginaw, as well as Canada via the Blue Water International Bridge. FCC is zoned "PC", Production Center which can accommodate heavy industrial users and outside storage.

Building #1 represents the start of what is planned to be 350 acres of development by Ashley Capital to serve the region. Building 1 offers 400 parking spaces with 60 trailer parking spaces, state-of-the-art precast construction design, and all the features and amenities required by today's sophisticated warehouse/distribution and manufacturing companies.



±65,000 – 164,000 square feet available



274 parking spaces with 38 trailer parking spaces



32' clear height



Minimum 50' x 52'4" bay sizes;
60' x 52'4" speed bays



(4) 13' x 15' grade level doors



1000 amps, 480/277 volt 3-phase power



31 dock doors



Ready for Occupancy

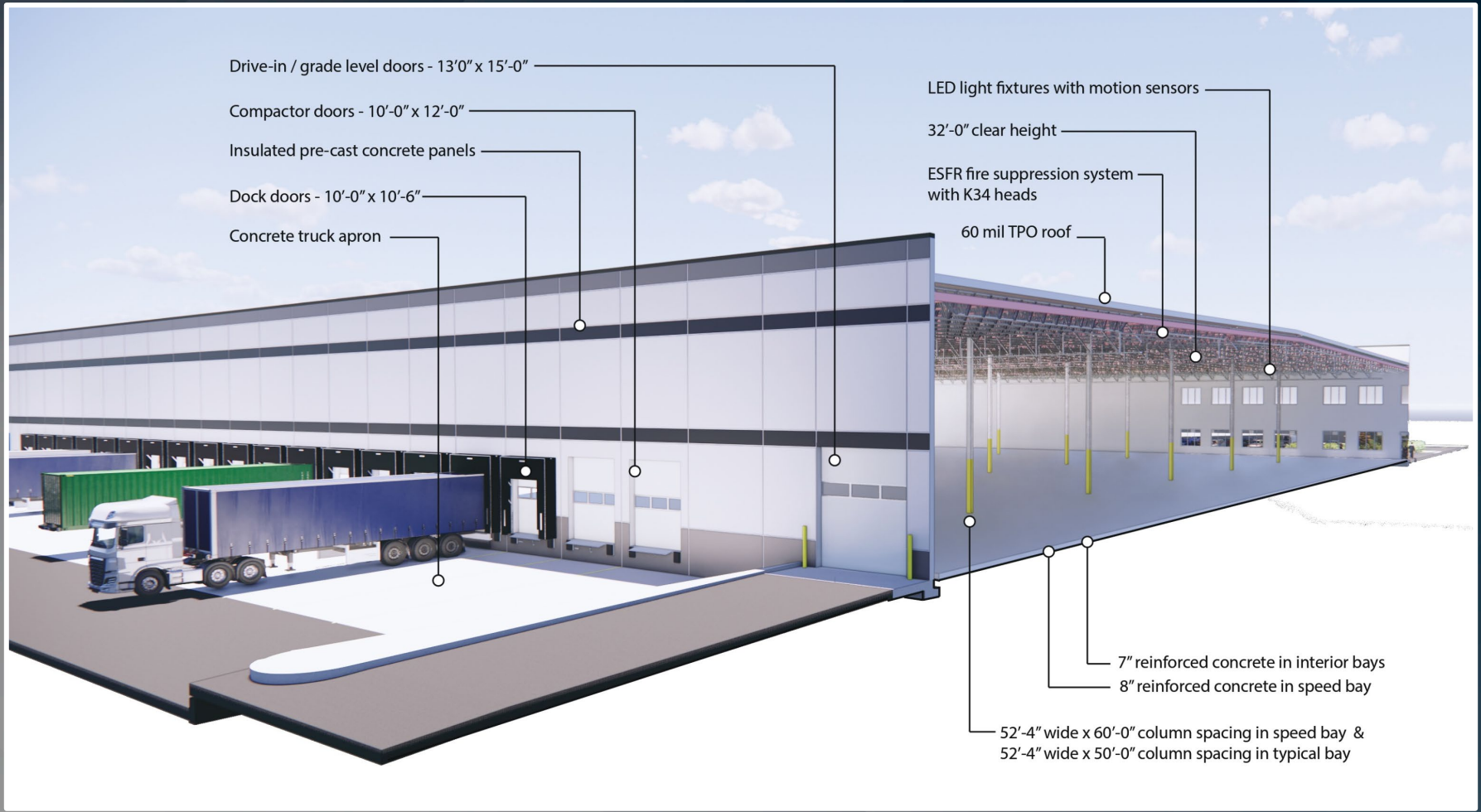


ESFR sprinkler system with K-34 heads

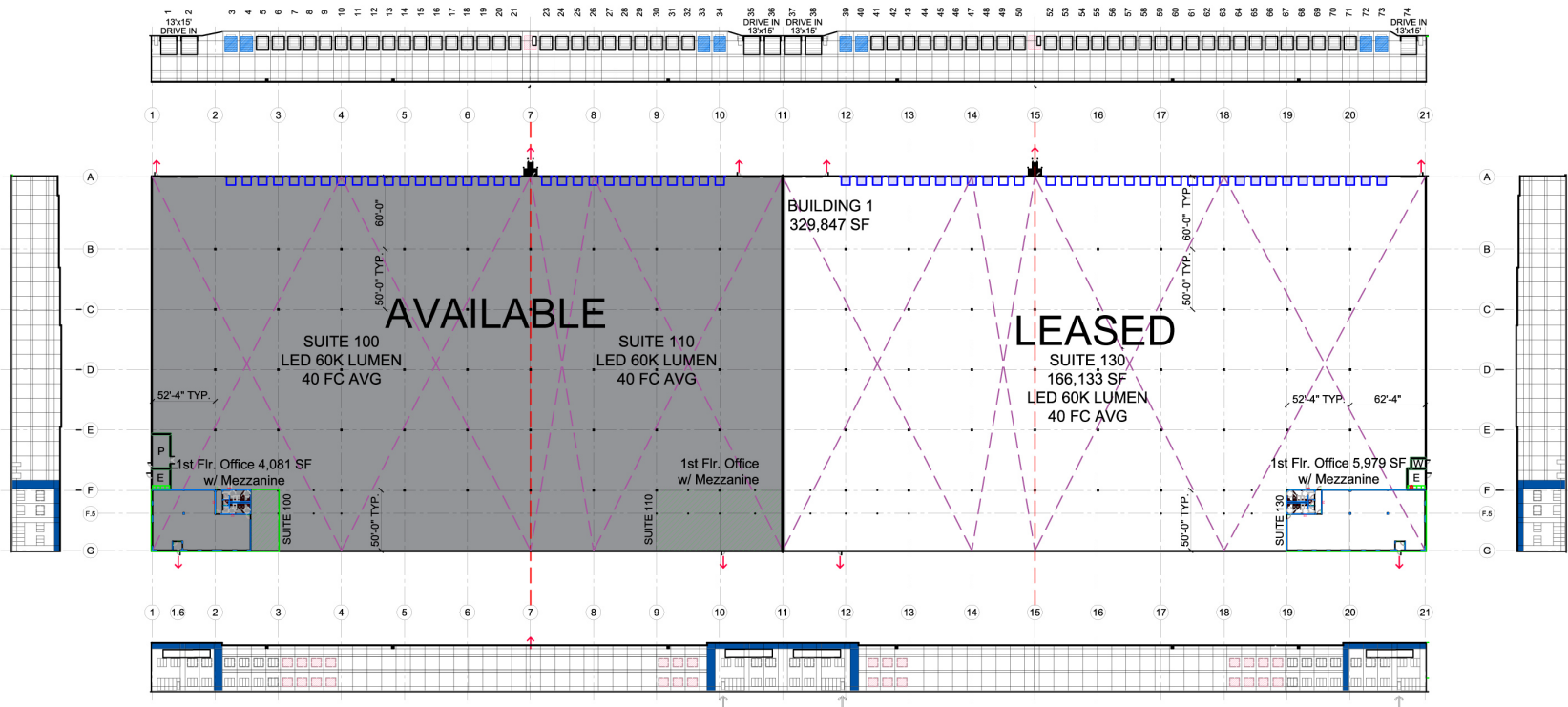
BUILDING 1 – 2201 INDUSTRIAL AVE | FLINT, MI



BUILDING CROSS SECTION



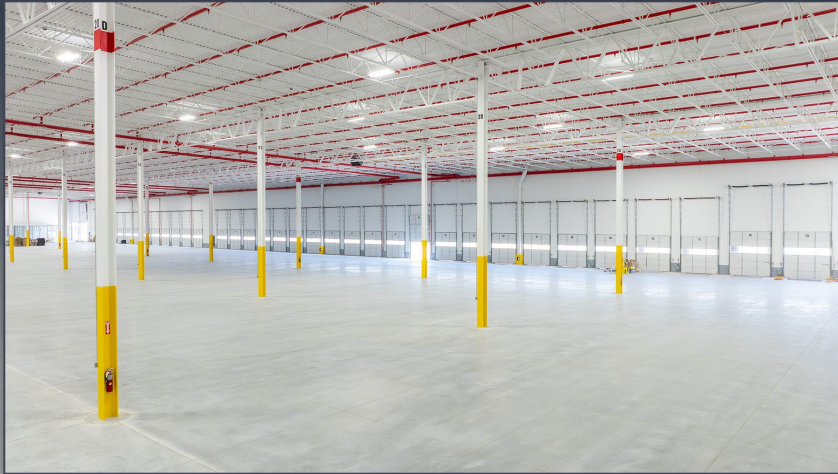
FLOOR PLAN



GROUND VIEW



INTERIOR VIEW

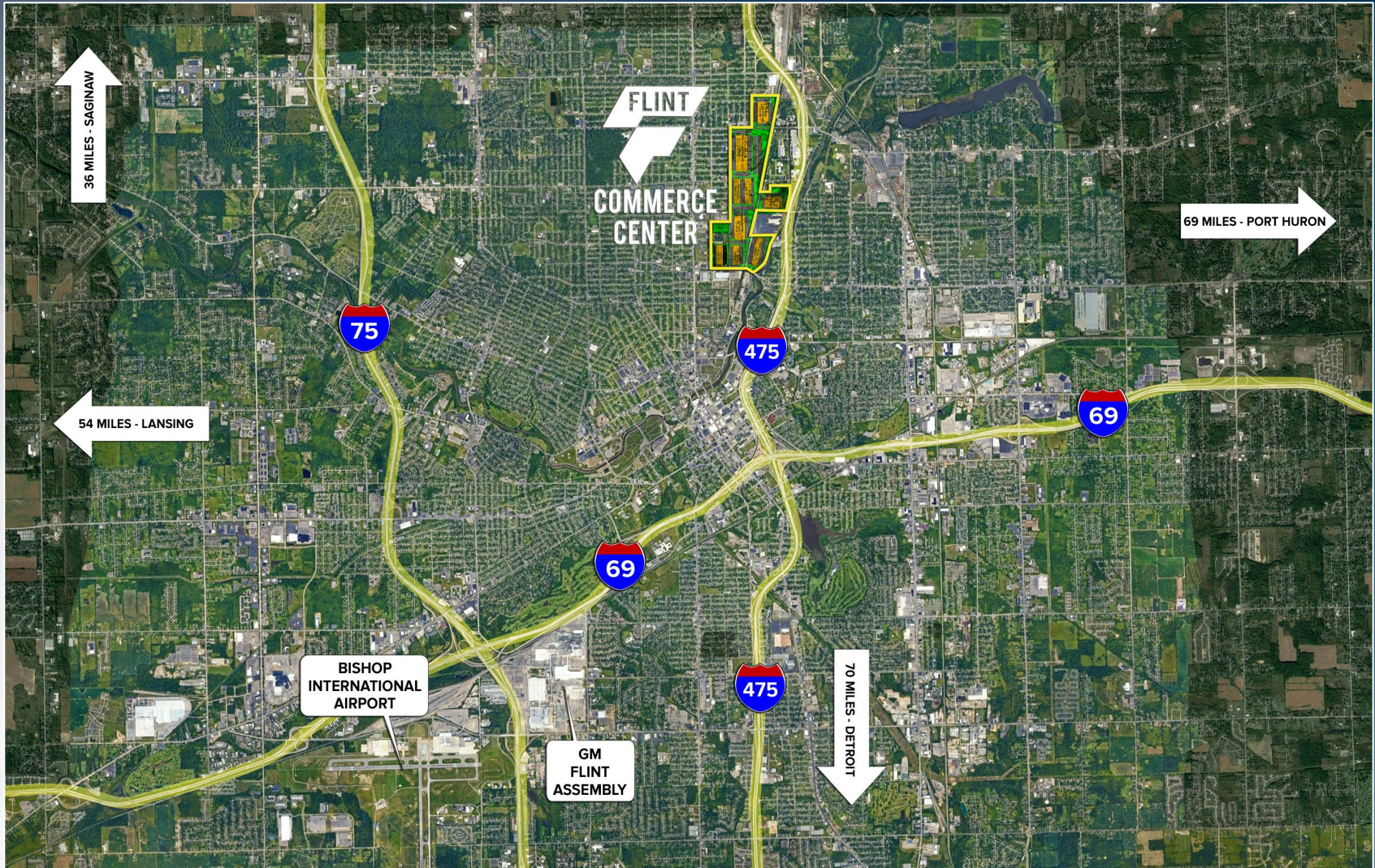


AERIAL VIEW



METROPOLITAN FLINT MARKET

Flint is the largest city and county seat of Genesee County, Michigan. It is located about 66 miles northwest of Detroit. As of the most recent 2020 survey, there are over 81,000 people that call the city of Flint home. This makes Flint the state's 12th largest city.

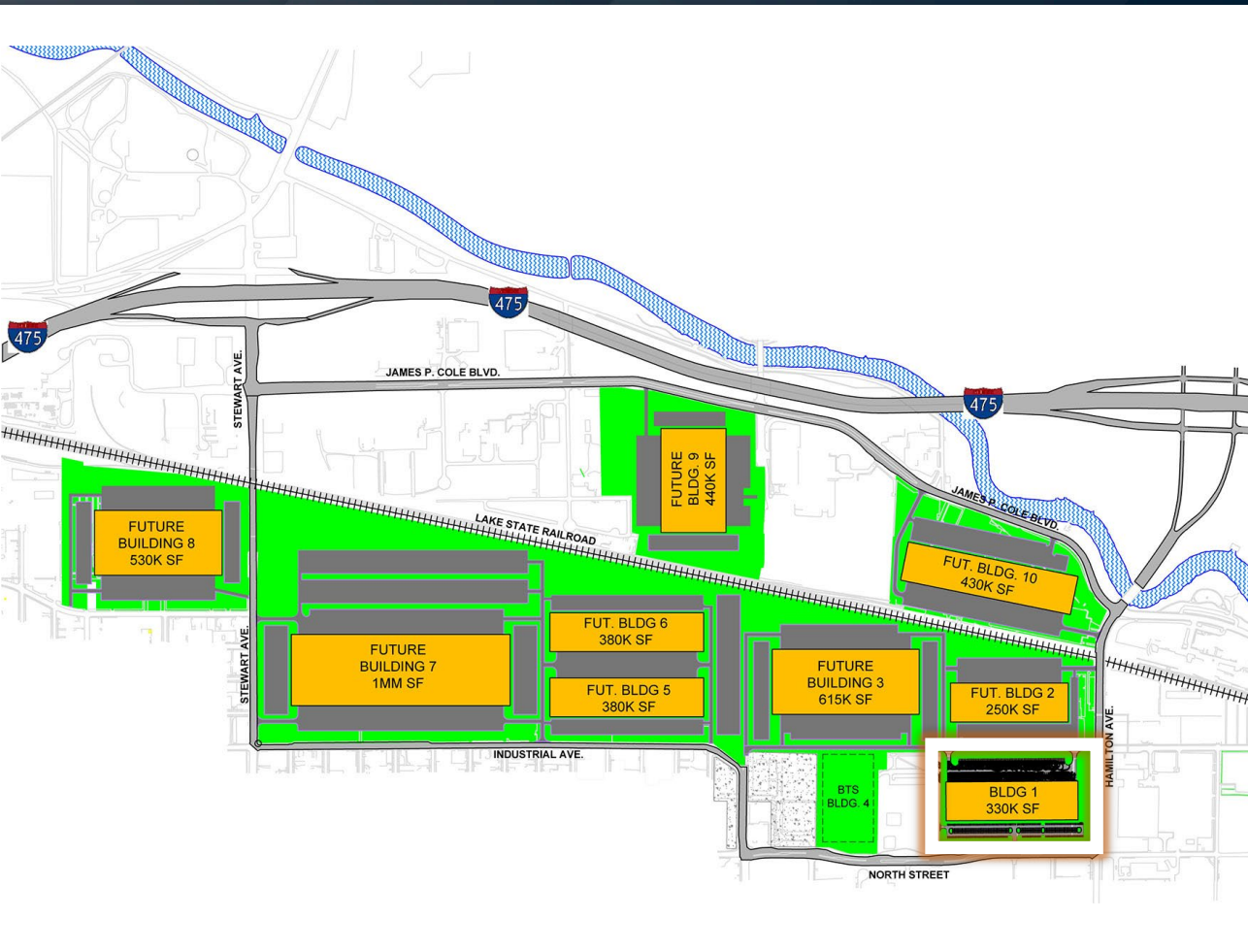


LEASING INQUIRIES

AshleyCapital



COMMERCE CENTER



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