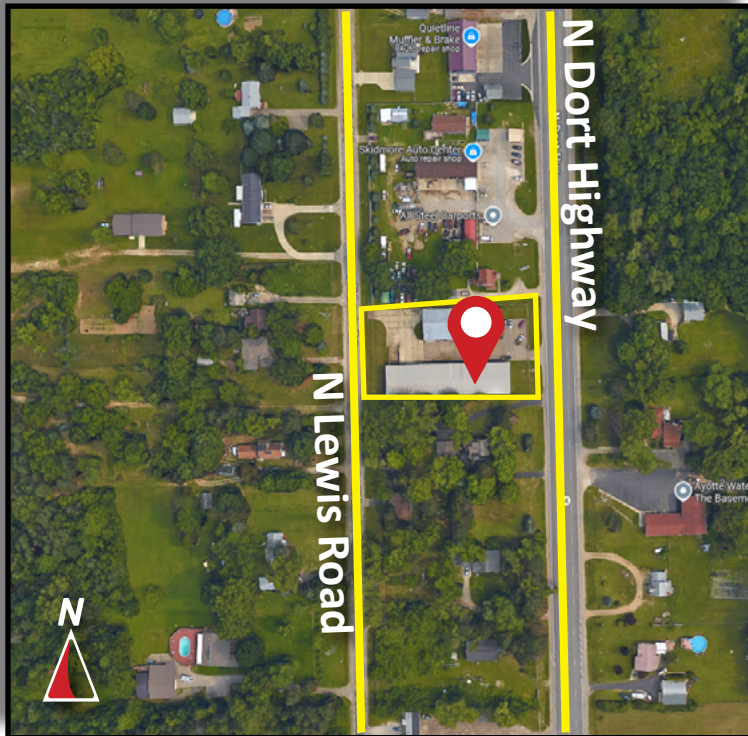


# Burger

& COMPANY

## FOR SALE

7257 N. Dort Highway  
Mount Morris, Michigan  
16,000 Square Feet



- **Outside Storage Allowed**
- **Two Buildings - 6,000 SF/10,000 SF**
- **A: Building 1 - 6,000 SF**
  - 3 Offices**
  - 1 Restroom**
  - 800 Office SF**
  - 12' Clear**
  - 2 Bay Doors (12'x12')**
- **B: Building 2 - 10,000 SF**
  - 1 Dock**
  - 1 Bay Doors**
  - 17' Clear**

**Burger & Company**

248.536.2888

[www.burgercollc.com](http://www.burgercollc.com)

38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

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# FOR SALE

7257 N. Dort Highway  
Mount Morris, MI



## BUILDING SPECIFICATIONS

<b>Location</b>	Dort North of Beecher	<b>Total Building Square Feet</b>	16,000 SF
<b>Parcel</b>	See Next Pages	<b>Square Feet Available</b>	16,000 SF
<b>County</b>	Genesee	<b>Office Square Feet</b>	800 SF
<b>Zoning</b>	LT Industrial	<b>Warehouse Square Feet</b>	15,200 SF
<b>Lot Size</b>	.89 Acres	<b>Year Built</b>	1979

<b>Construction</b>	Metal	<b>Roof</b>	Metal
<b>Clear Height</b>	12' and 17'	<b>Grade Level Doors</b>	Two 12'x12' & One 12'x14'
<b>Cranes</b>	No	<b>Dock Doors</b>	One (1)
<b>Lighting</b>	Metal Halide	<b>Power</b>	3 Phase
<b>Heating</b>	Gas Forced Air	<b>Sprinklers</b>	No
<b>Warehouse A/C</b>	No	<b>Railroad</b>	No
<b>Buss Duct</b>	No	<b>Signage</b>	Yes
<b>Parking</b>	Ample	<b>Restrooms</b>	One (1)
<b>Floors</b>	Concrete	<b>Freestanding</b>	Yes
<b>Lot Dimensions</b>	150'x255'	<b>Property Taxes</b>	\$7,099.00/\$0.44 PSF

### Description

- **Outside Storage Allowed**
- **Two Buildings - 6,000 SF/10,000 SF**

**Sale Price**

**\$795,000.00 (\$49.69 PSF)**

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# FOR SALE

7257 N. Dort Highway  
Mount Morris, MI



## BUILDING A SPECIFICATIONS

<b>Location</b>	Dort North of Beecher	<b>Total Building Square Feet</b>	6,000 SF
<b>Parcel</b>	11-08-551-001	<b>Square Feet Available</b>	6,000 SF
<b>County</b>	Genesee	<b>Office Square Feet</b>	800 SF
<b>Zoning</b>	LT Industrial	<b>Warehouse Square Feet</b>	5,200 SF
<b>Lot Size</b>	.89 Acres	<b>Year Built</b>	1979
<b>Construction</b>	Metal	<b>Roof</b>	Metal
<b>Clear Height</b>	12'	<b>Grade Level Doors</b>	Two 12'x12'
<b>Cranes</b>	No	<b>Dock Doors</b>	No
<b>Lighting</b>	Metal Halide	<b>Power</b>	3 Phase
<b>Heating</b>	Gas Forced Air	<b>Sprinklers</b>	No
<b>Warehouse A/C</b>	No	<b>Railroad</b>	No
<b>Buss Duct</b>	No	<b>Signage</b>	Yes
<b>Parking</b>	Ample	<b>Restrooms</b>	One (1)
<b>Floors</b>	Concrete	<b>Freestanding</b>	Yes
<b>Lot Dimensions</b>	150'x255'	<b>Property Taxes</b>	\$2,662.00/ 0.44 PSF

### Description

- **Outside Storage Allowed**
- **Two Buildings - 6,000 SF/10,000 SF**
- **A: Building 1 - 6,000 SF**
  - 3 Offices
  - 1 Restroom
  - 800 Office SF
  - 12' Clear
  - 2 Bay Doors (12'x12')

**Sale Price**

**\$795,000.00 (\$49.69 PSF)**

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Mount Morris, MI

## BUILDING A



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**BUILDING A**



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Mount Morris, MI



## BUILDING B SPECIFICATIONS

<b>Location</b>	Dort North of Beecher	<b>Total Building Square Feet</b>	10,000 SF
<b>Parcel</b>	11-08-551-000	<b>Square Feet Available</b>	10,000 SF
<b>County</b>	Genesee	<b>Office Square Feet</b>	0 SF
<b>Zoning</b>	LT Industrial	<b>Warehouse Square Feet</b>	10,000 SF
<b>Lot Size</b>	.89 Acres	<b>Year Built</b>	1979

<b>Construction</b>	Metal	<b>Roof</b>	Metal
<b>Clear Height</b>	17'	<b>Grade Level Doors</b>	One 12'x14'
<b>Cranes</b>	No	<b>Dock Doors</b>	One 12'x12'
<b>Lighting</b>	Metal Halide	<b>Power</b>	3 Phase
<b>Heating</b>	No	<b>Sprinklers</b>	No
<b>Warehouse A/C</b>	No	<b>Railroad</b>	No
<b>Buss Duct</b>	No	<b>Signage</b>	Yes
<b>Parking</b>	Ample	<b>Restrooms</b>	No
<b>Floors</b>	Concrete	<b>Freestanding</b>	Yes
<b>Lot Dimensions</b>	150'x255'	<b>Property Taxes</b>	\$4,437.00/\$0.44 PSF

### Description

- **Outside Storage Allowed**
- **B: Building 2 - 10,000 SF**
  - 1 Dock
  - 1 Bay Doors
  - 17' Clear

**Sale Price**

**\$795,000.00 (\$49.69 PSF)**

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## BUILDING B



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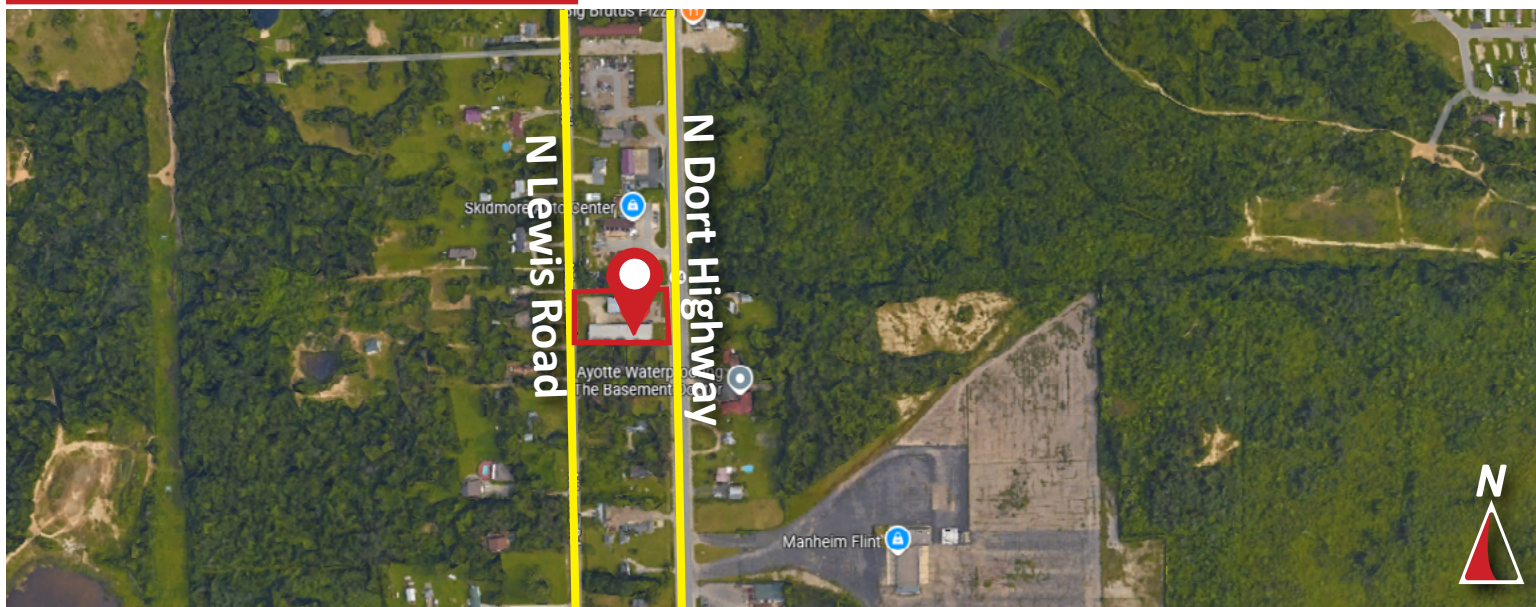
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