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 CRAIG HERSCHEL, SIOR
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PROPERTY SUMMARY

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



Total SF	66,724	Bay Size/Column Spacing	43' x 30' in high bay; 20' x 20' in low bay
Total SF Available for Lease	18,431 SF to 39,887 SF (warehouse; 7,794 SF office)	Ceiling Clearance	25' in high bay; 12' in lower sections
		Docks	Two (2) 9' x 10' Two (2) 8' x 8' Leased Space = 6 total
Site Area	6.17 acres	-	
Year Built	1980	Grade Doors	One (1) 12' x 14' One (1) 8' x 10'
APN	41-06-452-018	Asking Price	\$2,975,000
Building Use	Distribution - Current tenant and recent	Real Estate Taxes	\$40,034.40 (2024)
	past	Operating Expenses	\$2.29/SF
Zoning	GI-2 Geen Innovation-2	CAM: \$1.34/SFIns: \$0.34/SF	
Room for Expansion	No		• RE Taxes: \$0.60/SF
Auto/ Trailer Parking	Yes	Miscellaneous	 Owner has invested \$250,000 in recent improvements
Outside Storage	Per code		
Construction Type	Steel frame with masonry and insulated metal side panels		
Cranes	None	 1611 James P Cole 18,431 SF to 39,887 SF available 22,757 SF is leased through 11/30/26 Lease rate: \$5.50/SF NNN High bay area is approximately 21,456 S Switchgear, breakroom, and additional restrooms upstairs 	
Air Lines	None		
Fire Suppression	Wet system		
Site Fencing	Yes		
HVAC	Suspended GFA unit heaters Window AC unit in office	 4,215 SF Leased through 9/30/2026 3 grade doors Clear span 100 SF of office 25' clear Not insulated No restrooms or heat 	
Roof	TPO - approx. 12,000 SF, replaced in 2024, balance is rubber membrane		
Breakroom	None		•
Restrooms	4 restrooms (2 sets)		
Power	800a/480v/3p; switch gear serving available space		

PHOTOS

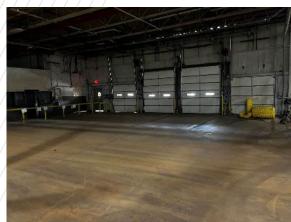
1611 James P Cole Boulevard, Flint, MI 48503





















PHOTOS

1605 James P Cole Boulevard, Flint, MI 48503





















PROPERTY AERIAL

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



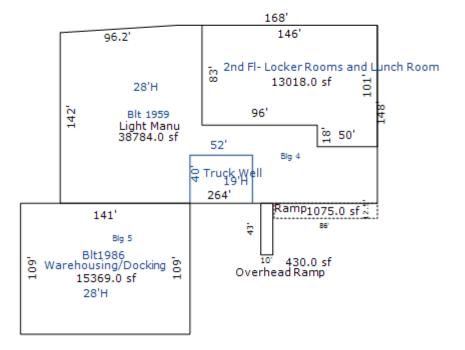


FLOORPLAN

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



80.0' Warehouse 즉 4000 sf ♀ 24' H





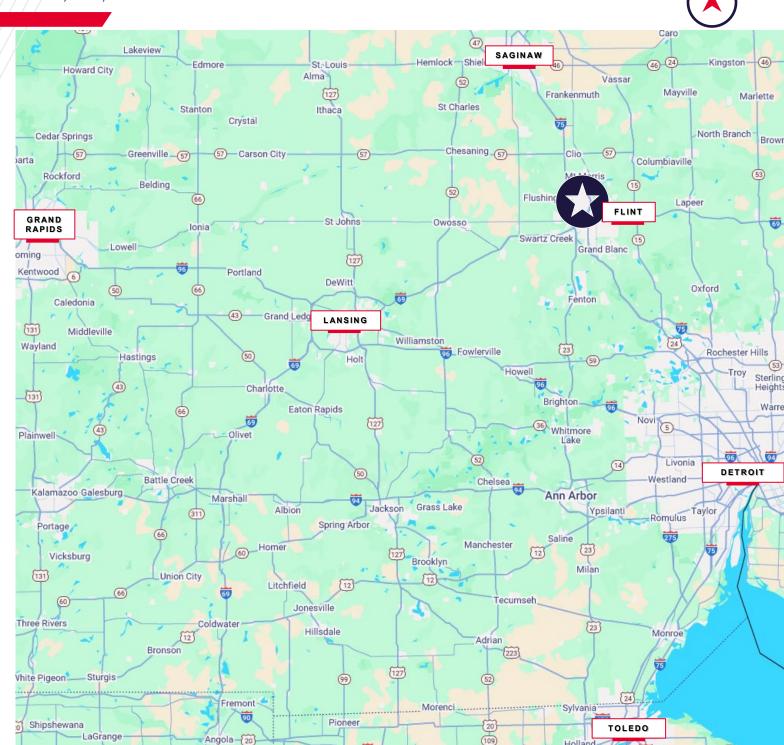
MAP

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

132

Distance to	# of Miles	
1-75	5.4	
I-69	2.5	
Lansing	59	
Saginaw	36	
Detroit	72	
Windsor, ON	74	
Grand Rapids	232	

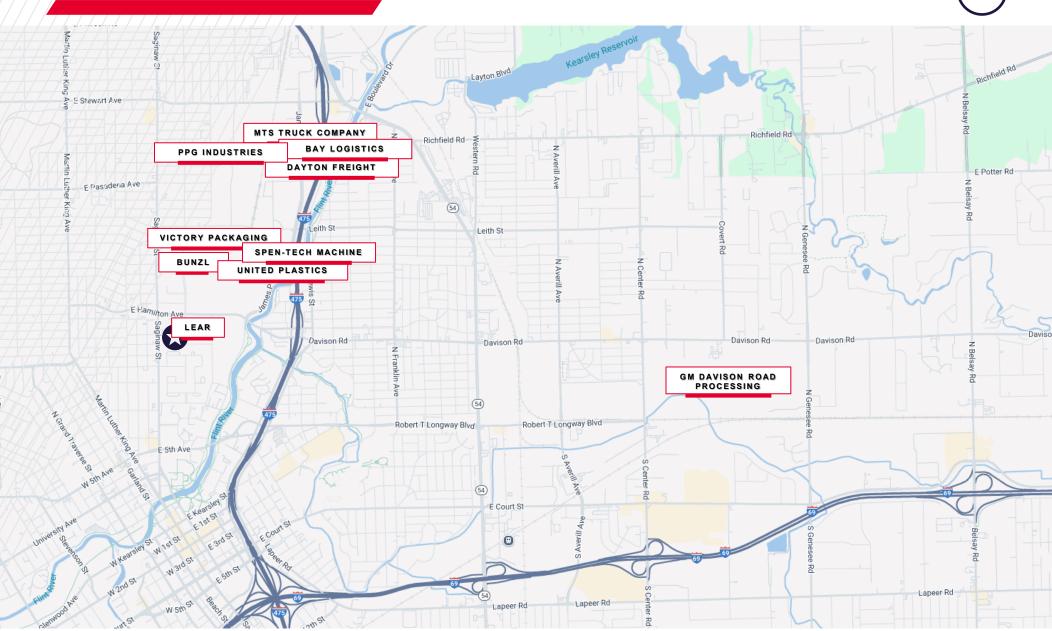
Toledo, OH



MAP

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





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

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