



FOR LEASE | **142,360 SF**
1101 N CENTER RD | **FLINT, MI**

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PHOENIX
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Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS

↖ ↗ **LARGE PARCEL WITH
↙ ↘ ROOM TO EXPAND**



**HIGH BAY SPACE
AVAILABLE WITH 42'
CLEAR HEIGHT**



**RENOVATED
IN 2020**



**BTS OR MODULAR
OFFICE SPACE
AVAILABLE**



PROPERTY DETAILS

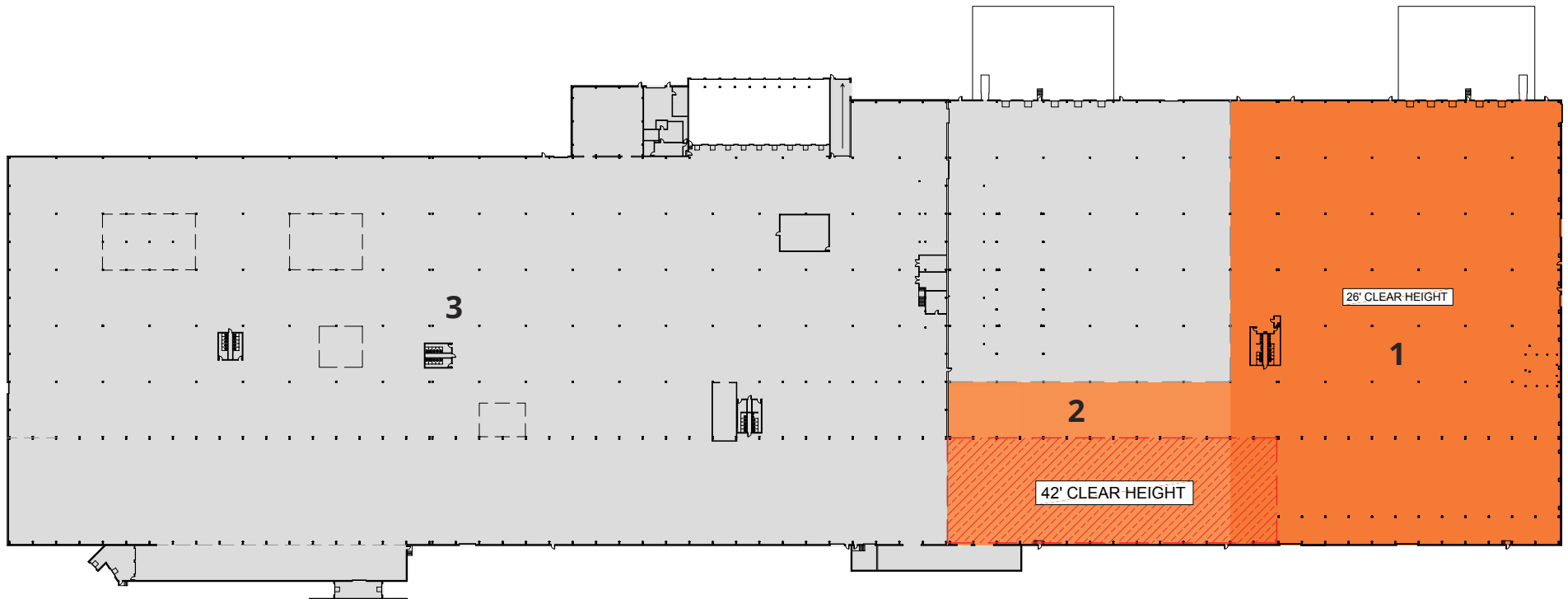
1101 NORTH CENTER RD | FLINT, MI

AVAILABLE SPACE	142,360 SF
MINIMUM DIVISIBLE	33,951 SF
OFFICE SPACE	BTS or Modular
DOCK DOORS	5
DRIVE-INS	4
CLEAR HEIGHT	26' - 42'
COLUMN WIDTH & DEPTH	40' x 48'
ROOF	TPO
WALLS	Masonry & Metal
FLOORS	8"+ Reinforced Concrete
YEAR BUILT	1960
YEAR RENOVATED	2020
FIRE SUPPRESSION	New ESFR
LIGHTING	New LED
POWER	Heavy
PARKING	1000+ Surface Spaces, Large Fenced Lot
LAND AREA	77.31 Acres
ZONING	G: Heavy Manufacturing
PARCEL ID	41-09-251-001 41-09-126-010 41-09-252-002

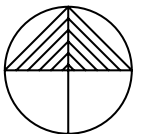


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	108,409 SF
2	WAREHOUSE	33,951 SF
TOTAL		142,360 SF



LOCATION MAP

1101 NORTH CENTER RD | FLINT, MI

LANSING	56 MILES
DETROIT	70 MILES
DETROIT AIRPORT	81 MILES
TOLEDO	111 MILES

