

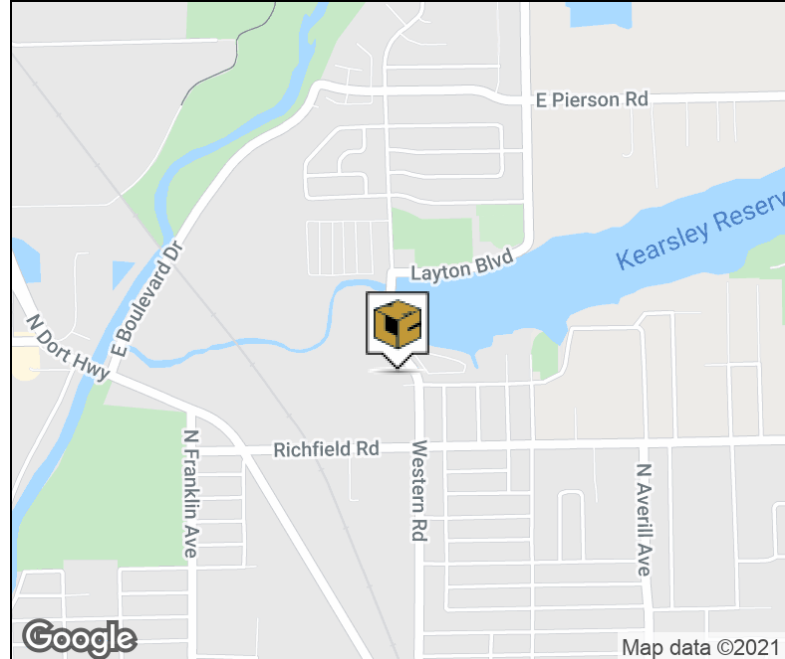
PROPERTY FOR SALE / LEASE

**4301 Western Rd**  
Flint, MI 48506



## Property Highlights

- 28,240 Square Feet Available
- 18' - 24' Clear Height
- 3 Overhead Doors
- Ideal for Light Manufacturing
- Seconds from I-475 Expressway



### FOR MORE INFORMATION:

**Garry Rogers**

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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Flint, MI 48506



CORFAC INTERNATIONAL

PROPERTY DETAILS

Sale Price:	<b>\$649,000</b>
Price/SF:	<b>\$22.98</b>

Lease Rate:	<b>\$3.95 NNN</b>
Lease Per Month:	<b>\$9,295.67</b>
Taxes:	<b>\$12,197.62</b>

Building Information

Building Size	28,240 SF
Available SF	28,240 SF
Factory SF	26,000 SF
Office Space	2,240 SF
Year Built	1966
Year Last Renovated	-
Tenancy	Single
Number of Grade Level Doors	3
Overhead Door Size	10' x 10' ; 14' x 14'
Number of Truckwells	-
Loading Dock	-
Number of Cranes	0
Crane Description	-
Underhook	-
Crane Span	-
Fire Suppression	-
Bay Size	-
Ceiling Height	24 ft
Minimum Ceiling Height	18 ft
Column Space	-
Power Description	Large Lot
Rail Access	No
Number of Parking Spaces	-
Heating	Gas Forced Air
A/C	Office Only
Restrooms	4
Lighting	Metal-Halide

Location Information

Street Address	4301 Western Rd
City, State, Zip	Flint, MI 48506
County	Genesee
Side of Street	West
Nearest Highway	I-475

Property Information

Property Type	Industrial
Zoning	I-1
Property Subtype	Manufacturing
Lot Size	1.14 Acres
APN #	25-47-32-427-003
Lot Frontage	230 ft
Lot Depth	390 ft
Site Description	Located minutes East of Dort Hwy and I-475

Amenities

Up to 24' Clear Under Truss
Three Overhead Doors
Ideal Manufacturing Facility

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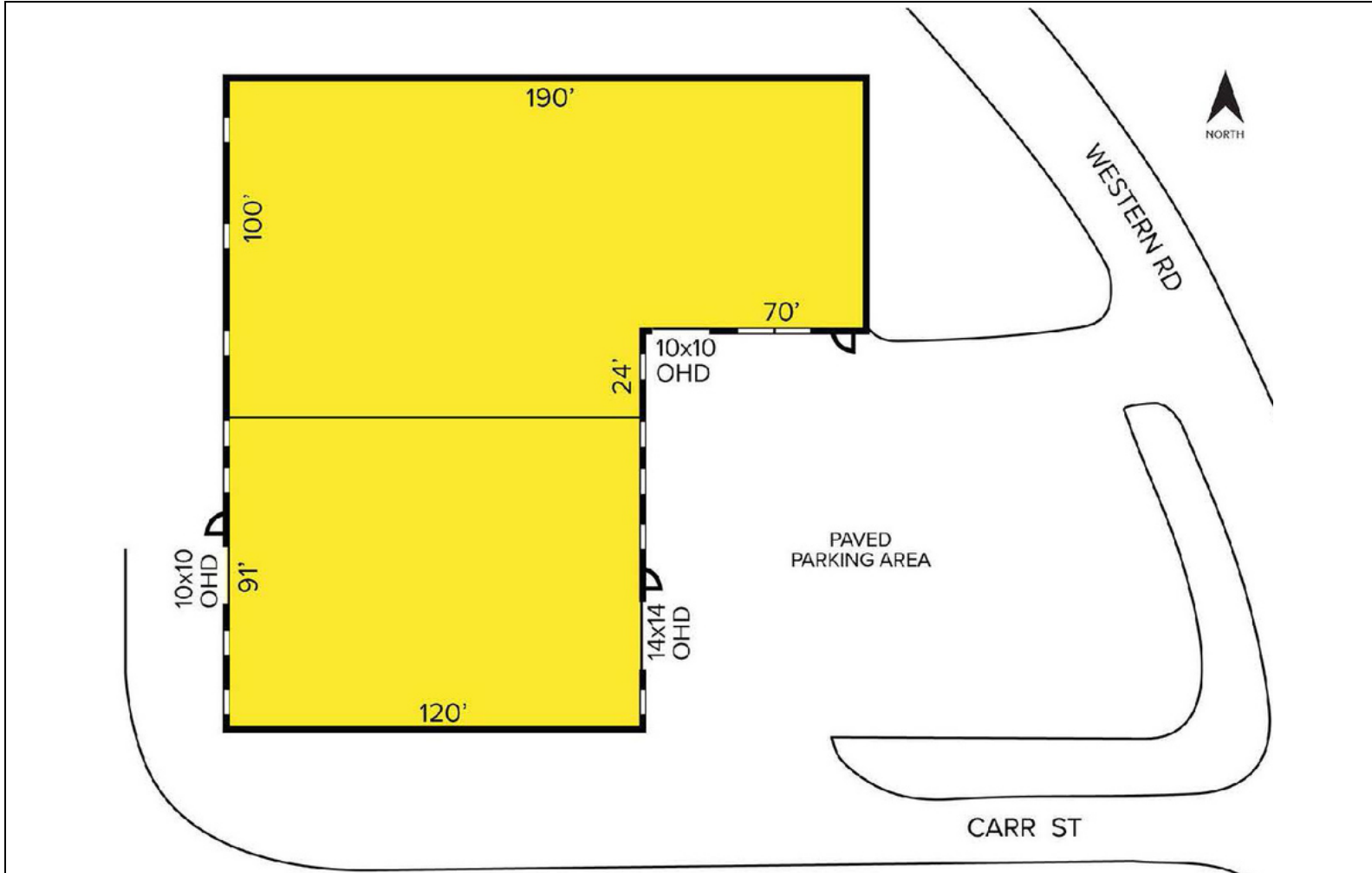
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L. MASON CAPITANI

CORFAC INTERNATIONAL

FLOOR PLAN



Available Space

Address	Tenant	Size (SF)	Lease Type	Lease Rate
4301 Western Rd	Available	28,240 SF	NNN	\$3.95 SF/yr

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