

4301 Western Road

Flint, MI

- 28,240 Square Feet Available
- 18' - 24' Clear Height
- 3 Overhead Doors
- Ideal for Light Manufacturing
- Seconds from I-475 Expressway
- Includes an Additional 3.5 Acres of Land

INDUSTRIAL BUILDING FOR SALE/LEASE



26,000 SF of Factory



2,240 SF of Office



10'x10' & 14'x14' Grade Level Doors

FOR MORE INFORMATION:

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L. MASON CAPITANI
CORFAC INTERNATIONAL

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Industrial Property Details:

Details:

Total SF: 28,240 SF
Available SF: 28,240 SF
Office SF: 2,240 SF
Factory SF: 26,000 SF
Zoning: Commerce & Employment
Acres: 4.64
Frontage: 230'
Depth: 390'
Intersection: Western/Richfield
X-Way Distance: 1 Mile to I-475
Year Built: 1966
Occupancy: Immediate

Interior:

Ceiling Height: 18', 24'
Bay Size: Varies
Restrooms: 4
Power: 208/240V
Power Details: 800 Amps
Lighting: Metal-Halide
Truckwells: None
Grade Door: 10'x10', 14'x14'
Heating: Gas Forced Air
A/C: Office Only
Sprinklered: None
Floor Drains: None

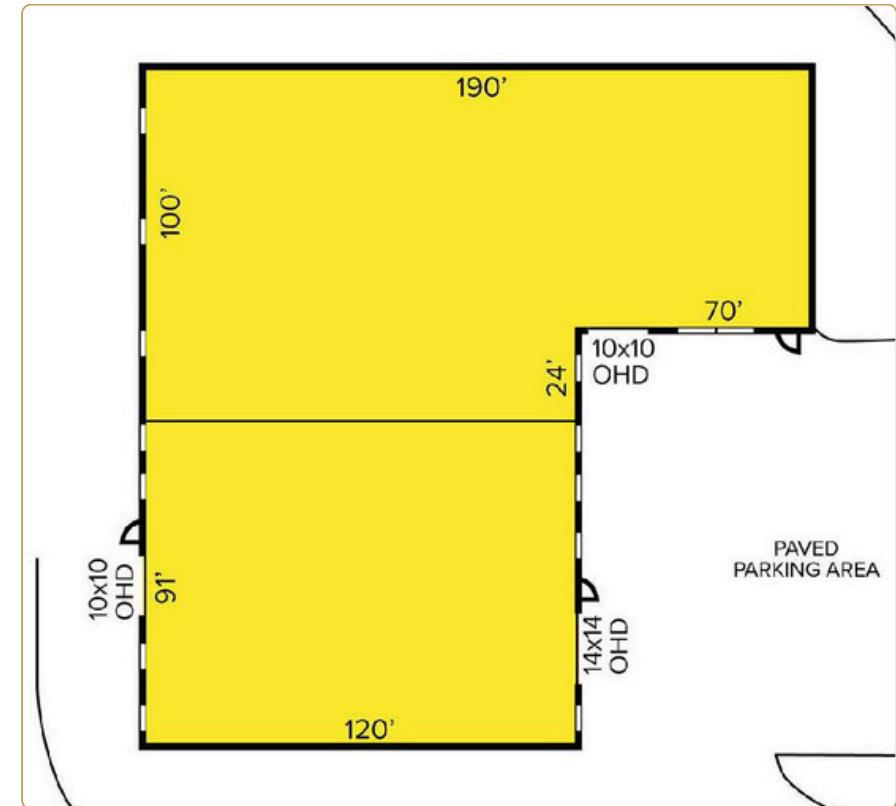
Economic

Lease/SF: \$3.95
Lease/Month: \$9,295.67
Lease Terms: NNN
Taxes: \$12,197.62
Sale Price: \$499,000
Price/SF: \$17.67

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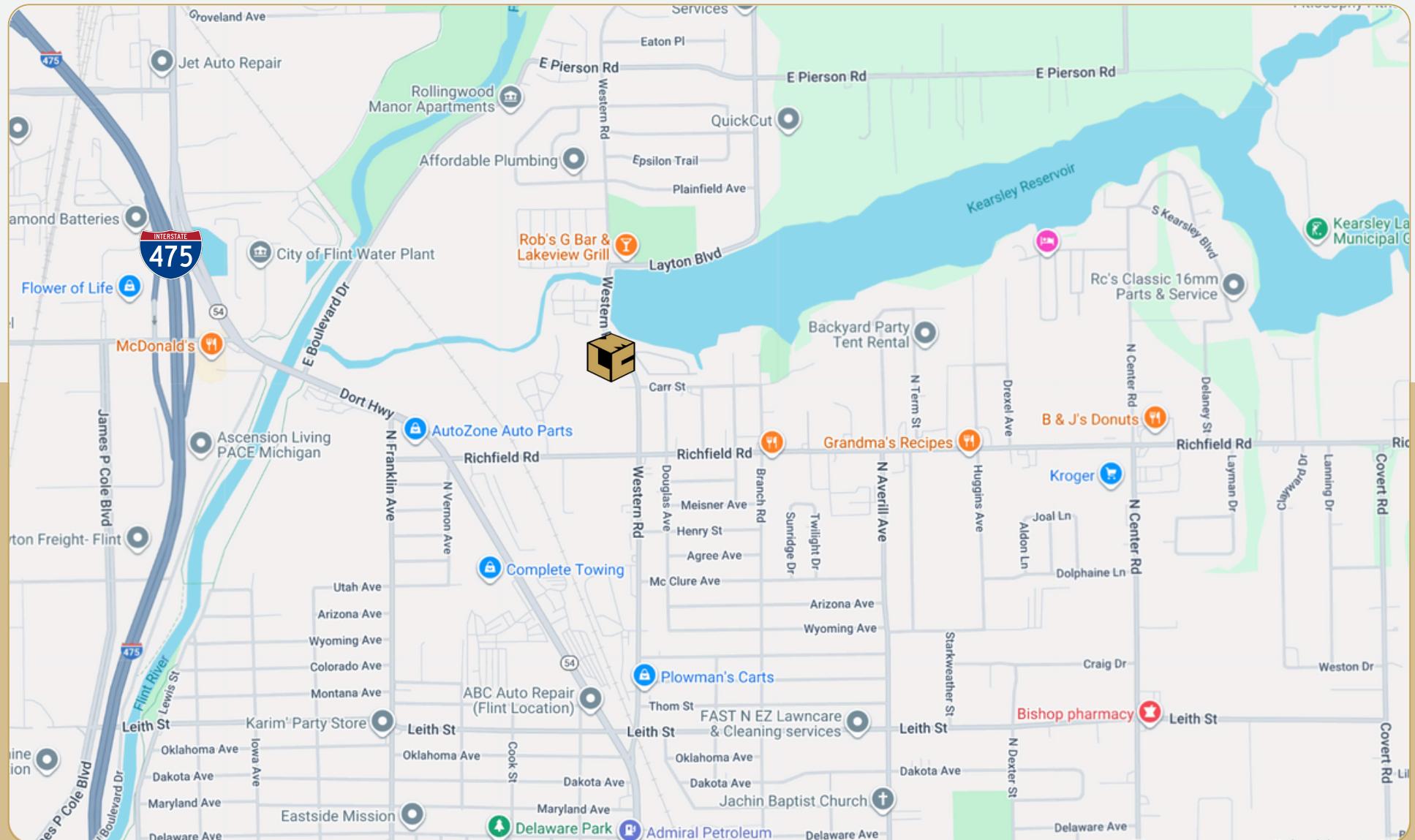
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