

# 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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## Industrial Property Details:

### Details:

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

### Interior:

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

### Economic

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

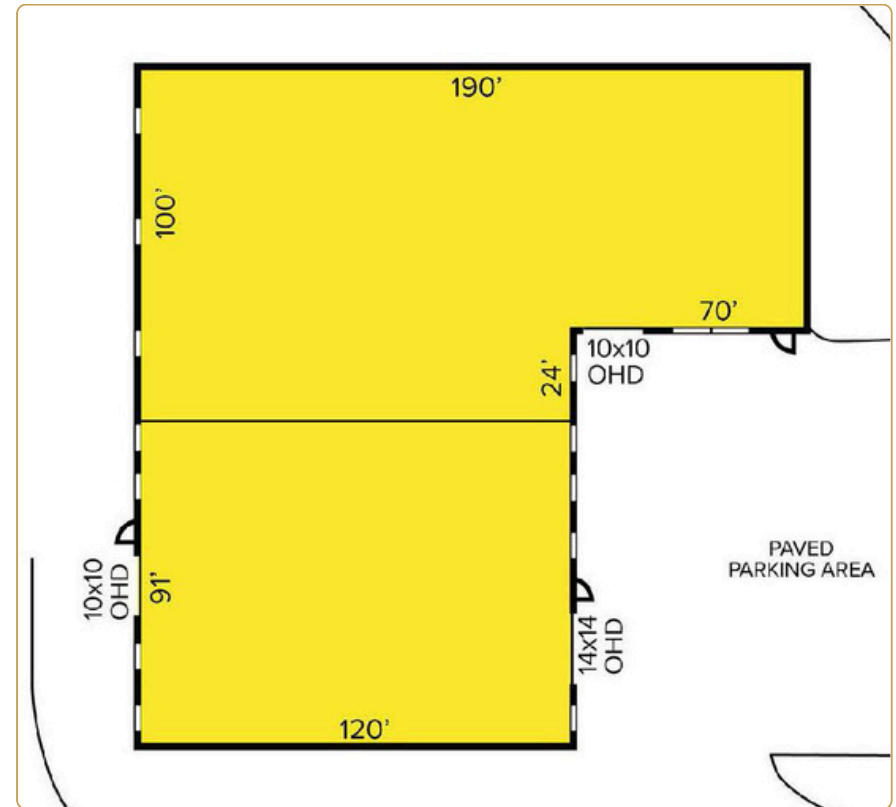
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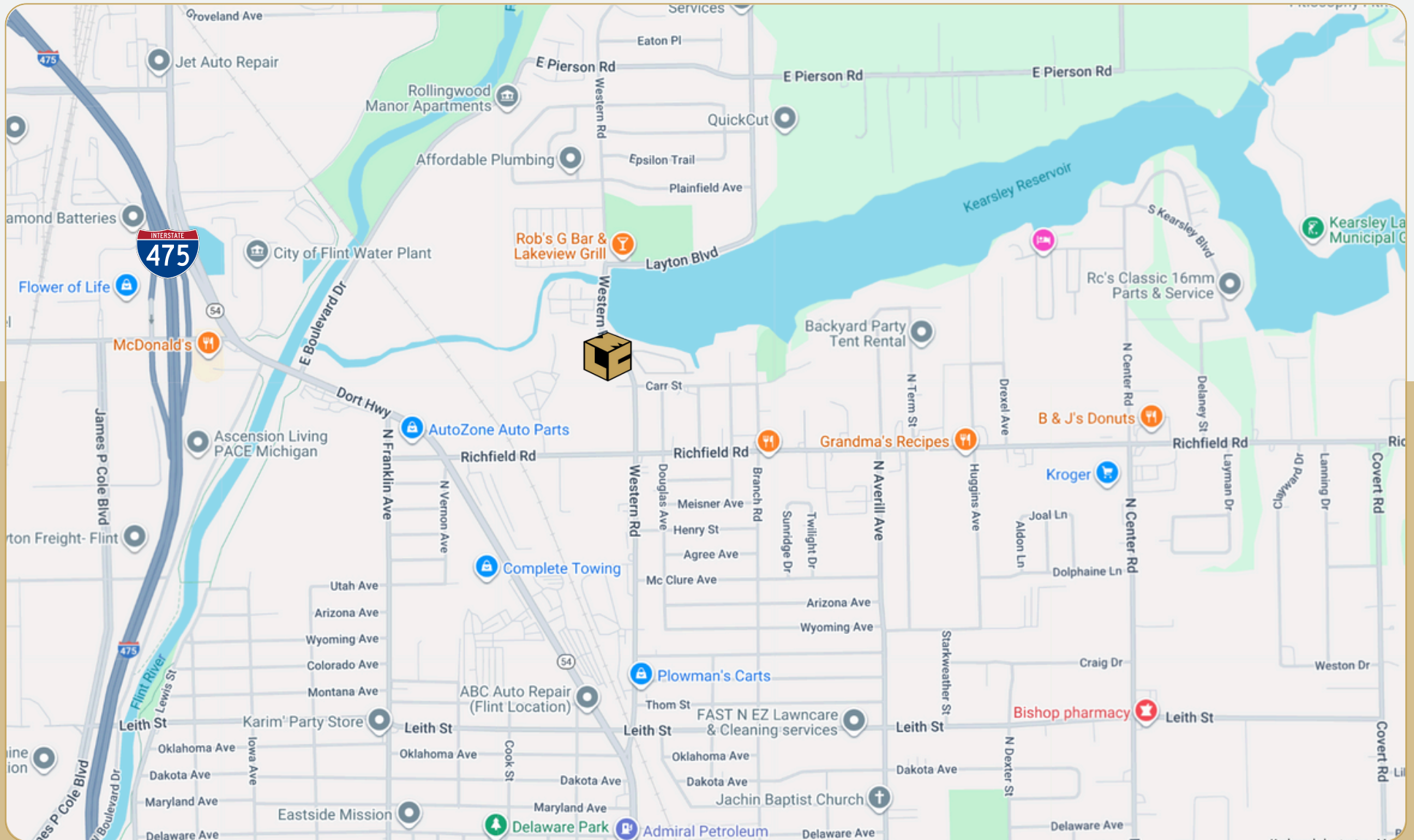
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