



For Sale

4025 S Dye Road
Swartz Creek, Michigan

Jim Chaconas
Executive Vice President



Colliers Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
734.994.3100
colliersannarbor.com



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Executive Summary

OFFERING SUMMARY

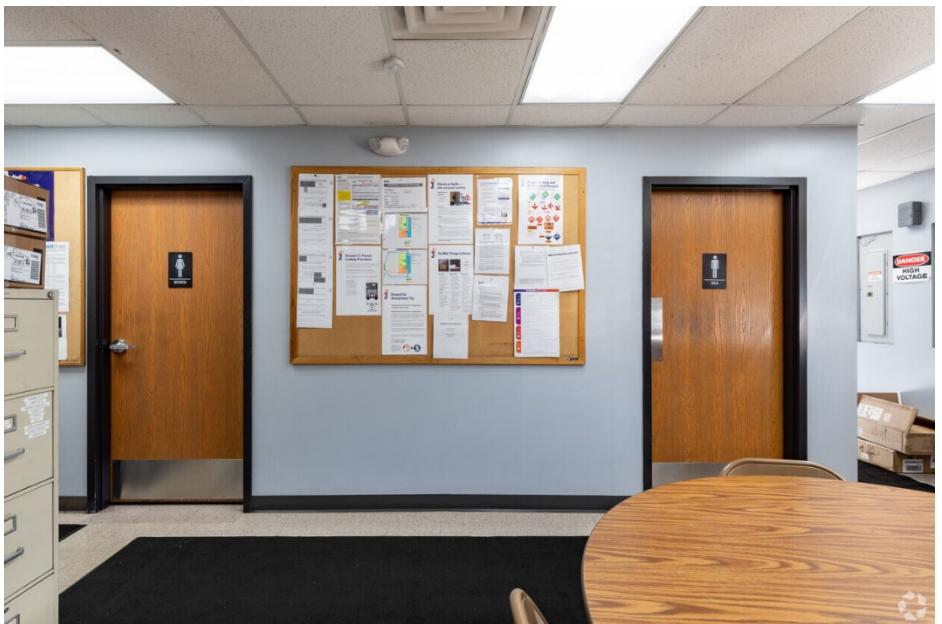
4025 S Dye Rd in Swartz Creek is a cross-dock industrial building situated on a spacious 7.36-acre lot. The property has a long-term tenant, FedEx, with a NNN lease that extends through 2032. The location offers excellent accessibility, being close to I-69, I-75, and Bishop Airport. It is surrounded by established industry and retail, including the Genesee Valley Center, which features Barnes & Noble, Macy's, Planet Fitness, H&M, and more. Additional nearby retail options include Outback Steakhouse, Chipotle Mexican Grill, TJ Maxx, Olive Garden, and many others. Flint, Michigan, is less than 10 minutes away.

Offered at \$4,500,000

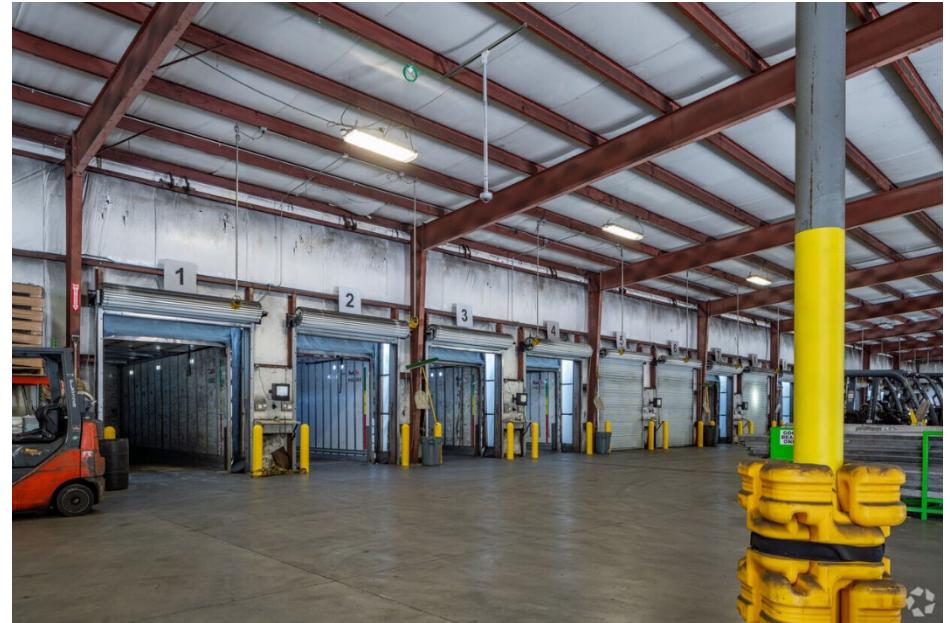
PROPERTY HIGHLIGHTS

Parcel Number	07-32-526-035
Municipality	Flint Township
Total Square Footage	21,987 SF
Office Square Footage	1,500 SF
Acres	7.36 Acres
Loading Docks	32
Number of Bays	1
2024 TV	\$639,968
2024 SEV	\$856,800
2023 Summer	\$25,441.87
2023 Winter	\$11,547.24
Legal Description	Lots 14, 15, 16, 17, 19, and 20 Commerce Park

PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION

AERIAL MAP



FOR MORE INFORMATION

Jim Chaconas

Executive Vice President

734 769 5005

jim.chaconas@colliers.com

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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