



For Sale

4025 S Dye Road
Swartz Creek, Michigan

Jim Chaconas
Executive Vice President



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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

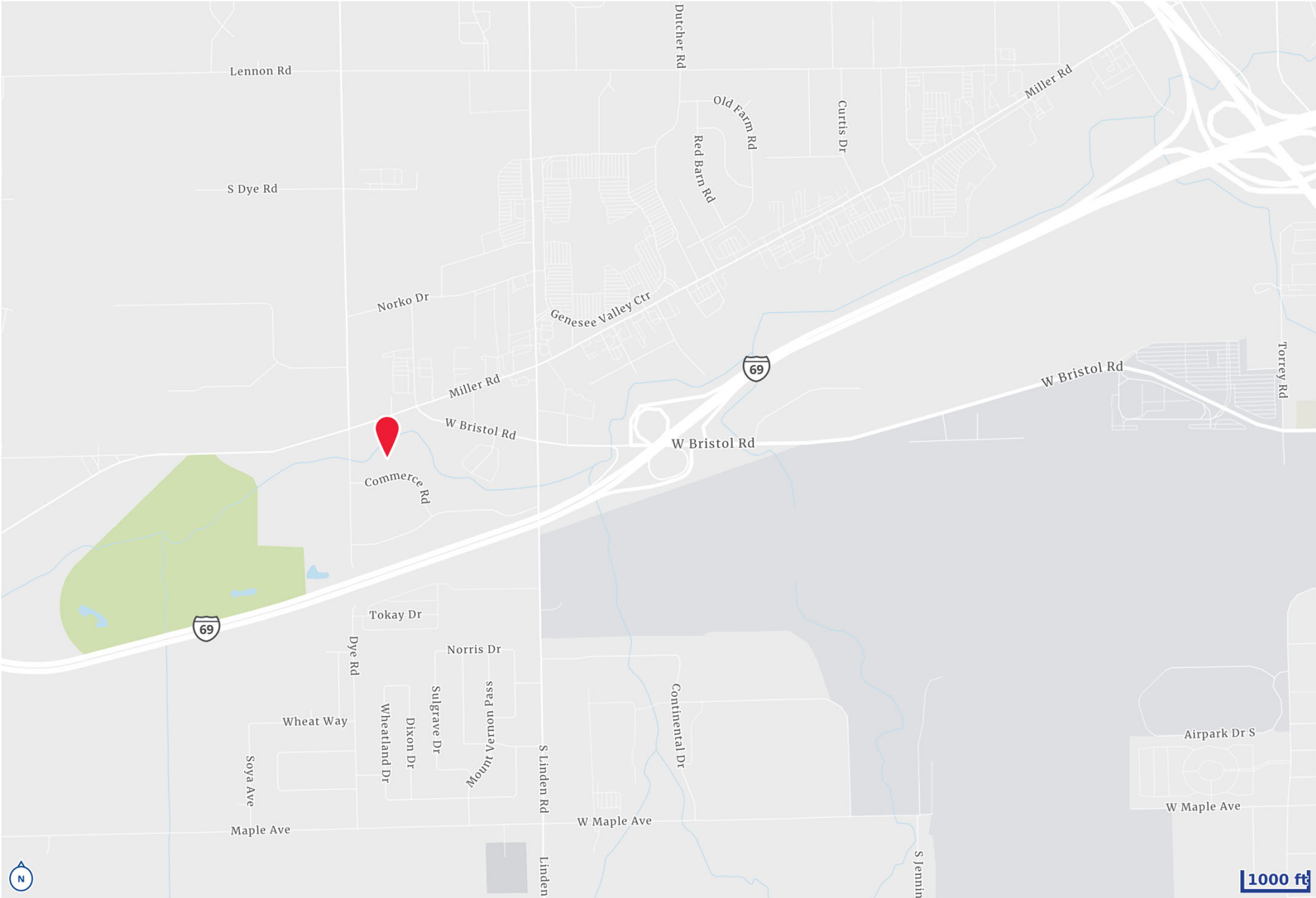
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION



AERIAL MAP



FOR MORE INFORMATION

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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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