

FOR SUBLEASE



3302 Kent Street, Flint, MI

103,894 SF of Industrial Space Available

Peter J. Kepic, SIOR
248 226 1842
peter.j.kepic@colliers.com

Ryan D. Brittain, SIOR, CCIM
248 226 1810
ryan.brittain@colliers.com

Peter E. Kepic
248 226 1840
peter.kepic@colliers.com

Colliers

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit





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PROPERTY HIGHLIGHTS

- Sublease Through July 31, 2028
- Sale Possible
- 103,894 SF Available
- Two (2) Buildings
- Building #1: 93,310 SF
Four (4) Truck Docks
Eighteen (18) Grade Level Doors
- Building #2: 10,584 SF
Twelve (12) Grade Level Doors
- 16' – 20' Clear Ceiling Height
- Large Fully Paved, Fenced and Lit Lot - 8.50± Acres
- Zoned Light Industrial
- Proximity to GM Flint Truck Assembly Plant
- 15-Minute Drive to Flint Bishop International Airport





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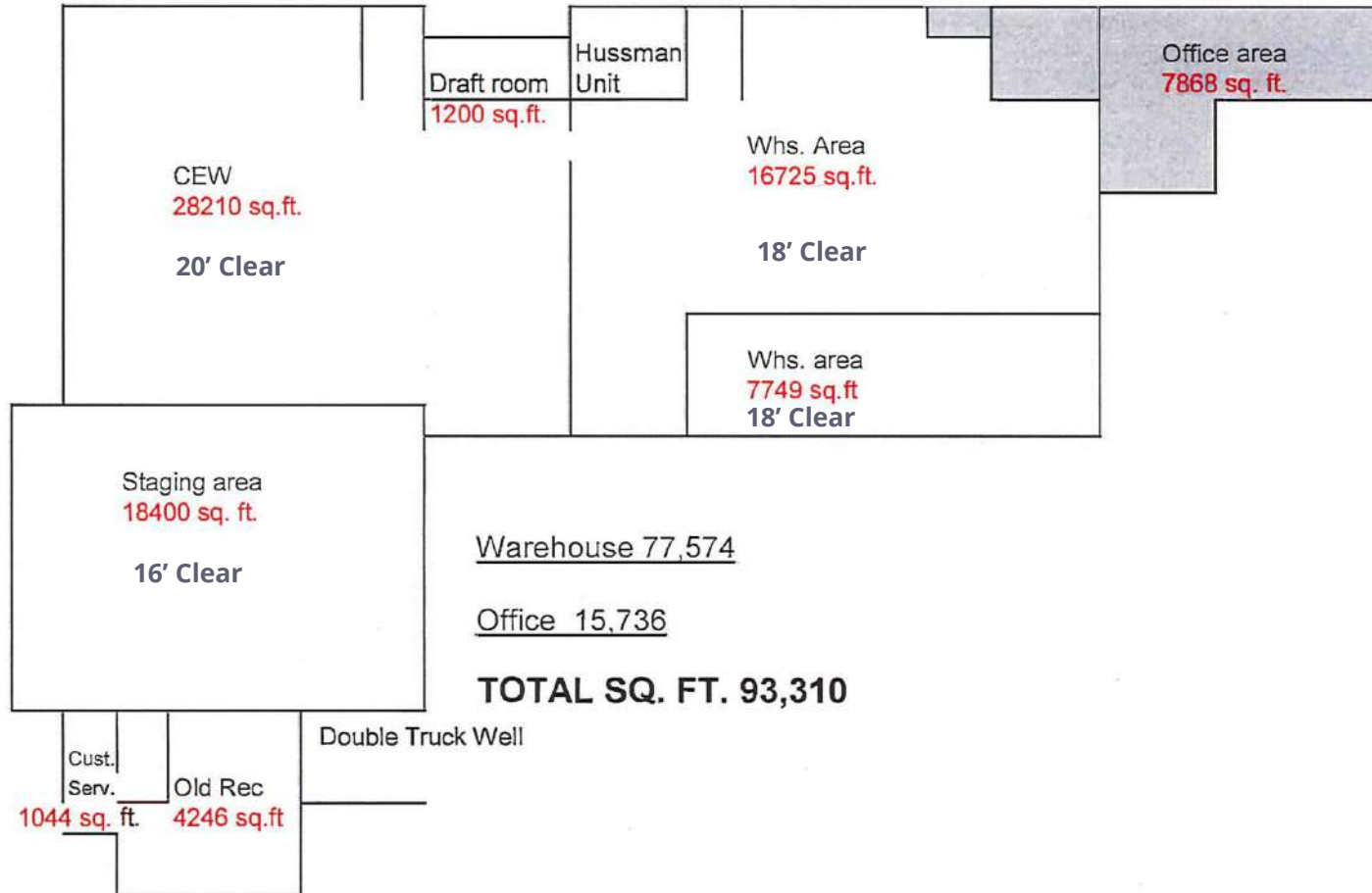


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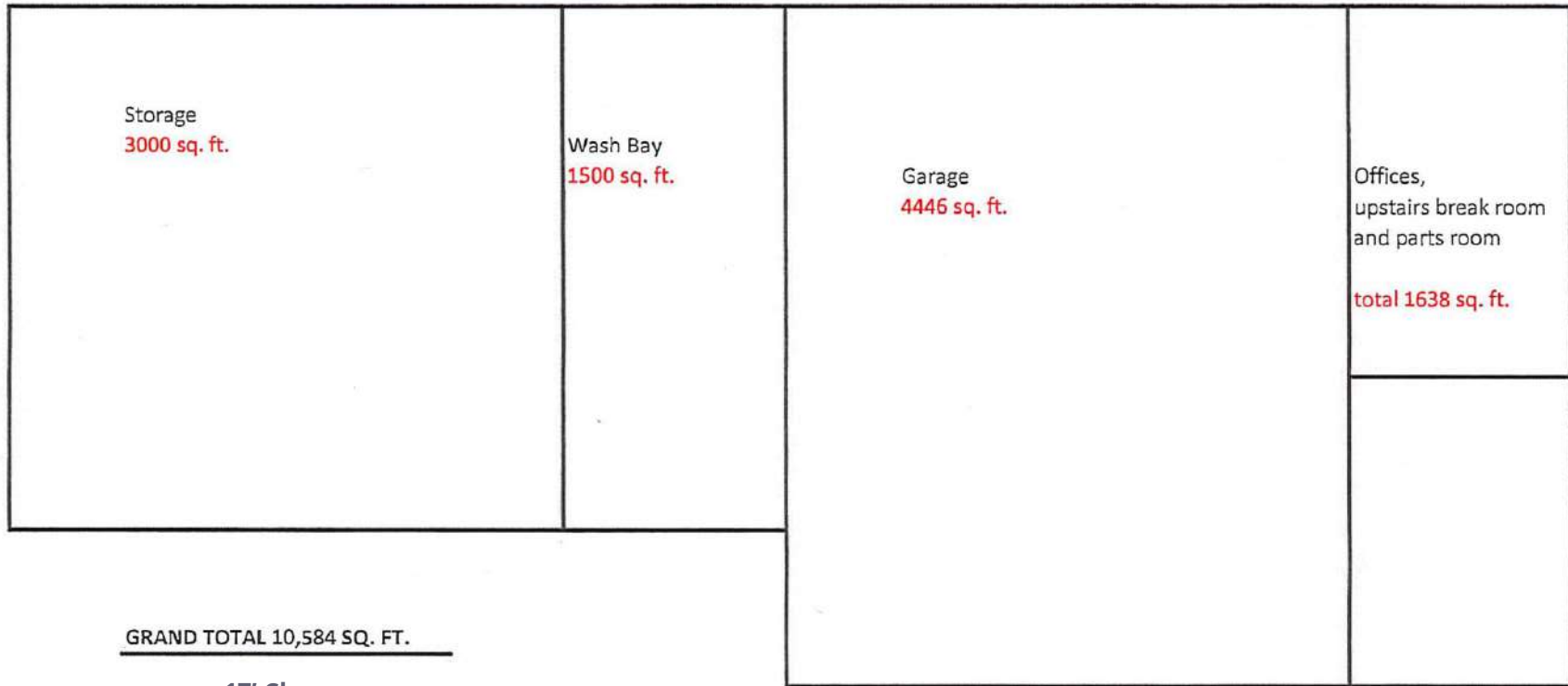
Building #1 – 93,310 SF



FLOOR PLAN

103,894 SF of Industrial Space Available

Building #2 – 10,584 SF



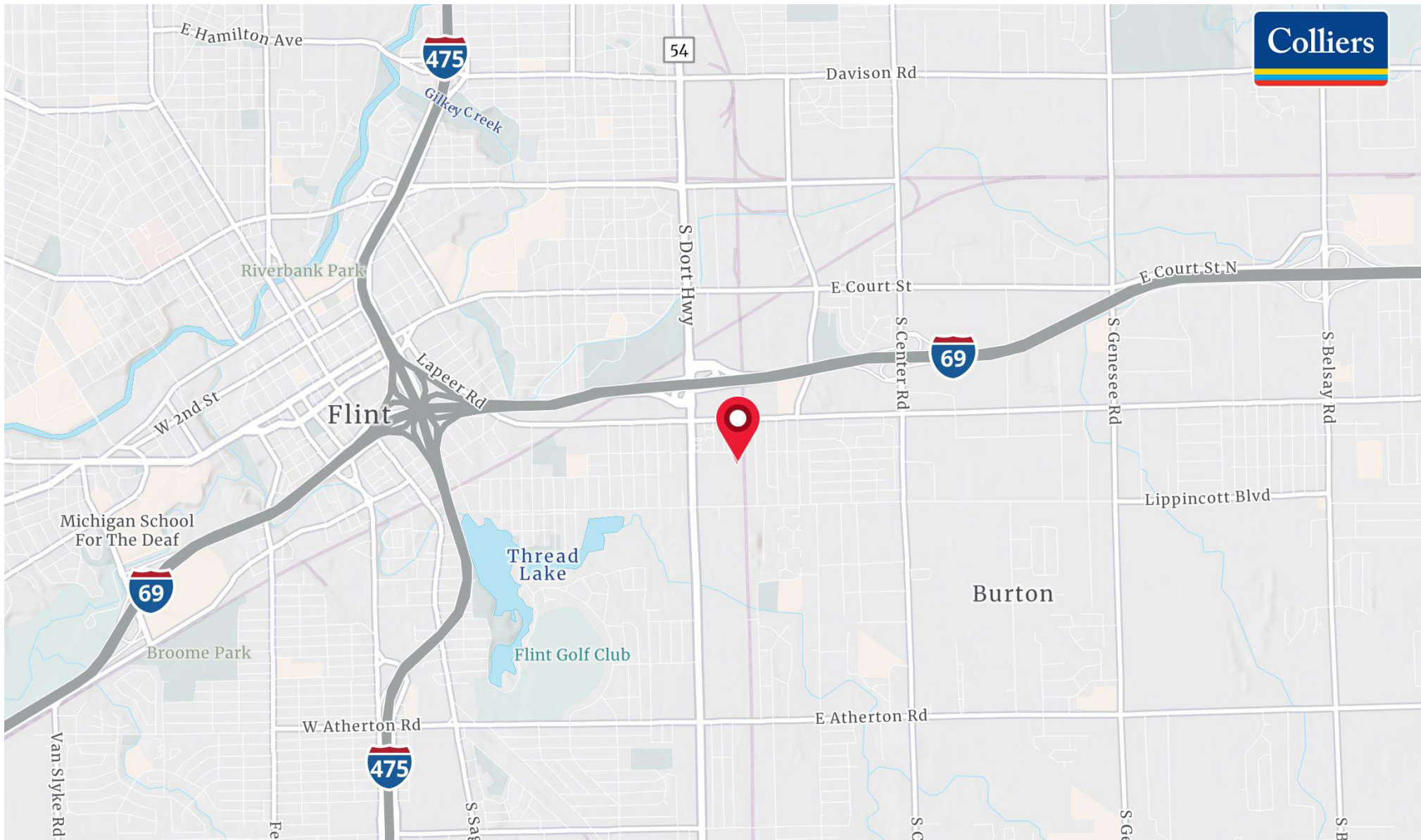
FLOOR PLAN

103,894 SF of Industrial Space Available



AERIAL MAP

103,894 SF of Industrial Space Available



LOCATION MAP
103,894 SF of Industrial Space Available

Highlights

- Sublease Through July 31, 2028
- Sale Possible
- Excellent Freeway Access (I-69/I-475)
- Proximity to GM Flint Truck Assembly Plant
- 15 Minute Drive to Flint Bishop International Airport
- Large Fully Paved, Fenced and Lit Lot – 8.50± Acre Site
- Heavy Power

Gross SF:	103,894	Ceiling Height:	16' – 20' Clear
Office SF:	17,374	Bay Size:	40' and 50'
Warehouse SF:	86,520	Cranes:	None
Year Built:	1963	Underhook:	N/A
Year Renovated:	2022	Fixtures:	LED
Construction:	Masonry and Metal	Power:	Heavy/480V
Main Building (#1) Grade Level Doors:	One (1) 16' X 14' Two (2) 14' X 14' Nine (9) 12' X 14' Three (3) 12' X 12' Three (3) 10' X 14'	Heating:	Radiant Tube and GFA
Truck Docks:	Four (4) With Levelers and Shelters	Sprinklers:	Yes
Maintenance Building (#2) Grade Level Doors:	Nine (9) 14' Tall Three (3) 10' Tall	Floor Drains:	Yes
		Air Lines:	Yes
		Outside Storage:	Yes
		Parking:	Fully Paved, Fenced and Lit
		Acreeage:	8.50± Acres
		Parcel Id:	41-16-351-051



Financials

Sublease Rate	\$5.95/SF NNN
Property Taxes Per SF	\$1.17
Property Insurance PSF	\$0.15
Property Maintenance	By Subtenant

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.

BUILDING SPECS

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