



INDUSTRIAL PROPERTY // FOR LEASE

20,000 - 90,000 SF OF WAREHOUSE/OFFICE SPACE FOR LEASE NEAR I-69 & I-475

3301 S DORT HWY
FLINT, MI 48507



- Up to 90,000 SF of warehouse/office space available for lease
- Warehouse can be divided to accommodate 20,000 - 73,514 SF user
- 15,316 SF of office space can also be leased separately
- Easy access with 15 truckwells, four (4) 12' x 14' grade-level doors
- Full-service inventory management available
- New LED lighting, secure key card access, and fully sprinkled facility
- Key card access, security cameras, and alarm systems
- 800 amps, 480 volt, 3-phase power available
- Secure fenced lot with abundant parking and trailer parking available
- Competitive rate between \$3.50 and \$4.50/SF triple net
- Central location near I-69, I-475 and I-75



P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

**\$3.50 - 4.50
SF/YR (NNN)**

OFFERING SUMMARY

Building Size:	144,353 SF
Available SF:	7,530 - 90,000 SF
Lot Size:	13.17 Acres
Year Built:	1946
Renovated:	1960 & 2026
Zoning:	City Corridor/Industrial
Market:	Detroit
Submarket:	Flint
Triple Nets	\$1.85/SF

PROPERTY OVERVIEW

Position your business for efficiency and growth with flexible leasing opportunities ranging from 20,000 SF to 90,00 SF of warehouse space, complemented by up to 15,316 SF of office space. This secure, professionally managed facility is designed to support a wide range of warehousing, distribution, fulfillment, and logistics operations. The property features 15 truckwells and four oversized 12' x 14' grade-level doors, heavy power access, and sprinklers that provide added operational security and peace of mind. Occupants benefit from a fully fenced and gated site with key card access, security cameras, and fire and burglar alarm systems, creating a controlled and secure environment for inventory, equipment, and personnel. Ownership is actively investing in the property with significant capital improvements, including new LED lighting, upgraded loading docks, and pavement enhancements designed to improve functionality and the overall tenant experience.

For companies seeking a turnkey logistics solution, **full-service inventory management is also available, providing added flexibility and operational support.** Whether you're expanding, consolidating, or establishing a new regional distribution hub, this facility offers the infrastructure, security, and flexibility needed to support your business objectives.



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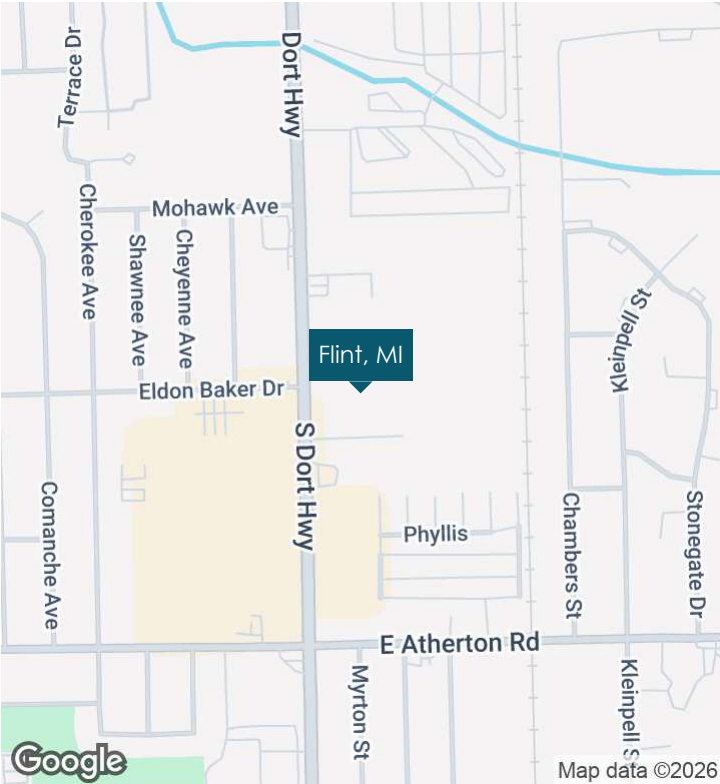
Kevin Bull SENIOR ASSOCIATE

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CITY INFORMATION



LOCATION DESCRIPTION

Situated in the heart of Genesee County, the location offers easy access to major transportation routes, including I-75 and I-69, making it a strategic hub for industrial and manufacturing tenants. With close proximity to Detroit (less than an hour's drive), the area provides access to a robust labor pool, a thriving automotive industry, and a network of suppliers and distributors. Local points of interest include Bishop International Airport, Mott Community College, and the nearby General Motors plants. Experience the unparalleled potential this area holds for your industrial or manufacturing operations at this premier location.

LOCATION DETAILS

Market	Detroit
Sub Market	Flint
County	Genesee
Cross Streets	E Atherton Rd
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-69 and I-475
Nearest Airport	Bishop International Airport



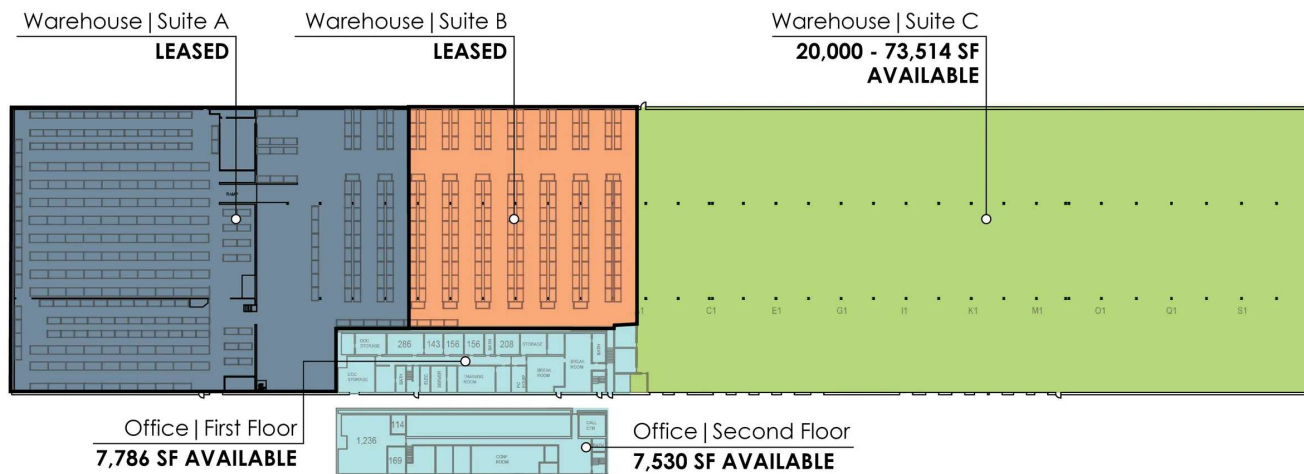
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,530 - 90,000 SF	Lease Rate:	\$3.50 - \$4.50 SF/yr (NNN = \$1.85/SF)

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3301 S Dort Hwy All Available Space	Available	90,000 SF	NNN	\$3.50 - \$4.50 SF/yr
3301 S Dort Hwy Warehouse Suite B	-	15,368 SF	NNN	\$3.50 - \$4.50 SF/yr
3301 S Dort Hwy Warehouse Suite C	Available	20,000 - 73,514 SF	NNN	\$3.50 - \$4.50 SF/yr
3301 S Dort Hwy Office First Floor	Available	7,786 SF	NNN	\$4.50 SF/yr
3301 S Dort Hwy Office Second Floor	Available	7,530 SF	NNN	\$4.50 SF/yr

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	144,353 SF
Total Space Available:	7,530 - 90,000 SF
Shop SF Available:	73,514 SF
Office SF Available:	15,316 SF
Mezzanine SF:	N/A
Occupancy:	Immediate
Zoning:	City Corridor/Industrial
Lot Size:	13.17 Acres
Parking Spaces:	Abundant
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1946 / 1960 & 2026
Construction Type:	Steel/Block
Clear Height:	13.7'
Overhead Doors:	Four (4) 12' x 14'
Truckwells/Docks:	15
Cranes:	None
Column Spacing:	60' x 60'
Power:	800 amp, 480v, 3-phase
Buss Duct:	N/A
Air Conditioning:	Office Only
Heat:	Yes
Lighting:	LED
Sprinklers:	Yes
Floor Drains:	N/A
Taxes:	N/A



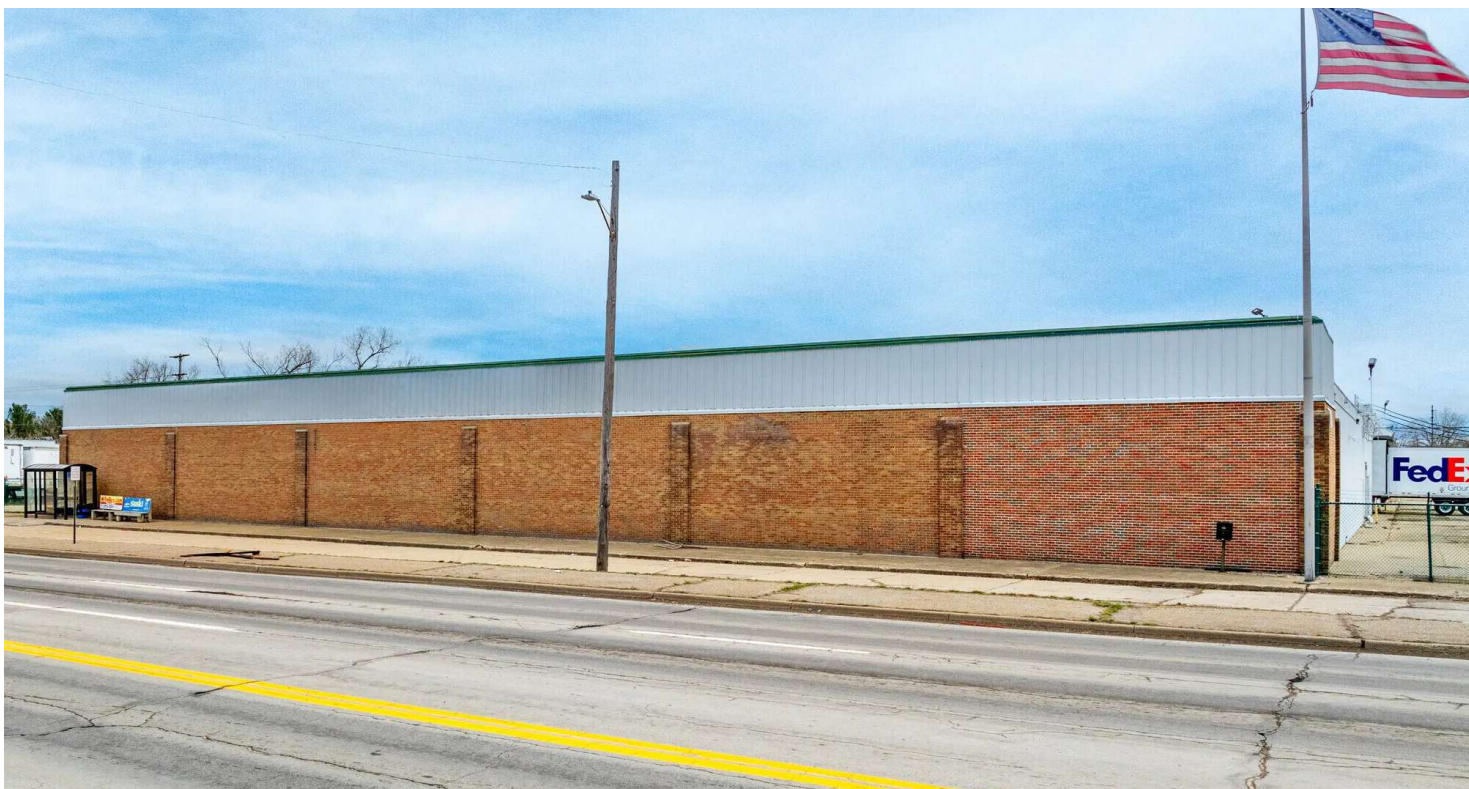
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ADDITIONAL PHOTOS

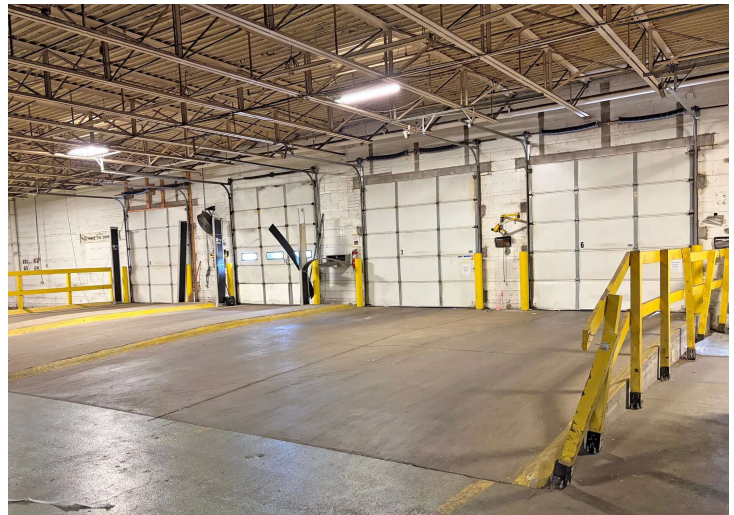
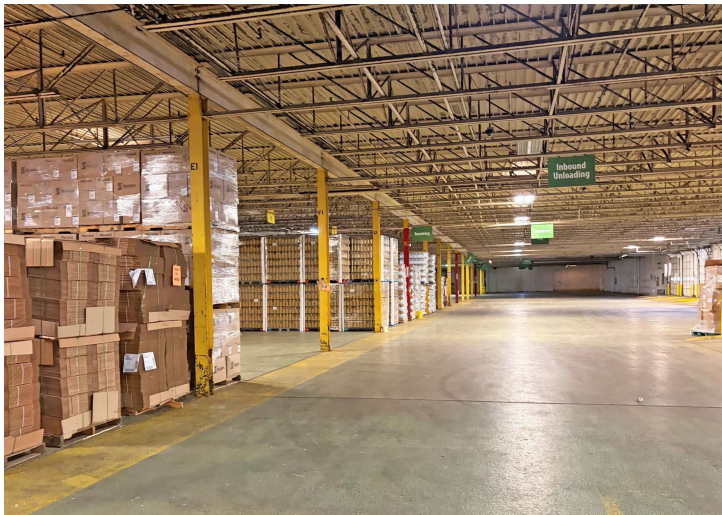
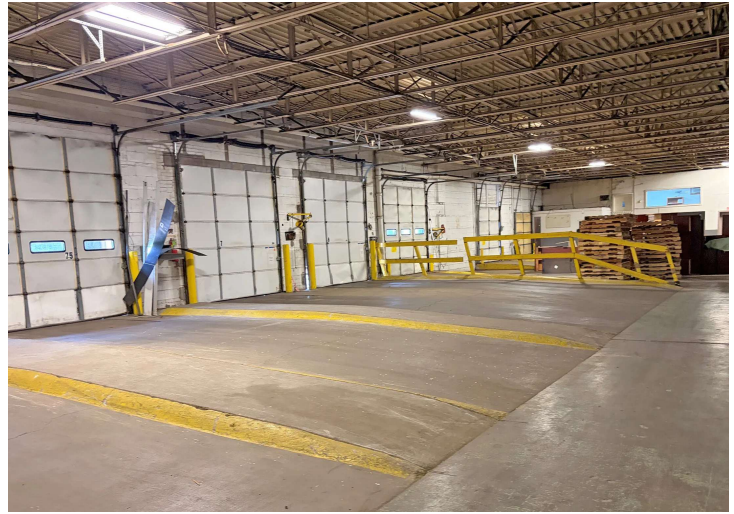
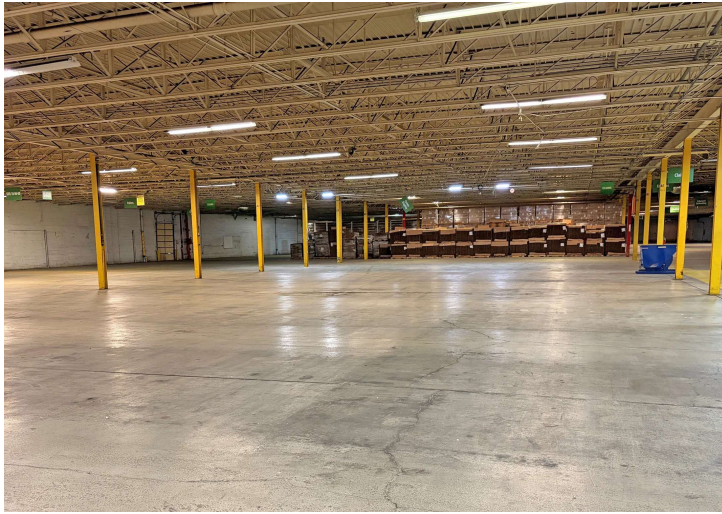


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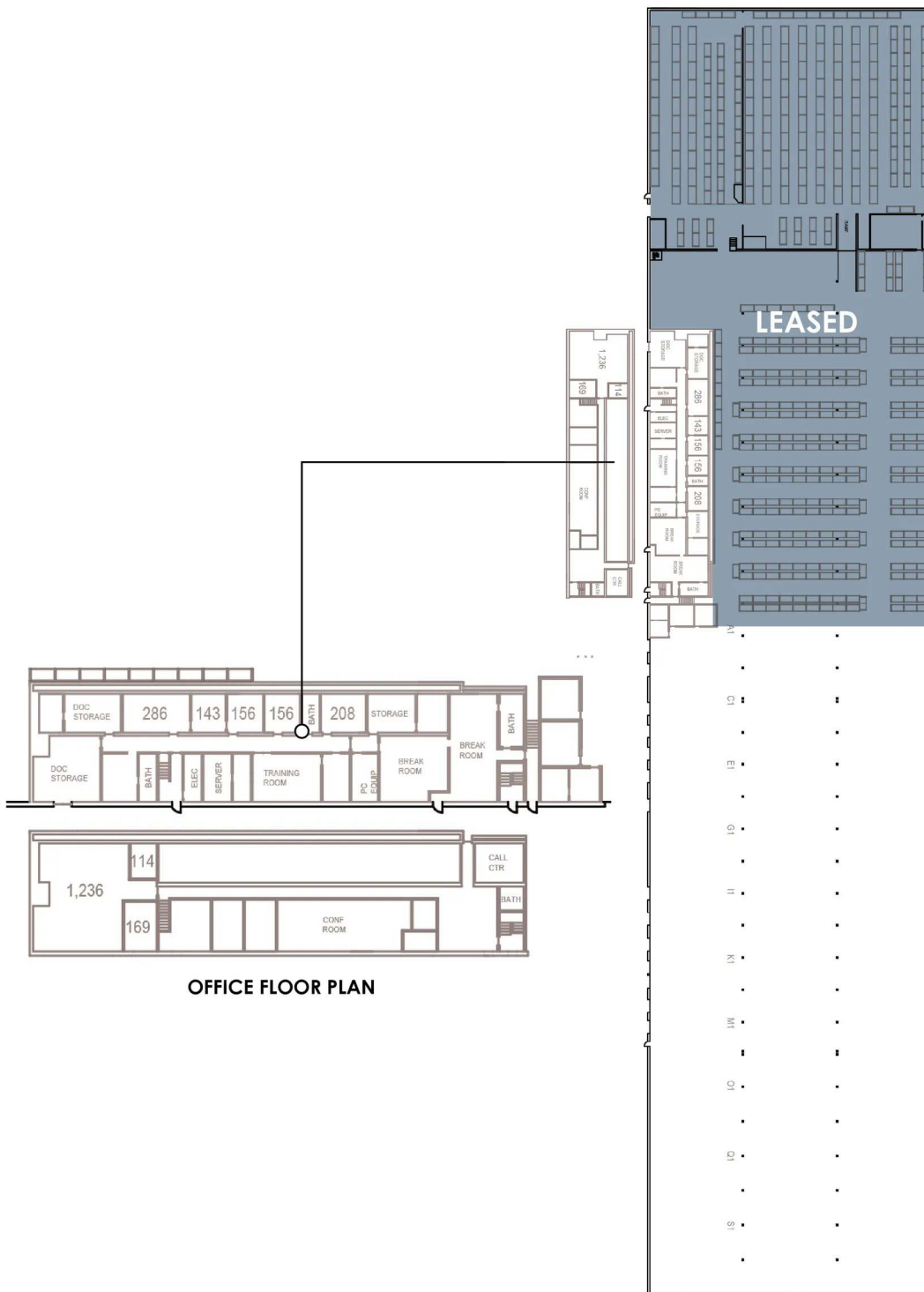
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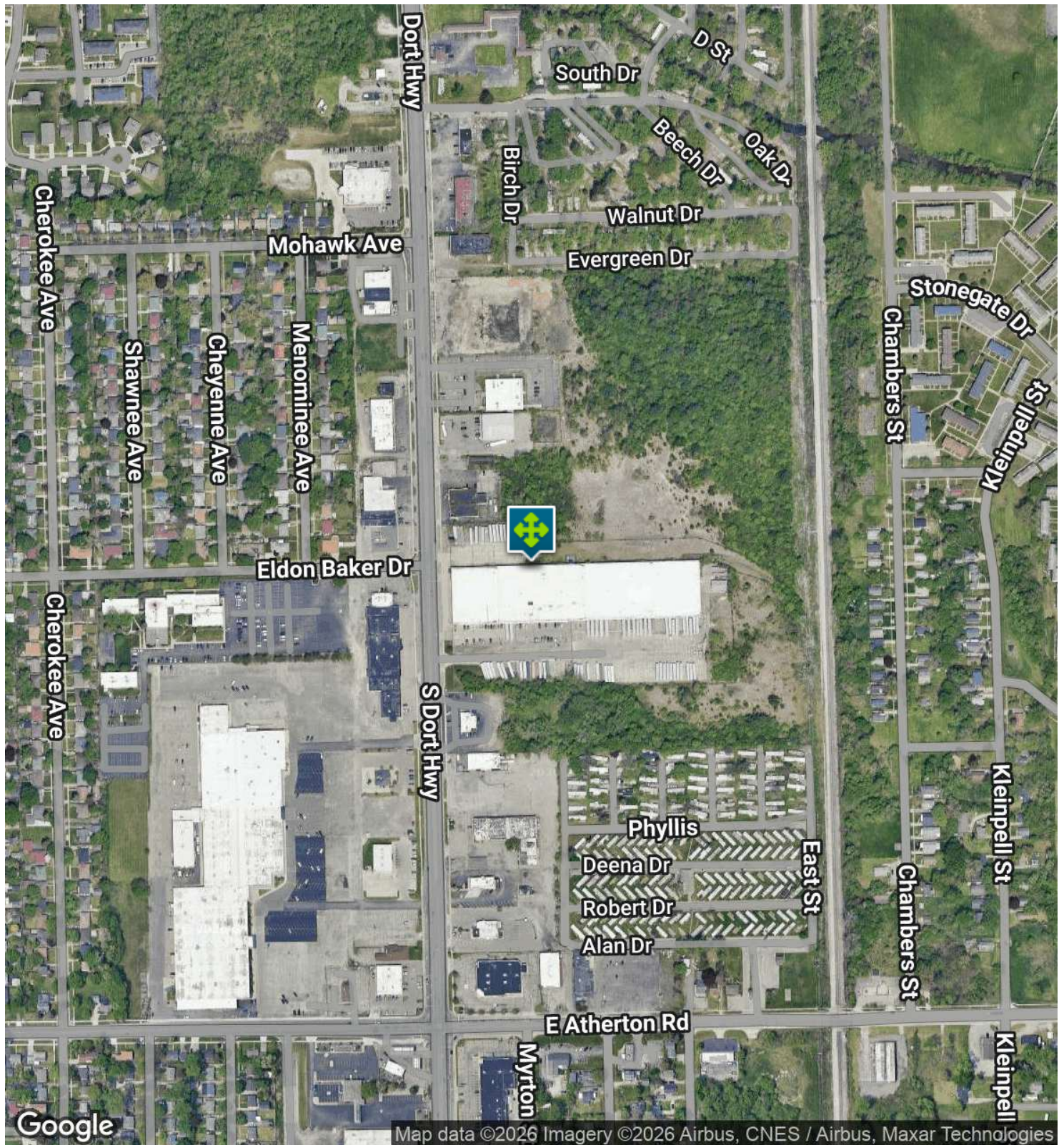
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FLOOR PLANS



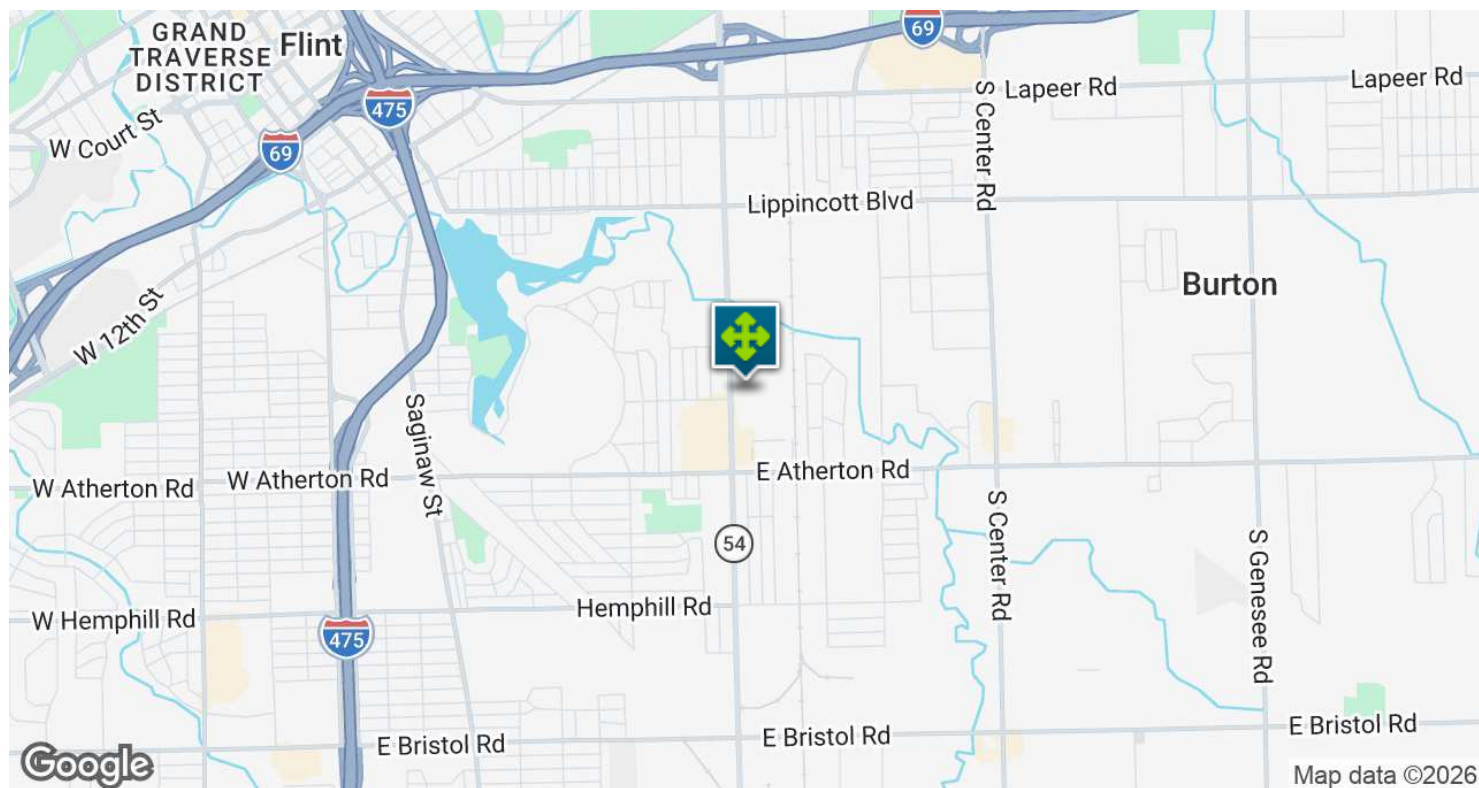
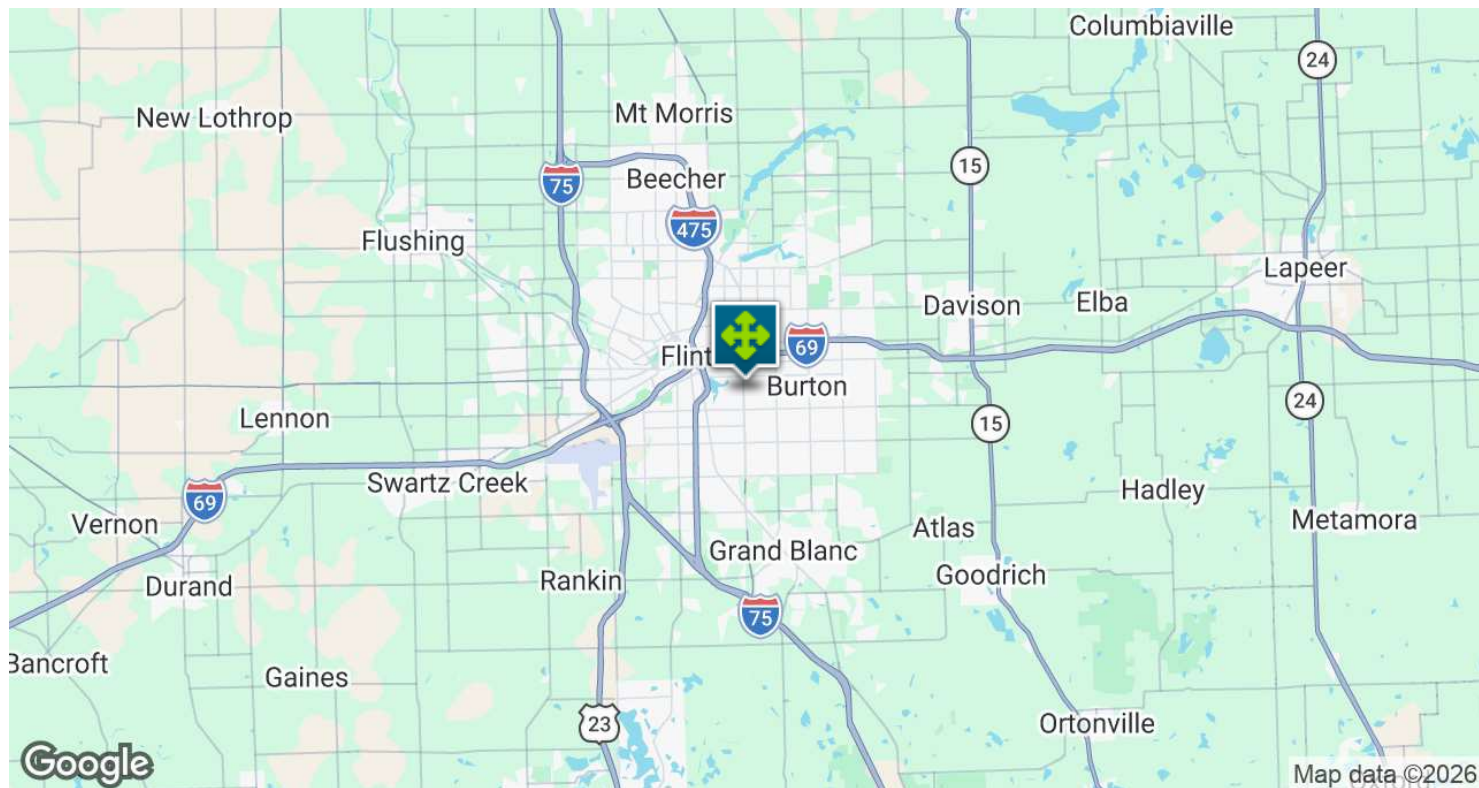
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AERIAL MAP



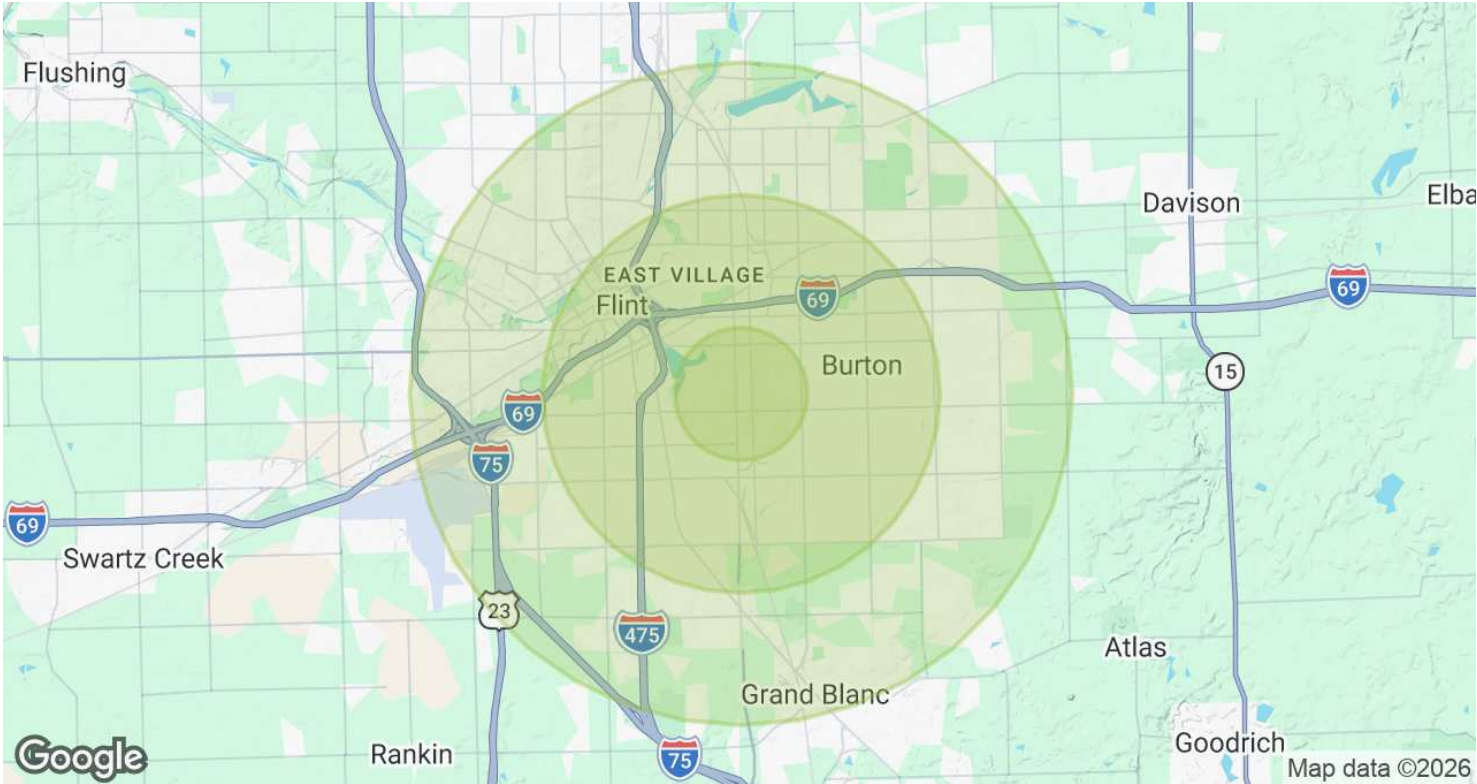
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,386	53,626	134,015
Average Age	35.0	37.8	39.0
Average Age (Male)	31.8	35.7	37.3
Average Age (Female)	36.8	39.5	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,104	22,635	56,467
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$46,372	\$55,738	\$64,547
Average House Value	\$81,474	\$95,097	\$120,748

2023 American Community Survey (ACS)

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CONTACT US



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