

# FOR SALE:



## **Flex Commercial Building**

401 Kent Court  
Midland, MI 48642

*Listed By:*

*Jonathan Norton  
President & Broker*



## **Northern Oak** *Commercial Real Estate*



**“Rooted in Results”**

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## Listing Notes

This well-maintained flex industrial property offers approximately 6,000 SF, combining finished office space with a functional shop featuring tall ceilings and five 14-foot overhead doors. The facility includes an in-floor drain, vehicle hoist, air compressor, and 3-phase power to support a variety of operations.

Additional features include two-level storage and a second-floor classroom or training area, with clean, professional, move-in ready office space. The current long-term tenant is relocating.

A 2,560 SF steel pole barn at the rear provides additional storage capacity. The site also features ample paved parking, excess land for potential expansion, and recently inspected roof and HVAC systems reported to be in good condition.

## Aerial Parcel Map



## Property Details:

Asking Price:	\$550,000
Terms:	Cash, conventional, SBA
Occupancy:	Available now
Building Size:	6,000 SF (main) + <u>2,560 SF</u> (rear) <b>8,560 SF total</b>
Building Age:	1969, 1989
Features:	<i>See next page</i>
Land Area:	1.865 Acres net  >2 Acres with rear easement
Zoning:	RC, Regional Commercial
Main Road:	Bay City Road

## Property Description

Located on the east side of the City of Midland, between the nearby Dow Chemical campus and the US-10 Business Loop interchange.

This flex industrial property features a well-equipped main building of 60' x 100' dimensions totaling 6,000 SF. It is designed to accommodate a wide range of contractor, business service, and light industrial users.

The main building features an astounding five 14-foot overhead doors and a drive-through shop area with floor drains, a vehicle lift, fabrication or shipping space, heavy power available, and a secure tool storage room.

Its large front office area includes six private offices, reception, conference room, kitchenette, bathroom, and an executive office. This portion is air conditioned. The shop area is heated and insulated for year-round use. A second level above the office adds functionality with two classrooms and a large mezzanine for parts and storage, contributing another approximately 1,500+ SF not reflected in the building area above.

Additional features include a fireproof, watertight document storage room and large east-facing windows that provide natural light and attractive views of adjacent green space / nearby neighborhood park.

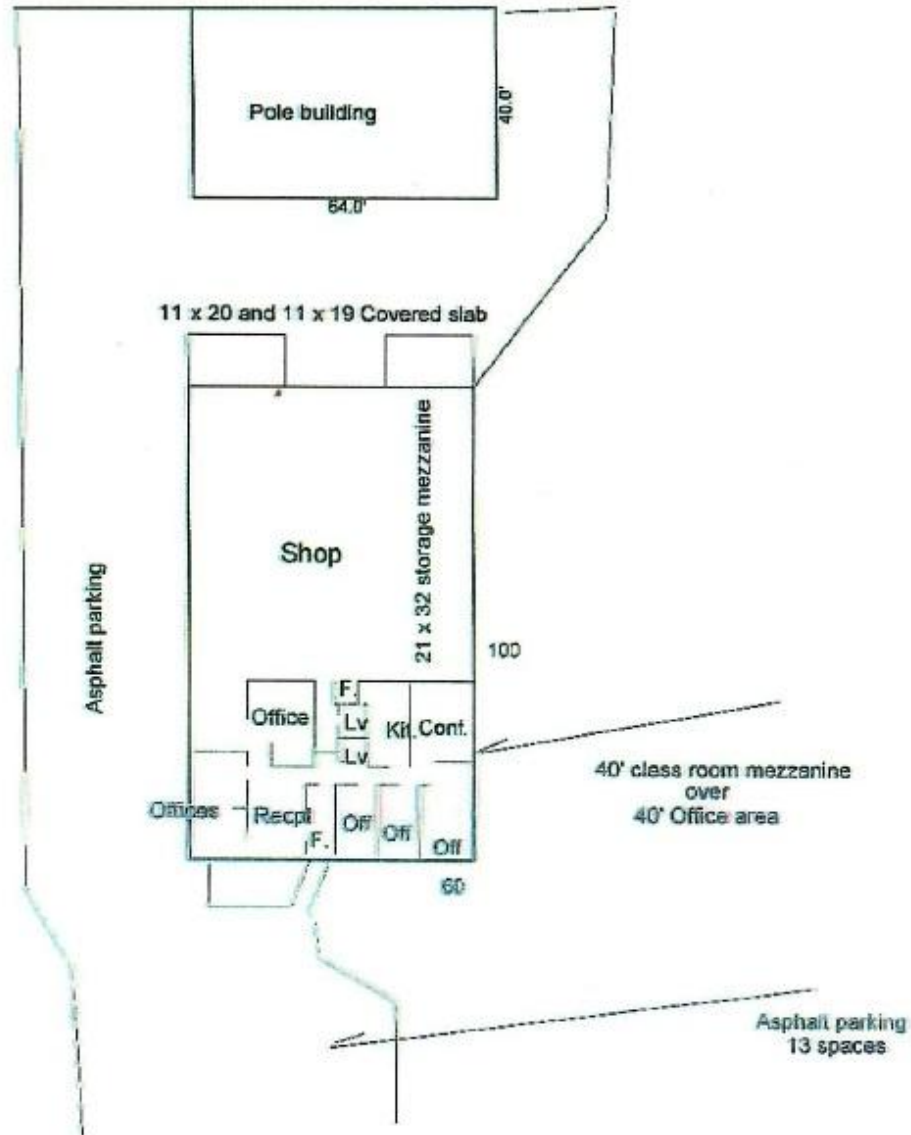
The property also includes a secondary 40' x 64' (2,560 SF) storage building, ideal for equipment and material storage. This structure is equipped with electrical service, two 10-foot overhead doors, drive-through capability, and eave lighting. It's design provides efficient access and usability for a variety of commercial storage or contractor needs.

The entire site spans approximately 1.86 acres in an "L" configuration, with expansive paved areas, a parking lot, and an approximately 900-foot chain-link fenced yard. The fencing also surrounds an additional rear easement to make the effective site area above 2 acres in total.

The total layout supports efficient circulation, possible outdoor storage, and secure operations inside and out. The property is well-suited for users requiring a combination of office, shop, and yard or parking functionality in a turnkey flex industrial-style commercial setting.

# Assessor Site Drawing

Not to scale



See separate building description sheet in the listing for more details







