

FOR SUBLEASE



3302 Kent Street, Flint, MI

103,894 SF of Industrial Space Available

Peter J. Kopic, SIOR
248 226 1842
peter.j.kopic@colliers.com

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

Peter E. Kopic
248 226 1840
peter.kopic@colliers.com



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





FOR SUBLEASE

103,894 SF of Industrial Space Available

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





FOR SUBLEASE

103,894 SF of Industrial Space Available

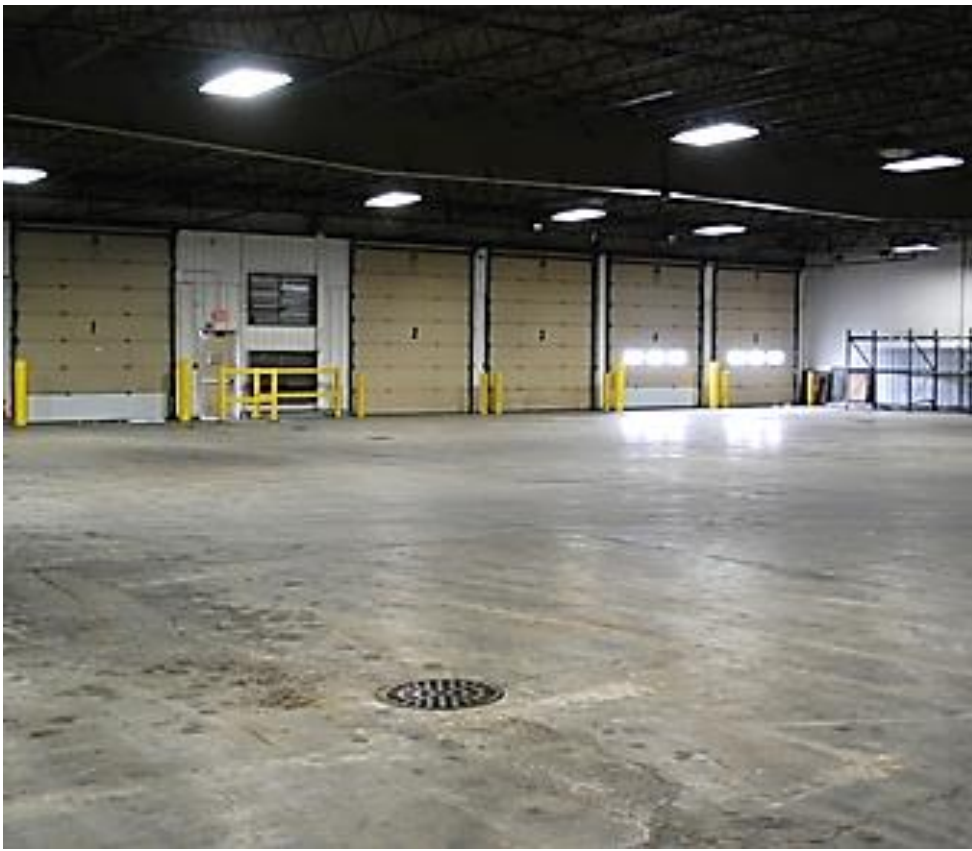




FOR SUBLEASE

103,894 SF of Industrial Space Available

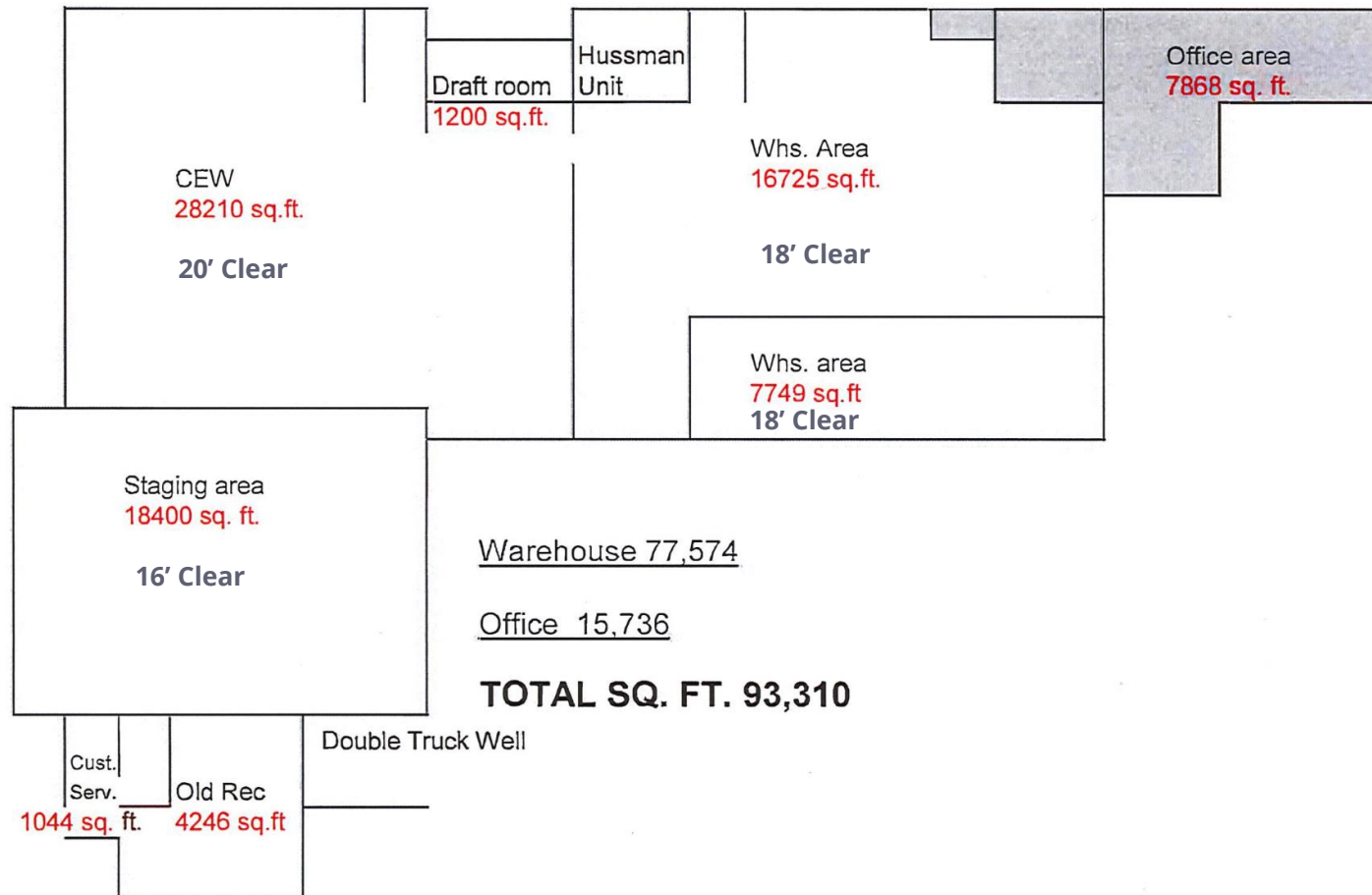




FOR SUBLEASE

103,894 SF of Industrial Space Available

Colliers

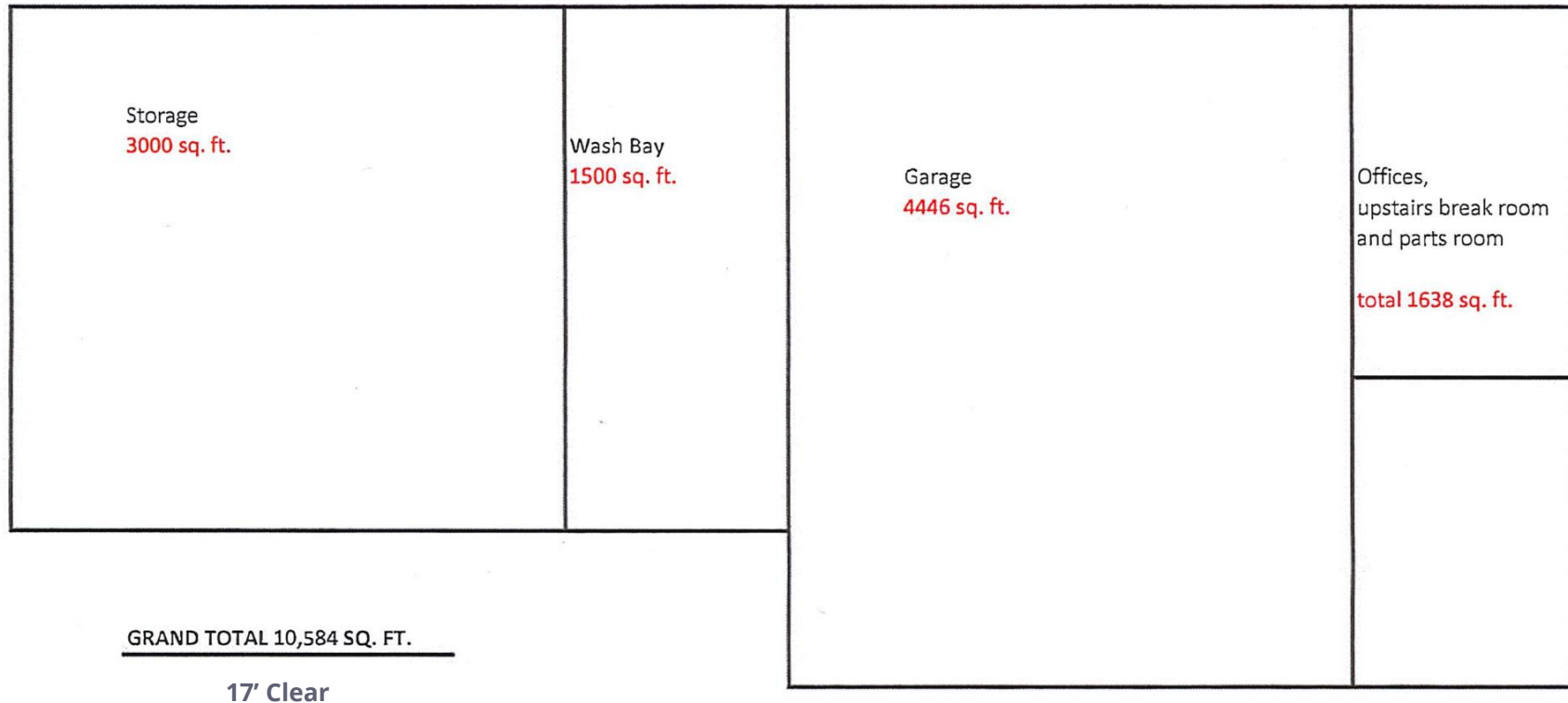


FLOOR PLAN

103,894 SF of Industrial Space Available

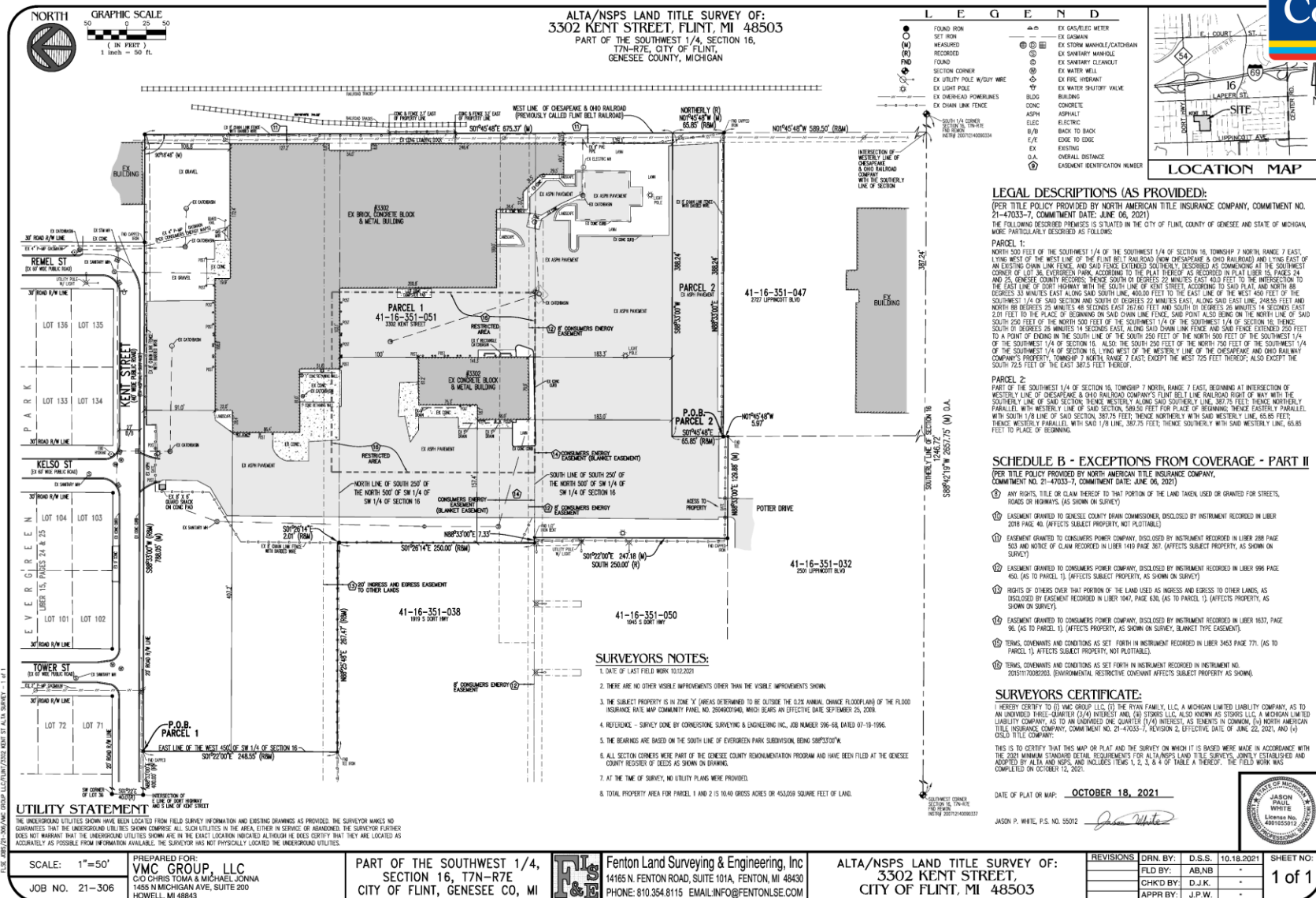
Building #2 – 10,584 SF

Colliers



FLOOR PLAN

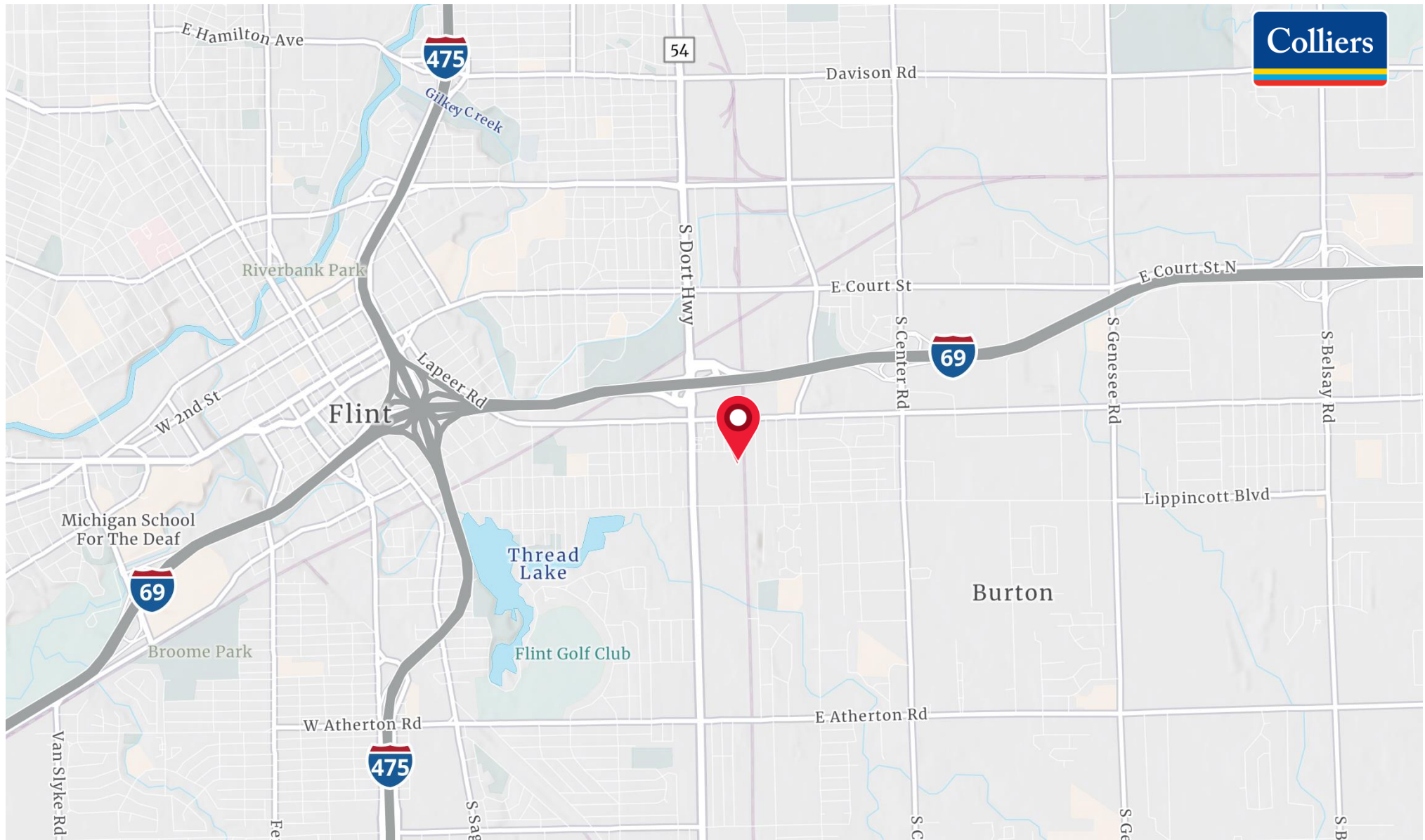
103,894 SF of Industrial Space Available





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
Office SF:	17,374
Warehouse SF:	86,520
Year Built:	1963
Year Renovated:	2022
Construction:	Masonry and Metal
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'
Truck Docks:	Four (4) With Levelers and Shelters
Maintenance Building (#2) Grade Level Doors:	Nine (9) 14' Tall Three (3) 10' Tall

Ceiling Height:	16' – 20' Clear
Bay Size:	40' and 50'
Cranes:	None
Underhook:	N/A
Fixtures:	LED
Power:	Heavy/480V
Heating:	Radiant Tube and GFA
Sprinklers:	Yes
Floor Drains:	Yes
Air Lines:	Yes
Outside Storage:	Yes
Parking:	Fully Paved, Fenced and Lit
Acreage:	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

103,894 SF of Industrial Space Available

Peter J. Kopic, SIOR
248 226 1842
peter.j.kopic@colliers.com

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

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