TDG COMMERCIAL

2424 Kansas Avenue
Flint, MI 48506

24,000 SF Industrial Warehouse
on 1.25 Acres in Flint

OFFERED AT $350,000

PROPERTY FEATURES

- **Building Size:** 24,000 square feet of single-story industrial warehouse on a 1.25-acre site.
- **Warehouse Area:** 20,500 square feet of industrial space for storage, production, or distribution.
- **Built-In Office:** 3,500 square feet of existing office space, roughly fifteen percent of the building.
- **Dock Loading:** Three exterior dock positions with three truck wells and one dock leveler.
- **Clear Height:** Twenty-foot clear height under a twenty-two-foot building height supports racking and storage.
- **Construction:** Masonry building offering a durable structure and straightforward long-term maintenance.
- **Power and Utilities:** 320-amp service with gas heating and fluorescent lighting throughout the building.
- **Site Coverage:** A 0.44 floor area ratio leaves open yard and parking around the building.
- **Parking:** Twenty surface parking spaces on site serve staff and service vehicles.
- **Airport Access:** Bishop International Airport sits 10.9 miles out, roughly a twenty-two-minute drive.

For more information, please contact:
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TDG Commercial Real Estate
440 S Main St,
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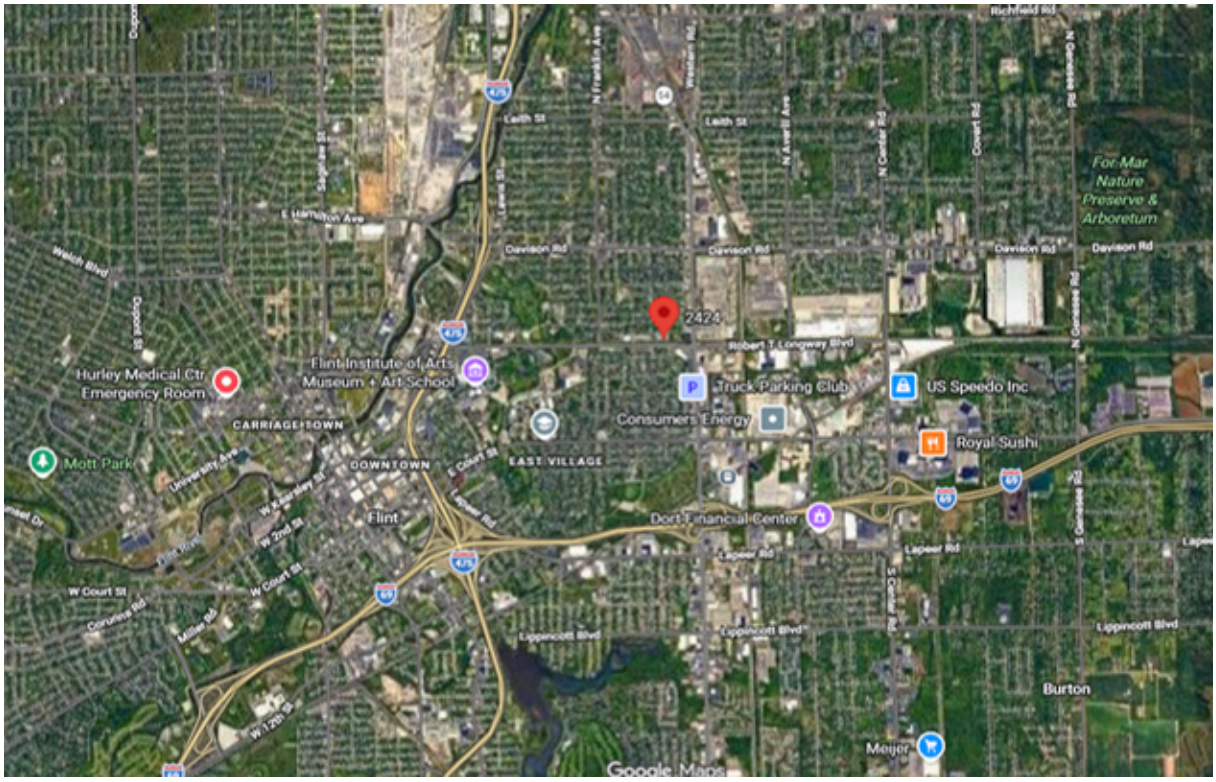
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Flint Warehouse Positioned Near the Dort Highway Corridor

24,000 SF AVAILABLE

Aerial



INVESTMENT SUMMARY

2424 Kansas Avenue offers a 24,000 square foot industrial warehouse on 1.25 acres in Flint, priced at $350,000, which works out to roughly $14.58 per square foot. The single-story masonry building pairs 20,500 square feet of warehouse area with 3,500 square feet of existing office, served by three exterior dock positions under twenty-foot clear height. A 0.44 floor area ratio leaves open yard and parking around the building, with twenty surface spaces on site. Positioned near the Dort Highway and Robert T. Longway corridor, the property offers strong vehicle access and sits roughly twenty-two minutes from Bishop International Airport. For a buyer seeking functional industrial space at an accessible price per square foot, the building works either as an owner-occupied facility or as a held asset.

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24,000 SF Industrial Building Offered at $14.58 per Square Foot

24,000 SF AVAILABLE

PROPERTY DETAIL

Property Detail	2424 Kansas Avenue
Offering Price	$350,000
Price Per Square Foot	$14.58
Building Size	24,000 SF
Building Use Split	20,500 SF industrial / 3,500 SF office
Land Size	1.25 AC (54,450 SF)
Year Built	1949
Construction	Masonry
Clear Height	20 feet
Loading	3 exterior docks, 3 truck wells

2424 Kansas Avenue offers a 24,000 square foot industrial warehouse on approximately 1.246 acres in Flint, offered at $350,000, or approximately $14.58 per square foot.

- **Two Buyer Paths:** Suited to an owner-user seeking occupancy or an investor seeking a held asset.
- **Functional Loading:** Three exterior docks and truck wells serve distribution and storage operations.
- **Built-In Office:** 3,500 square feet of existing office reduces build-out cost for an occupier.
- **Site Room:** A 0.44 floor area ratio leaves yard and parking space around the building.
- **Corridor Access:** Positioned near Dort Highway with strong vehicle movement across the Flint area.
- **Phase I ESA Available:** 2021 report identified no recognized environmental conditions in connection with the site. Buyer to rely on its own environmental due diligence.

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LOCATION AND TRADE AREA

2424 Kansas Avenue sits in an established industrial area of Flint, in Genesee County, positioned near the Dort Highway and Robert T. Longway corridor. For an industrial owner or operator, location comes down to access and labor rather than storefront exposure. The area rates as exceptionally car friendly, Bishop International Airport is roughly twenty-two minutes out, and the Flint Amtrak passenger station sits 1.3 miles away. The three-mile area holds more than 59,000 residents and over 35,000 daytime employees, supplying both a hiring pool and a base of nearby businesses to serve. Population and household counts are both projected to grow through 2030 in the surrounding rings, and median household income within one mile runs above $45,000, ahead of the wider three-mile area.

TRADE AREA DATA

Metric	1 Mile	3 Miles
Population	7,985	59,012
Households	3,274	24,831
Median Age	38.8	38.8
Median Household Income	$45,797	$36,585
Daytime Employees	3,437	35,525
Population Growth, 2025 to 2030	1.06%	1.85%
Household Growth, 2025 to 2030	0.92%	1.81%

Destination	Distance	Drive Time
Bishop International Airport	10.9 miles	22 minutes
Flint Amtrak Station (passenger rail)	1.3 miles	3 minutes

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USE CASES AND BUYER PROFILES

A functional industrial building at an accessible basis draws two distinct buyers. Each has a different plan for the property, and the building supports either. Specific uses are subject to municipal zoning verification.

TRACK 1: THE OWNER-USER

For an operator, the appeal is a building that already works. The warehouse area, dock loading, and clear height support day-one operations, and 3,500 square feet of existing office means a buyer is not starting from an empty shell. At $14.58 per square foot, occupancy comes at a basis that leaves room for equipment and improvements.

Candidate uses:

- Warehousing, storage, or regional distribution
- Light manufacturing or assembly operation
- Supply or wholesale business needing dock service
- Light industrial operator, subject to zoning verification

Why the property fits:

- Basis: $14.58 per square foot gives an operator an accessible entry into ownership.
- Office Built In: 3,500 square feet of existing office space cuts build-out time and cost.
- Loading: 3 exterior docks / truck wells; dock equipment to be verified by buyer.
- Storage Capacity: Twenty-foot clear height supports racking across the 20,500 square foot warehouse.

TRACK 2: THE INVESTOR

For an investor, the appeal is basis paired with a building that leases to a broad pool of industrial users. Dock loading, clear height, and a built-in office give the property wide tenant appeal. Property is currently vacant; buyer to verify occupancy, lease status, and title matters during due diligence.

Candidate buyers:

- Regional investor seeking Genesee County industrial exposure
- Exchange buyer placing proceeds into a functional asset
- Local owner adding to an existing industrial portfolio
- Value-add buyer underwriting improvements to an older building

Why the property fits:

- Entry Basis: $350,000 for 24,000 square feet keeps the capital commitment contained.
- Tenant Appeal: Docks, clear height, and office space suit a broad range of industrial users.
- Site Control: 1.25 acres with a 0.44 floor area ratio leaves yard and parking in place.

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