

FOR SALE OR LEASE > INDUSTRIAL or SPECIAL PURPOSE

US-23 SPORTS CENTER

5431 HILL 23 DRIVE | FLINT (MUNDY TOWNSHIP), MI



EXCELLENT US-23 VISIBILITY AND SIGNAGE OPPORTUNITY

> PROPERTY HIGHLIGHTS

- 68,530 SF High Bay, Clear Span, Building
- Former Athletic Facility
- Excellent for Warehousing, Cross Dock Possible
- Across From Meijer's and Less Than a Mile to Bishop International Airport
- Directly Off Exit 90 on Southbound US-23
- Owner Will Finish / Build-to-Suit

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

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> PROPERTY PHOTOS



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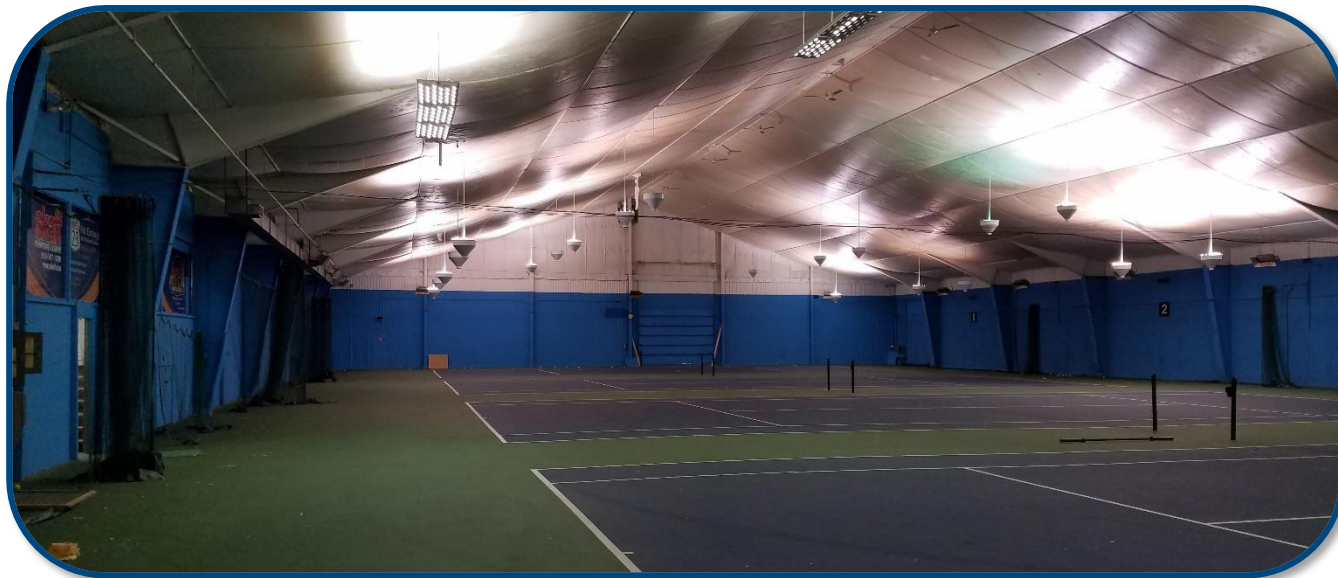
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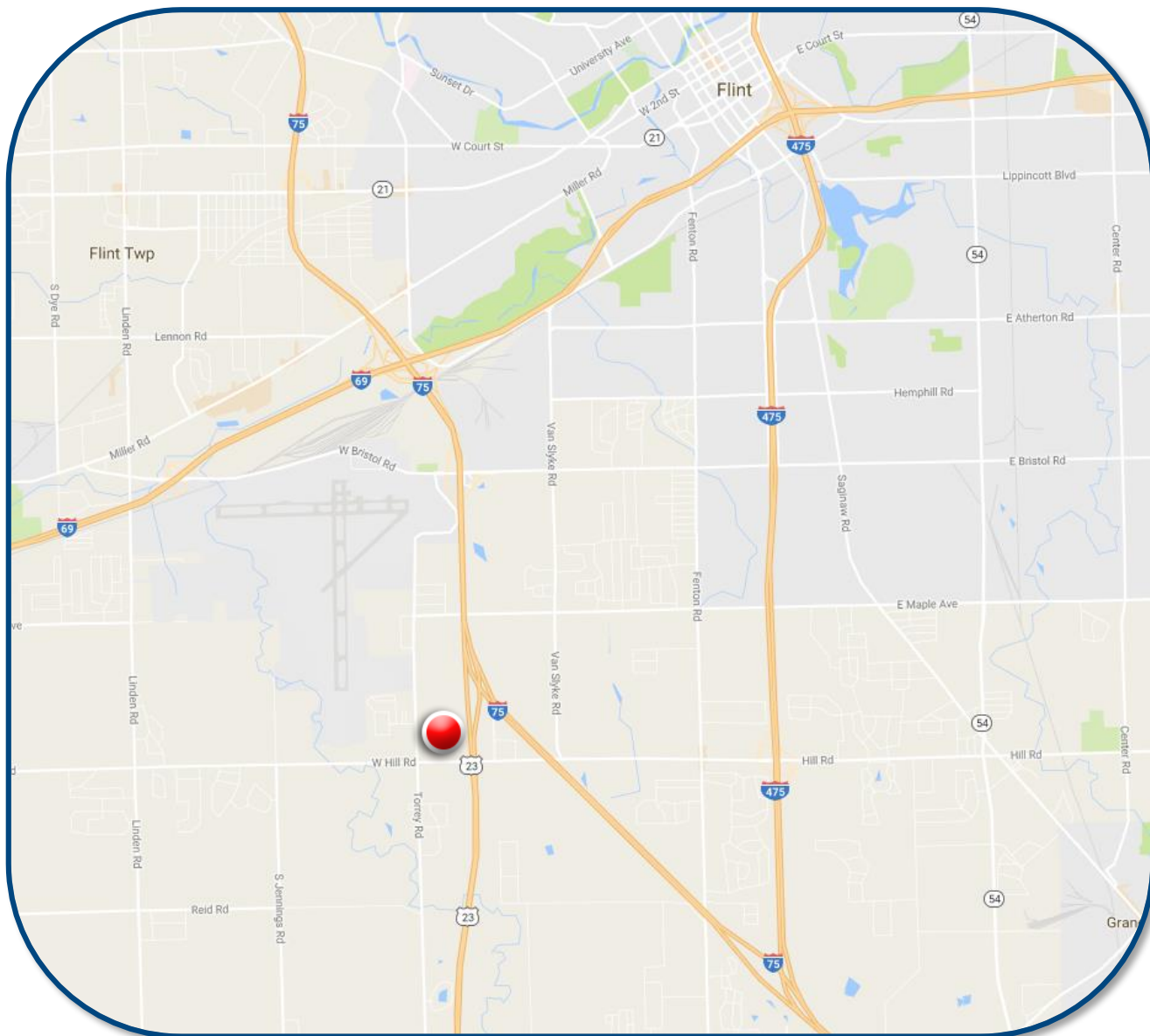
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> LOCATION MAP



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> AERIAL MAP



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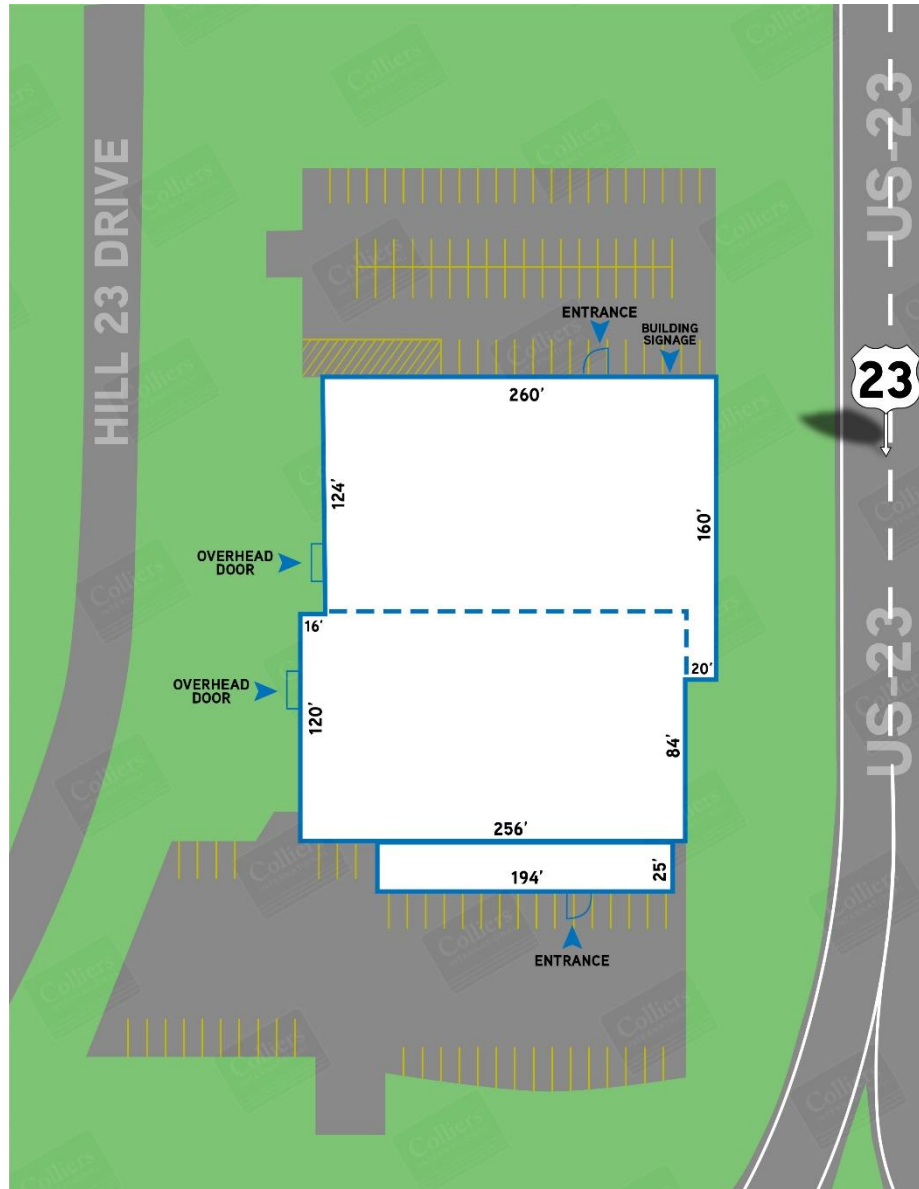
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> SITE PLAN AND BUILDING DIMENSIONS



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5431 HILL 23 DRIVE

FLINT (MUNDY TOWNSHIP), MI

> BUILDING SPECS

Gross Square Feet:	68,530 SF
Minimum Available:	30,000 SF
Office Square Feet:	2,500 SF
Year Built:	1971
Parcel ID No.:	15-02-551-012
Building Dimensions:	244 x 260
Acres:	3.62
Percent Occupied:	0%
Zoning (Mundy Twp.):	C-4 Metropolitan Commercial
Construction/Roof:	Metal Pre-Fab
Floors:	1
Ceiling Height:	26' – 36'
Doors:	2
Docks:	None
Bay Size:	120'
Cranes:	None
Underhook:	No
Fixtures:	None
Heating:	Boiler and Unit Heaters
Sprinklers:	No
Buss Duct:	No
Railroad:	No
Parking Spaces:	Approximately 140

> FINANCIALS

Sale Price:	\$950,000.00
Sale Price Per Square Foot:	\$13.86
Lease Rate:	\$2.95 NNN
Annual Property Taxes (Winter 2015 / Summer 2016):	\$17,912.00
Property Taxes Per Square Foot:	\$0.26



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