

FOR LEASE OR SALE



66,724 SF TOTAL (2 BUILDINGS)

WAREHOUSE / MANUFACTURING SPACE



**1611 JAMES P COLE BOULEVARD
FLINT, MI
39,887 SF Available**

**1605 JAMES P COLE BOULEVARD
FLINT, MI
4,080 SF Available**

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PROPERTY SUMMARY

1605 and 1611 James P Cole Boulevard, Flint, MI 48503



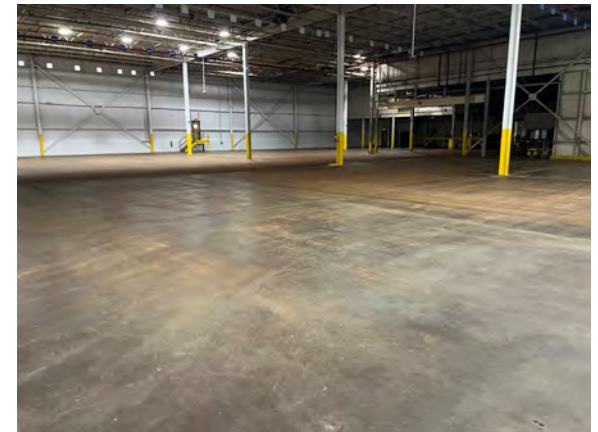
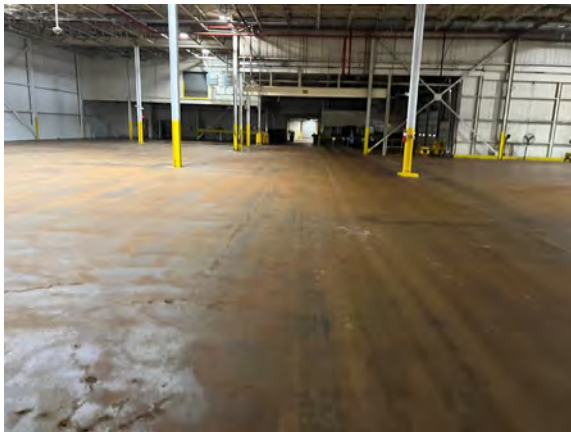
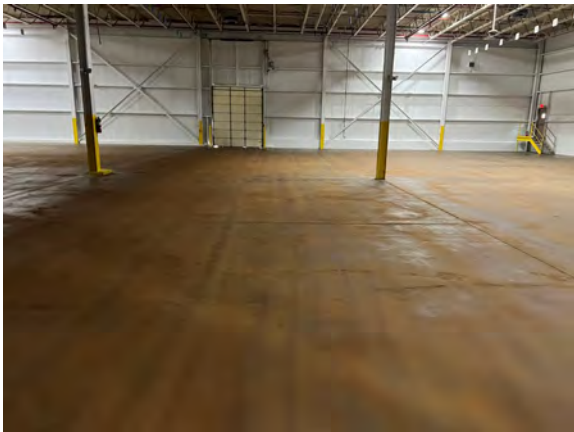
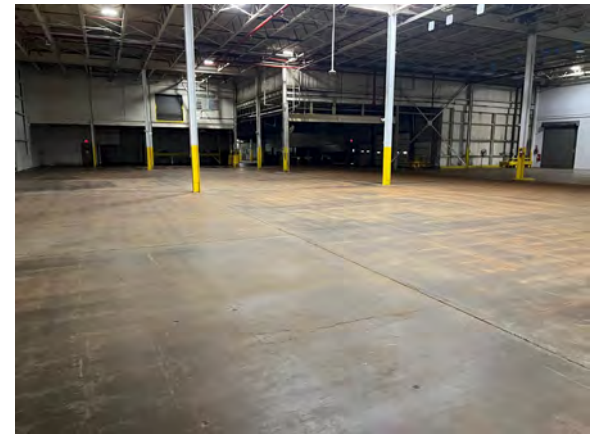
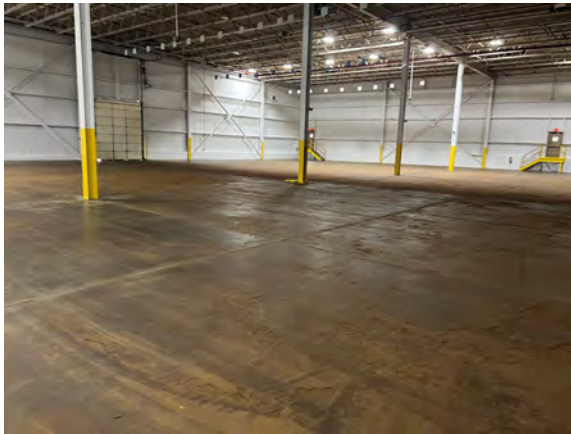
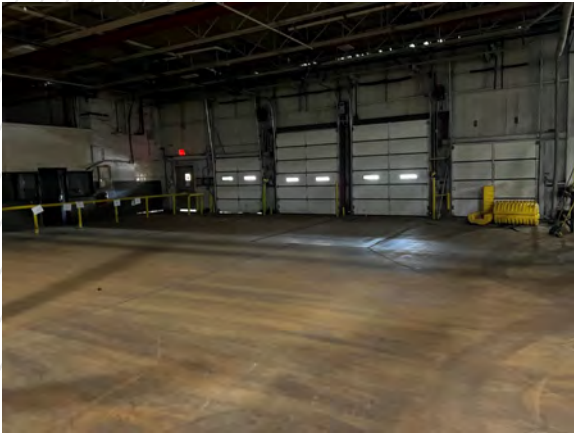
Total SF	66,724
Total SF Available for Lease	43,967 39,887 (warehouse; 7,794 SF office) 4,080 (51' x 80') (outbuilding)
Site Area	4.42 acres
Year Built	1980
APN	41-06-452-018
Building Use	Distribution - Current tenant and recent past
Zoning	GI-2 Geen Innovation-2
Room for Expansion	No
Auto/ Trailer Parking	Yes
Outside Storage	Per code
Construction Type	Steel frame with masonry and insulated metal side panels
Cranes	None
Air Lines	None
Fire Suppression	Wet system
Site Fencing	Yes
HVAC	Suspended GFA unit heaters Window AC unit in office
Roof	TPO - approx. 12,000 SF, replaced in 2024, balance is rubber membrane
Breakroom	None
Restrooms	4 restrooms (2 sets)
Power	800a/480v/3p; switch gear serving available space

Bay Size/Column Spacing	43' x 30' in high bay; 20' x 20' in low bay
Ceiling Clearance	25' in high bay; 12' in lower sections
Docks	Two (2) 9' x 10' Two (2) 8' x 8' Leased Space = 6 total
Grade Doors	One (1) 12' x 14' One (1) 8' x 10'
Asking Price	\$2,975,000
Real Estate Taxes	\$40,034.40 (2024)
Operating Expenses	\$2.29/SF <ul style="list-style-type: none">CAM: \$1.34/SFIns: \$0.34/SFRE Taxes: \$0.60/SF
Miscellaneous	<ul style="list-style-type: none">Occupied space is leased through 11/30/26Owner has invested \$250,000 in recent improvements

1611 James P Cole	<ul style="list-style-type: none">62,644 SF total; 39,887 SF available (22,757 SF is occupied through 11/30/26)Lease rate: \$5.50/SF NNNHigh bay area is approximately 21,456 SFSwitchgear, breakroom and additional restrooms upstairs
1605 James P Cole	<ul style="list-style-type: none">4,080 SFLease rate: \$4.75/SF NNN3 grade doorsClear span100 SF of office25' clearNot insulatedNo restrooms or heat

PHOTOS

1611 James P Cole Boulevard, Flint, MI 48503



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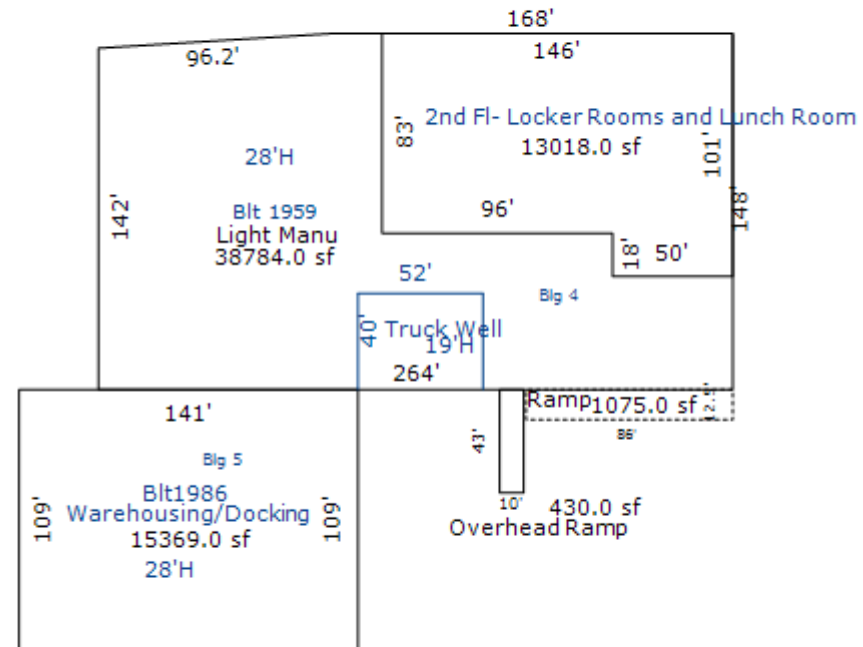
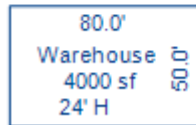
PROPERTY AERIAL

1605 and 1611 James P Cole Boulevard, Flint, MI 48503



FLOORPLAN

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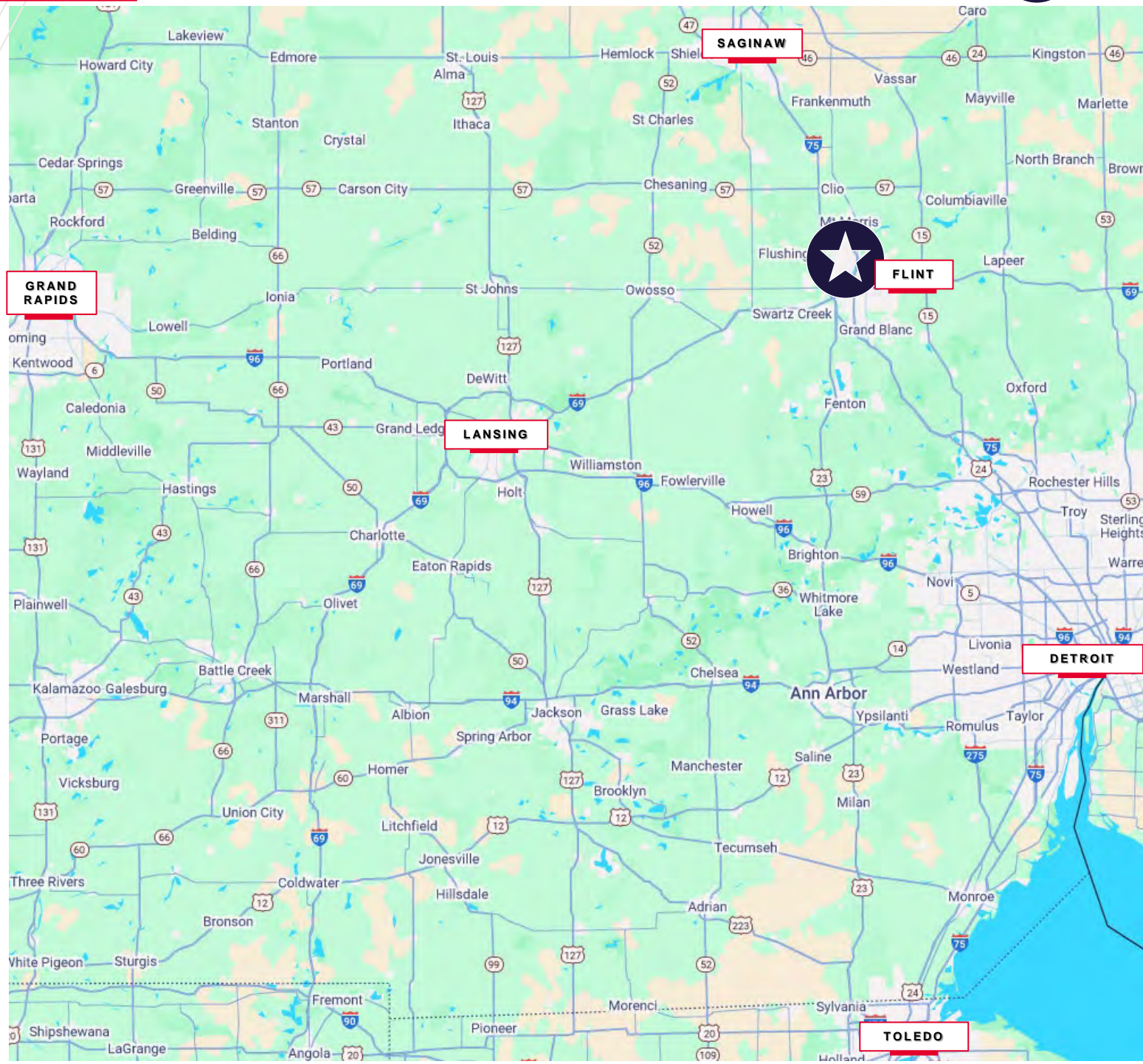


MAP

1605 and 1611 James P Cole Boulevard, Flint, MI 48503

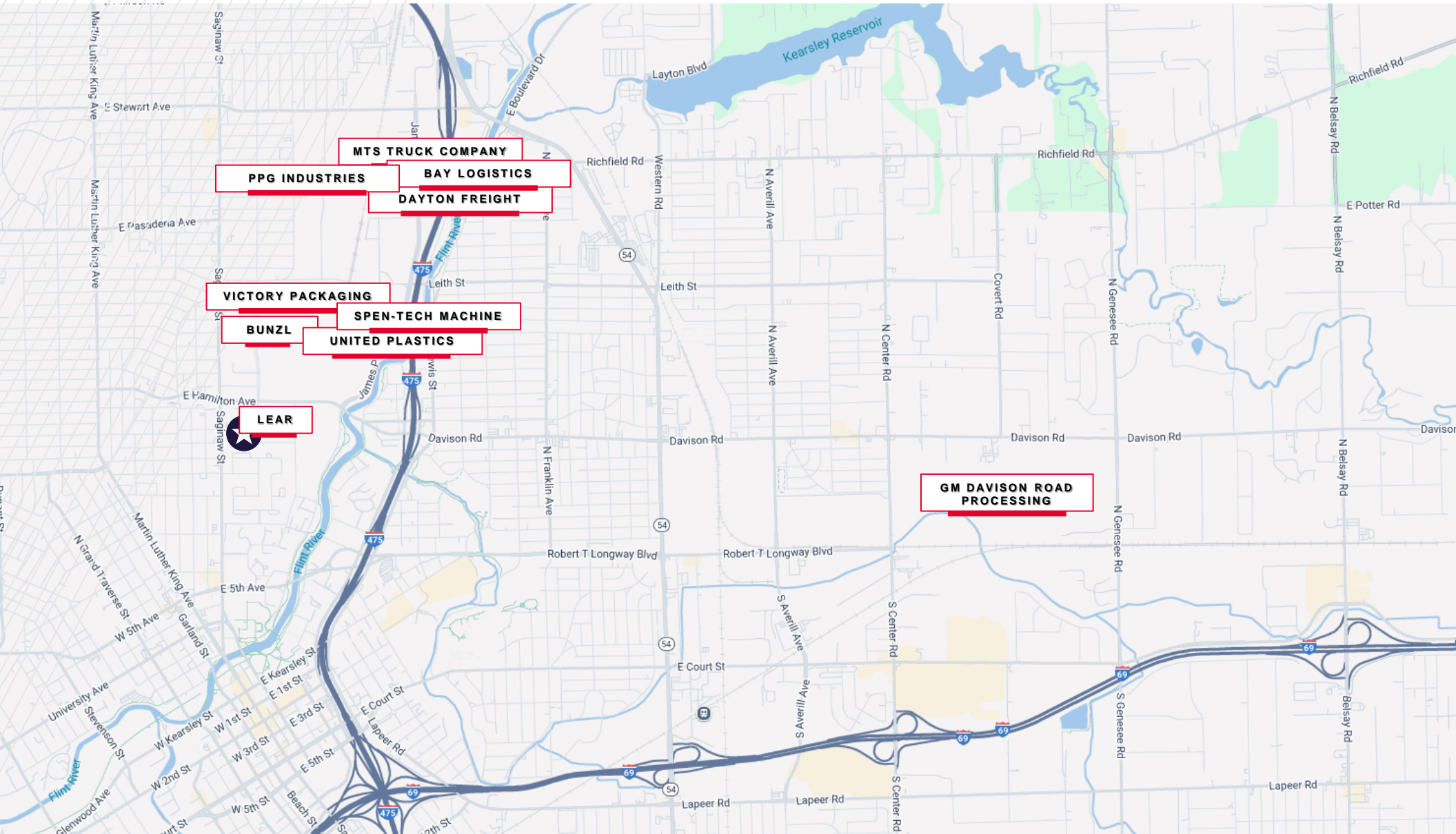


Distance to	# of Miles
I-75	5.4
I-69	2.5
Lansing	59
Saginaw	36
Detroit	72
Windsor, ON	74
Grand Rapids	232
Toledo, OH	132



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TOLEDO

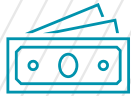
DEMOGRAPHICS

1605 and 1611 James P Cole Boulevard, Flint, MI 48503

GENESEE COUNTY (US Census Bureau)



POPULATION
402,279



AVERAGE MANUFACTURING WAGE
\$21.74/HR



WORKFORCE
250,450



BUSINESSES
8,000



AVERAGE HOUSEHOLD INCOME
\$62,375



UNEMPLOYMENT RATE
6.9%

Genesee County, Michigan

Genesee County is located in southeastern Michigan and spans approximately 640 square miles. It includes 11 cities, 17 townships, and 5 villages. The county seat is Flint, which also serves as the cultural and economic hub of the region. Genesee County is part of the greater Flint metropolitan area and plays a key role in Michigan's automotive and manufacturing history.



EDUCATION
Bachelor Degree – 19.6%
High School Diploma – 88.2%



SCHOOLS

- University of Michigan-Flint
- Kettering University
- Baker College
- Mott Community College



LOCAL CORPORATIONS

- General Motors
- Magna Northgate
- Hougen Manufacturing
- Mid-States Bolt and Screw
- TMI Climate Solutions
- Dee Cramer
- Niles Industrial Coatings