FOR LEASE OR SALE

66,724 SF TOTAL (2 BUILDINGS)

CUSHMAN & WAKEFIELD

WAREHOUSE / MANUFACTURING SPACE



1611 JAMES P COLE BOULEVARD
FLINT, MI
18,431 SF to 39,887 SF Available

1605 JAMES P COLE BOULEVARD
FLINT, MI
4,215 SF

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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	18,431 SF to 39,887 SF (warehouse; 7,794 SF office)
Site Area	6.17 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

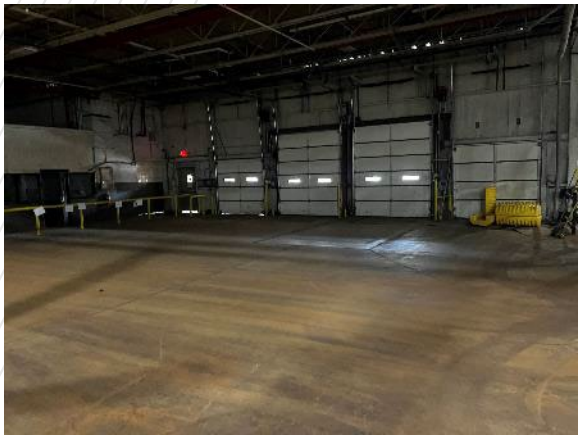
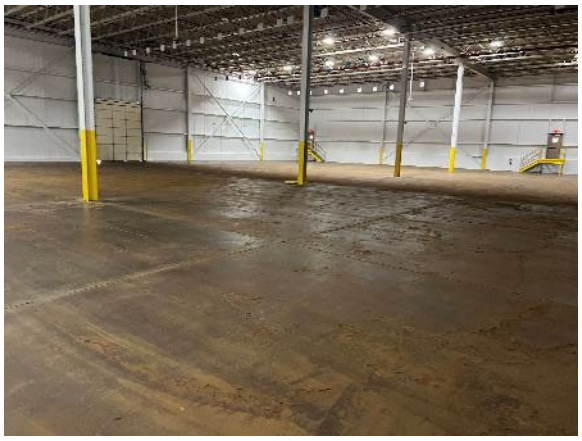
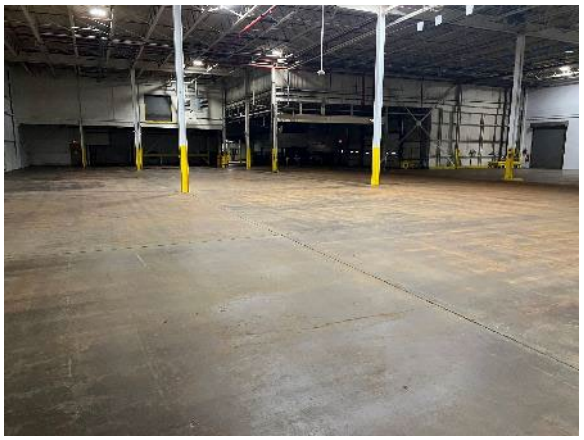
Bay Size/Column Spacing	43’ x 30’ in high bay; 20’ x 20’ in low bay
Ceiling Clearance	25’ in high bay; 12’ in lower sections
Docks	Two (2) 9’ x 10’ Two (2) 8’ x 8’ Leased Space = 6 total
Grade Doors	One (1) 12’ x 14’ One (1) 8’ x 10’
Asking Price	$2,975,000
Real Estate Taxes	$40,034.40 (2024)
Operating Expenses	$2.29/SF • CAM: $1.34/SF • Ins: $0.34/SF • RE Taxes: $0.60/SF
Miscellaneous	• Owner has invested $250,000 in recent improvements

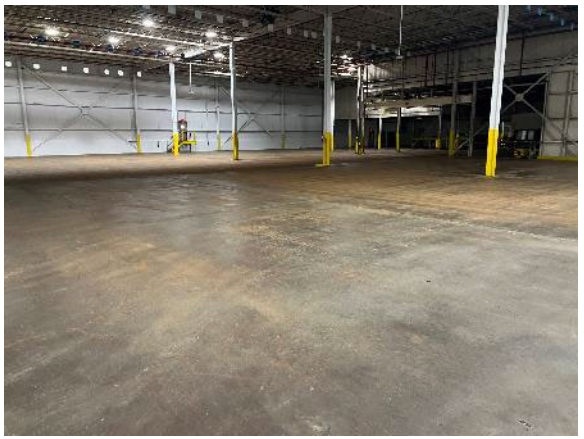
1611 James P Cole	• 18,431 SF to 39,887 SF available • 22,757 SF is leased through 11/30/26 • Lease rate: $5.50/SF NNN • High bay area is approximately 21,456 SF • Switchgear, breakroom, and additional restrooms upstairs
1605 James P Cole	• 4,215 SF • Leased through 9/30/2026 • 3 grade doors • Clear span • 100 SF of office • 25’ clear • Not insulated • No restrooms or heat

PHOTOS

1611 James P Cole Boulevard, Flint, MI 48503



PHOTOS

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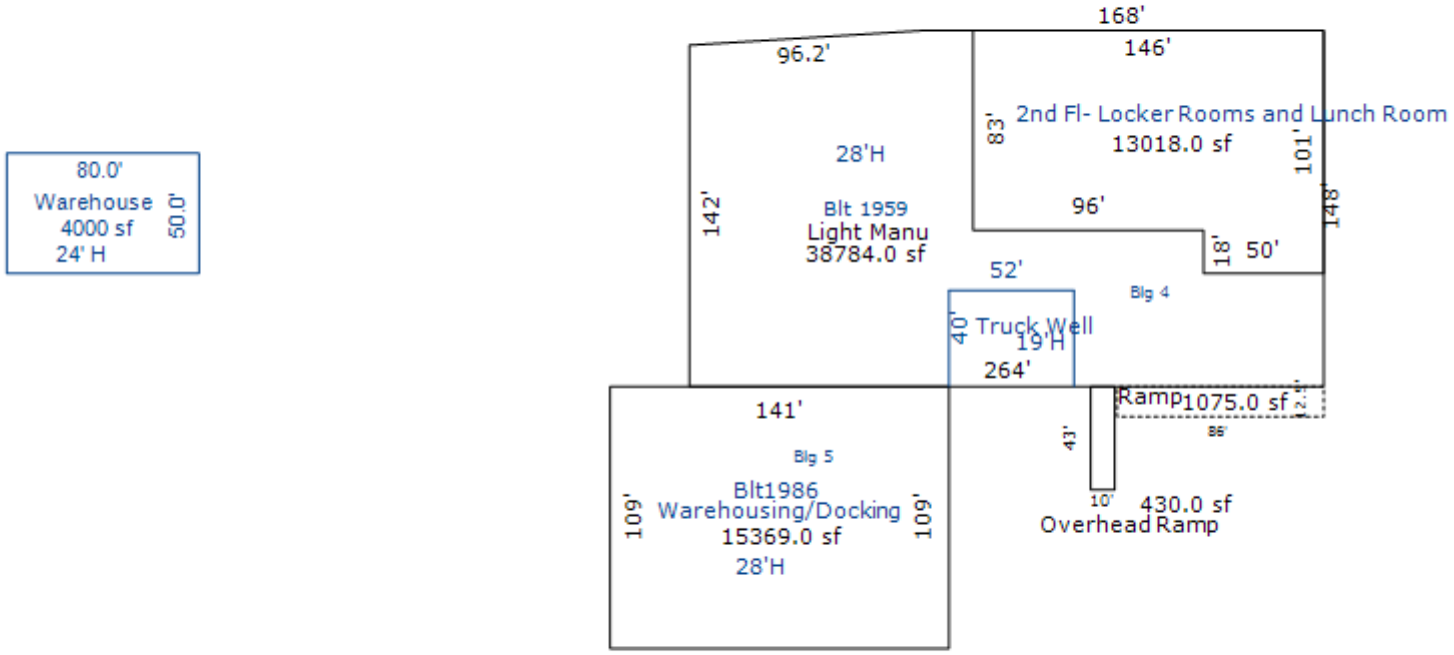
PROPERTY AERIAL

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



FLOORPLAN

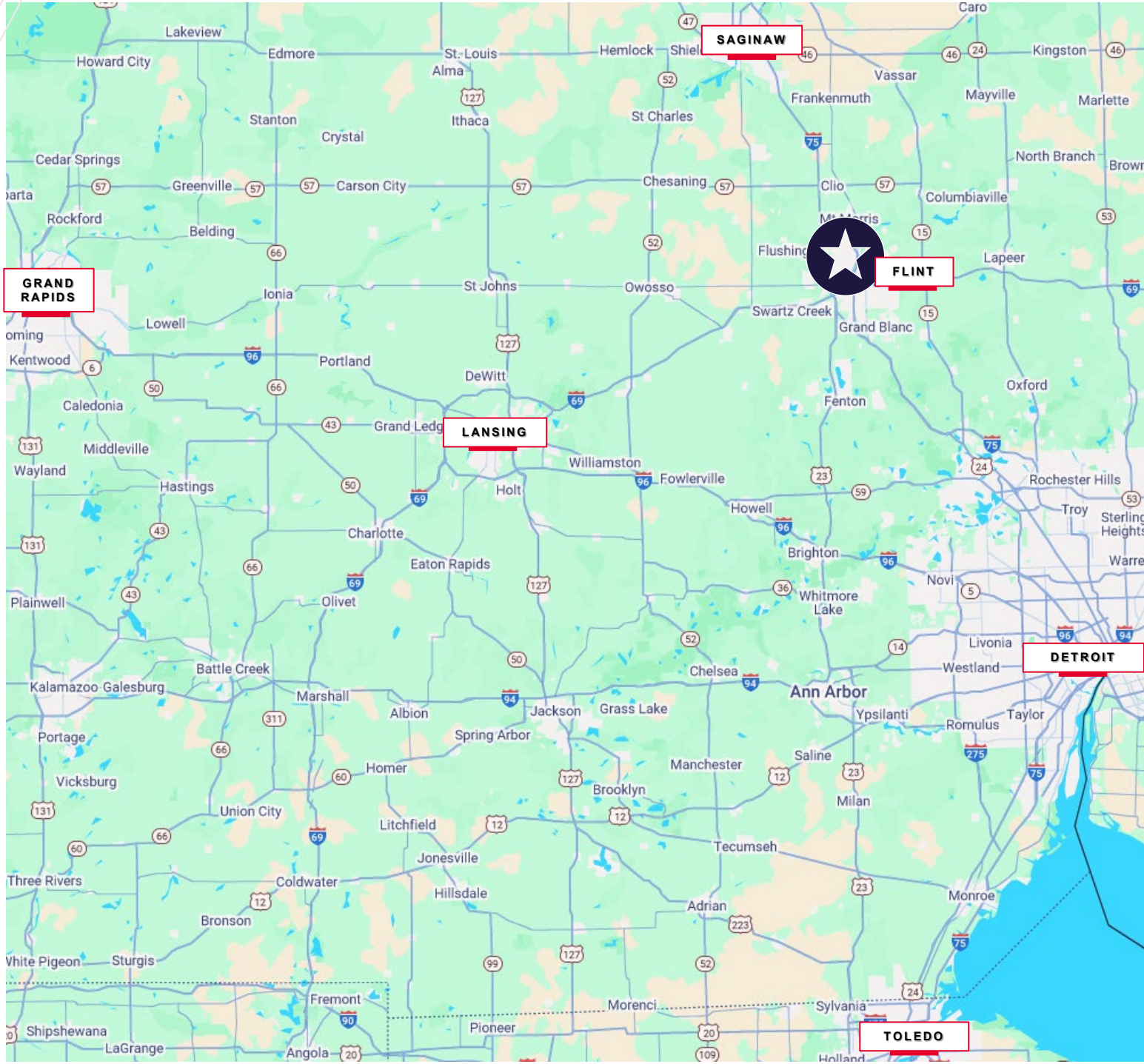
1605 and 1611 James P Cole Boulevard, Flint, MI 48503



MAP

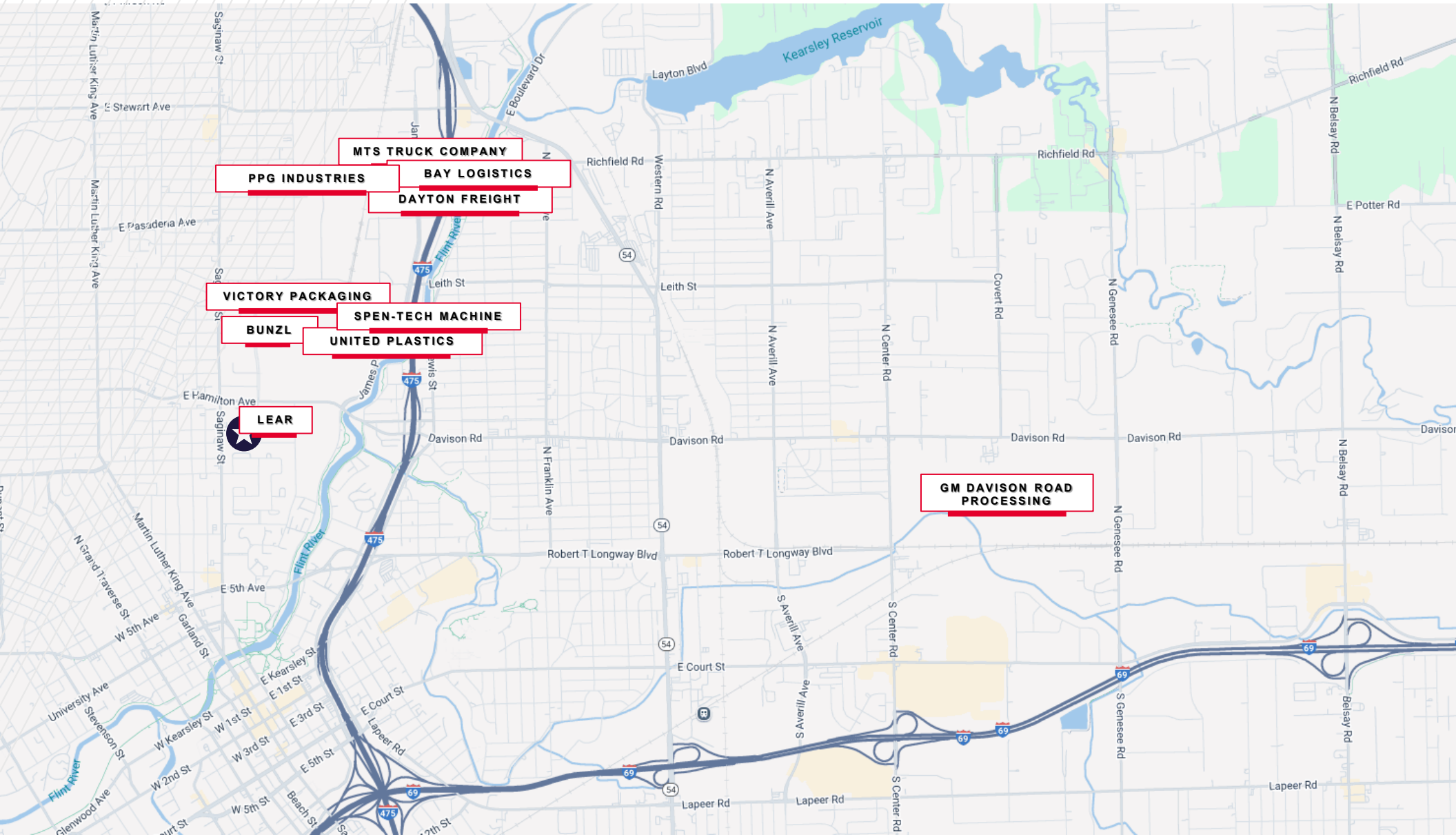
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Distance to	# of Miles
I-75	5.4
I-69	2.5
Lansing	59
Saginaw	36
Detroit	72
Windsor, ON	74
Grand Rapids	232
Toledo, OH	132



MAP

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



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

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