



**FOR LEASE** | **143,689 SF**  
**1101 N CENTER RD** | **FLINT, MI**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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## PROPERTY HIGHLIGHTS

↖ ↗ LARGE PARCEL WITH  
↙ ↘ ROOM TO EXPAND

↑ ↓ HIGH BAY SPACE  
AVAILABLE WITH 42'  
CLEAR HEIGHT

🔧 ✂ RENOVATED  
IN 2020

🖥️ BTS OR MODULAR  
OFFICE SPACE  
AVAILABLE



# PROPERTY DETAILS

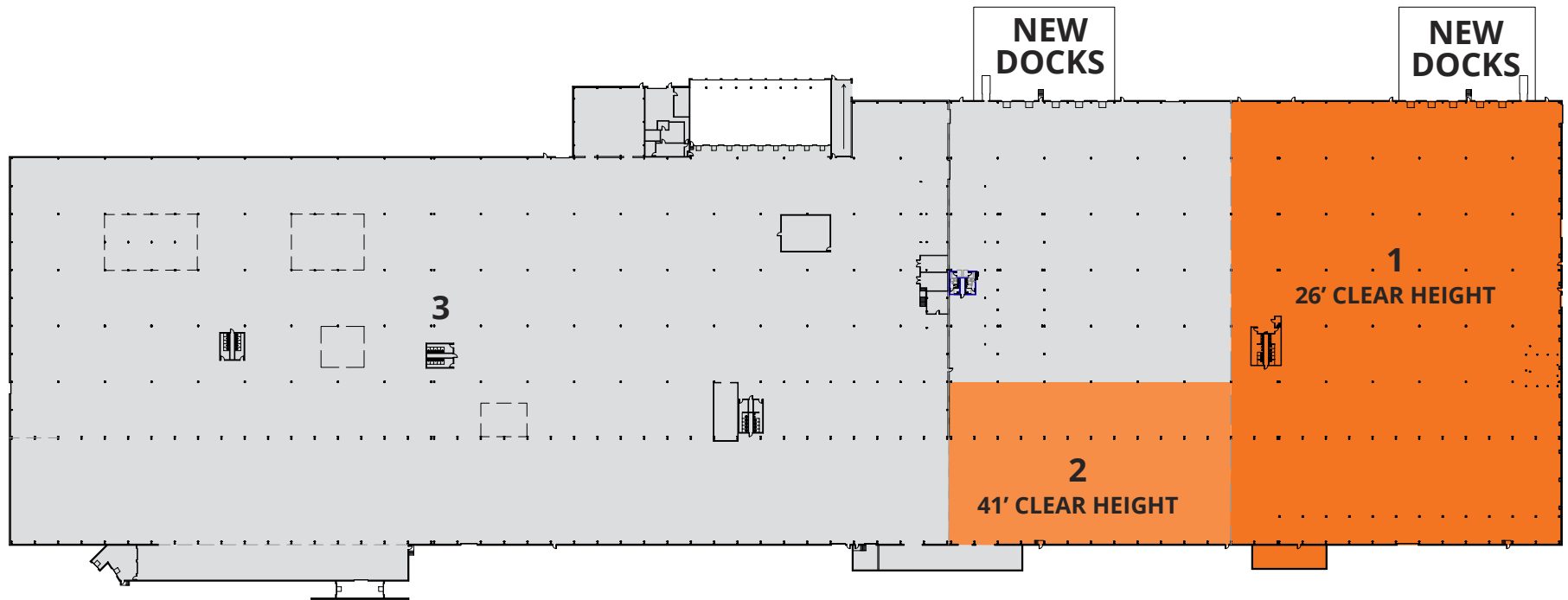
1101 NORTH CENTER RD | FLINT, MI

AVAILABLE SPACE	143,689 SF
MINIMUM DIVISIBLE	43,689 SF
OFFICE SPACE	BTS or Modular
DOCK DOORS	5
DRIVE-INS	2 (4 Possible)
CLEAR HEIGHT	26' - 41'
COLUMN WIDTH & DEPTH	20' x 48'
ROOF	TPO
WALLS	Masonry & Metal
FLOORS	8"+ Reinforced Concrete
YEAR BUILT	1960
YEAR RENOVATED	2020
FIRE SUPPRESSION	New ESFR
LIGHTING	New LED
POWER	Heavy
PARKING	1000+ Surface Spaces, Large Fenced Lot
LAND AREA	77.31 Acres
ZONING	G: Heavy Manufacturing
PARCEL ID	41-09-251-001   41-09-126-010   41-09-252-002

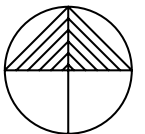


# FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	20' x 48'	26'	100,000 SF
2	AVAILABLE	20' x 48'	41'	43,689 SF
<b>TOTAL</b>				<b>143,689 SF</b>







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