

FOR LEASE

WARETECH INDUSTRIAL PARK



7075 S. DORT HIGHWAY
GRAND BLANC, MI 48439

PROPERTY HIGHLIGHTS:

- Great high ceiling warehouse space for lease in Grand Blanc close to several GM facilities
- Flexible office spaces depending on which unit is taken
- Warehouse ceiling heights vary from 20 ft to 28 ft, great racking height, and 12,000 amp, 400 volt, 3 phase power
- Warehouse is 100% sprinkled, gas forced air, LED lighting and buss duct
- Up to 36 docks and wells available depending on units - Some interior
- Multiple overhead doors for easy drive in ability
- Easy access to I-75, I-69, US-23, and possible rail access = prime distribution facility
- Massive parking lot provides for outside storage including containers/trailers, etc....
- Lease rate of \$5.00 per foot nnn with low nets of \$0.90 per foot
- Zoned I-2 general industrial = more intense use than light industrial - Ask broker re usage

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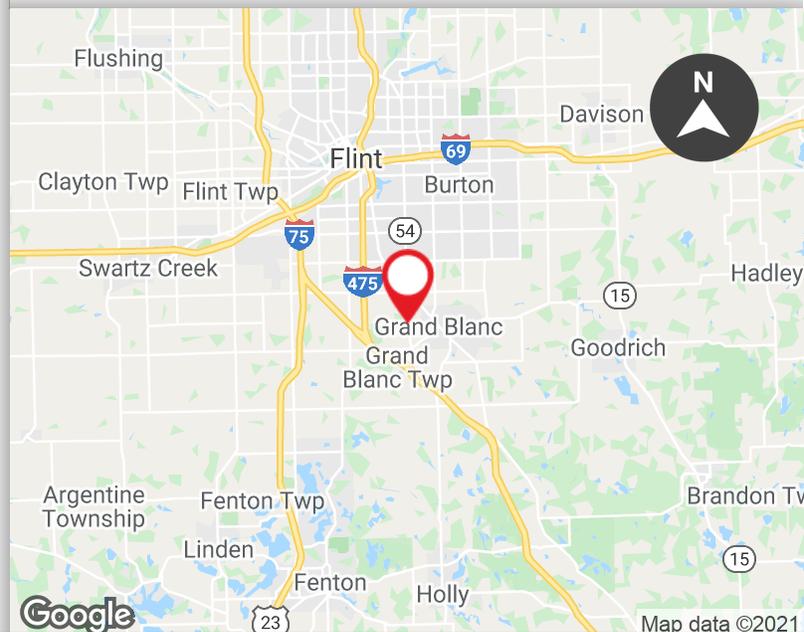
FOR MORE INFORMATION PLEASE CONTACT:



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WARETECH INDUSTRIAL PARK

PROPERTY **INFORMATION**

HIGHLIGHTS

Building SF:	665,993 SF
Available SF:	99,252 - 447,211 SF
Office SF:	4,000 SF
Warehouse SF:	95,911 SF
County:	Genesee
Cross Streets:	Dort Hwy North of Grand Blanc Rd

SITE

Land (acres):	33.77
Parcel Number:	12-16-100-014, 12-16-100-037, 12-16-100-038
Zoning:	I-2 - General Industrial

GENERAL

Parking Spaces:	Ample
Parking Type:	Surface

PRICING & AVAILABILITY

Lease Rate:	\$5.00 SF/yr (NNN)
Lease type:	NNN
Min Available SF:	± 99,252 SF
Occupancy:	Multiple

BUILDING INFORMATION

Construction Type:	Block
Roof Type:	Rubber Membrane
Walls/Partitions Type:	Block
Year Built:	1955
Year Renovated:	1998
Stories:	1
Lighting:	LED
Heating:	Gas Forced Air
Ceiling Height:	20' to 28'
Restrooms:	3
Electrical:	12,000 amps, 400 volts, 3 phase
# Docks/Truckwells:	36
# Grade Level Doors:	4
Door Dimensions (HXW):	Up To 18' High



WARETECH INDUSTRIAL PARK PROPERTY **AVAILABILITY**



AVAILABLE SUITES

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	OCCUPANCY
Tech 100	Warehouse/Distribution	\$5.00 SF/yr	NNN	99,252 SF	60 Days
Tech 300	Warehouse/Distribution	\$5.00 SF/yr	NNN	111,785 SF	60 Days
Tech 100+200	Warehouse/Distribution	\$5.00 SF/yr	NNN	163,252 SF	60 Days
Tech 300+200	Warehouse/Distribution	\$5.00 SF/yr	NNN	175,785 SF	60 Days
Tech 100+200+500	Warehouse/Distribution	\$5.00 SF/yr	NNN	335,426 SF	60 Days
Tech 300+200+500	Warehouse/Distribution	\$5.00 SF/yr	NNN	347,959 SF	60 Days
All Spaces Combined	Warehouse/Distribution	\$5.00 SF/yr	NNN	447,211 SF	60 Days

WARETECH INDUSTRIAL PARK PROPERTY FLOOR PLAN

