

For Lease  
**Industrial**



# 6434 S Dort Highway

Grand Blanc, Michigan 48439

## Property Highlights

- 115,560 SF Multi-Tenant Industrial Warehouse
- 48,000 SF For Lease
- 38.77 Acres (1,688,821 SF)
- Built in 1960. Renovated in 1986
- 18' Ceiling Height. 25' Building Height.
- 39'W x 39' D Columns
- 8 Truck Docks
- 12 Overhead Doors, 10'W x 14'H
- New Dura-Last Roof Installed Three Years Ago with 25 Year Warranty
- Most HV Units Replaced within the Last Three Years
- Zoned I-1
- 10" Thick Concrete Floors
- 200 Free Surface Parking Spaces Available (1.73/1,000 SF)
- Flexible Leases with Ability for an Owner/User to Occupy Additional Space
- High Occupancy with Excellent Tenant Mix
- Easy Access to US-23 and I-75.
- Located on Dort Highway ½ Mile North of Grand Blanc Road and South of Hill Road



For more information

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Industrial 48,000 SF

# FOR LEASE



## 6434 S Dort Highway

Grand Blanc, Michigan 48439

### Property Highlights

- 48,000 SF Available immediately
- Prime Frontage on Dort Hwy
- Six truck docks and five overhead doors
- Abundant parking with smooth ingress / egress
- 18' ceiling height and 10' thick concrete floors
- Easy access to US-23 and I-75

### Property Description

115,560 SF Multi-Tenant Industrial Warehouse  
48,000 SF Available For Lease

#### OFFERING SUMMARY

<b>Available SF</b>	48,000 SF
<b>Lease Rate</b>	Contact Listing Agent(s)
<b>Building Size</b>	115,560 SF

#### DEMOGRAPHICS

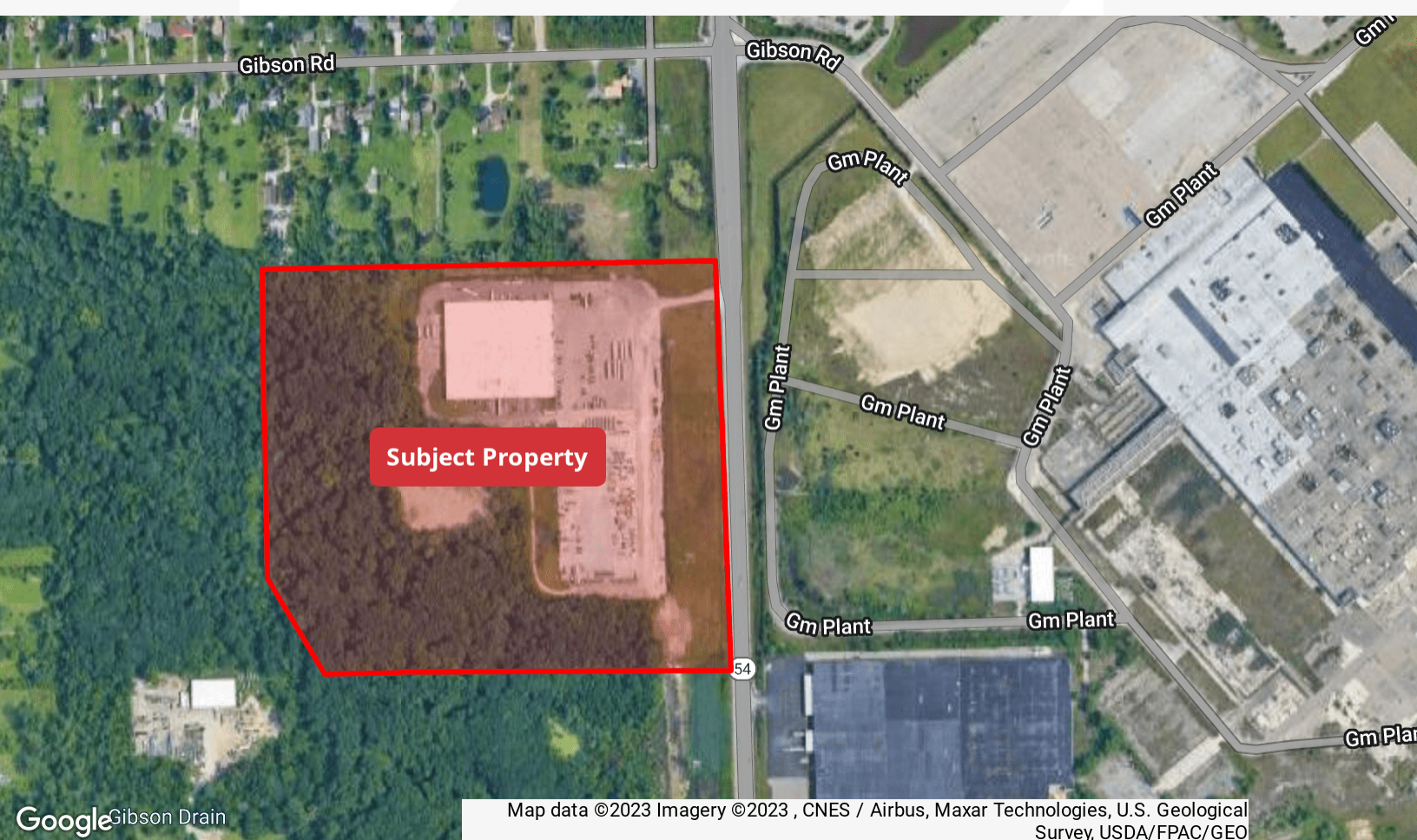
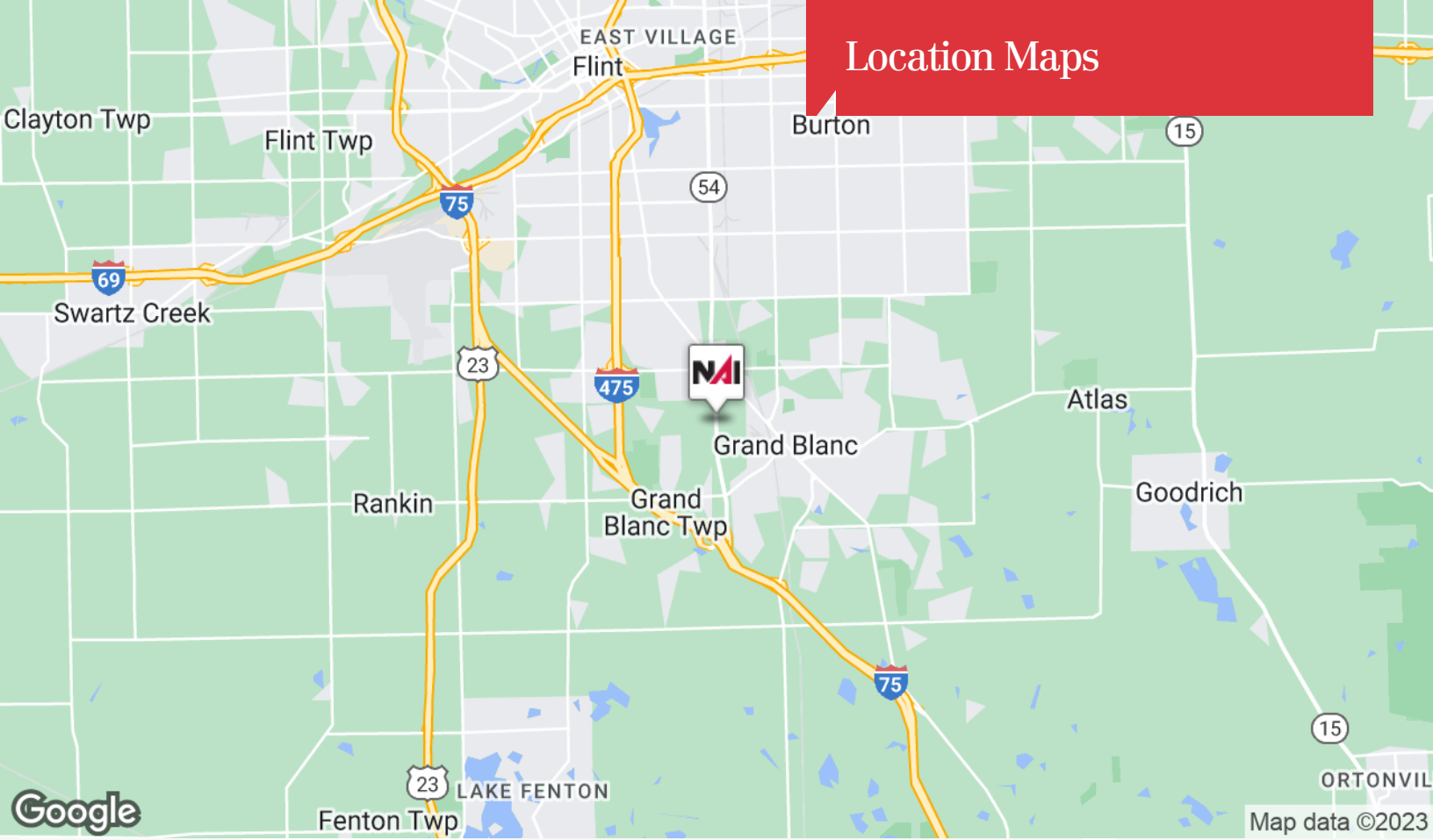
Stats	Population	Avg. HH Income
<b>1 Mile</b>	4,339	\$62,581
<b>3 Miles</b>	40,273	\$64,175
<b>5 Miles</b>	104,482	\$60,137

For more information

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Aerial

Bishop  
International  
Airport

Subject Property

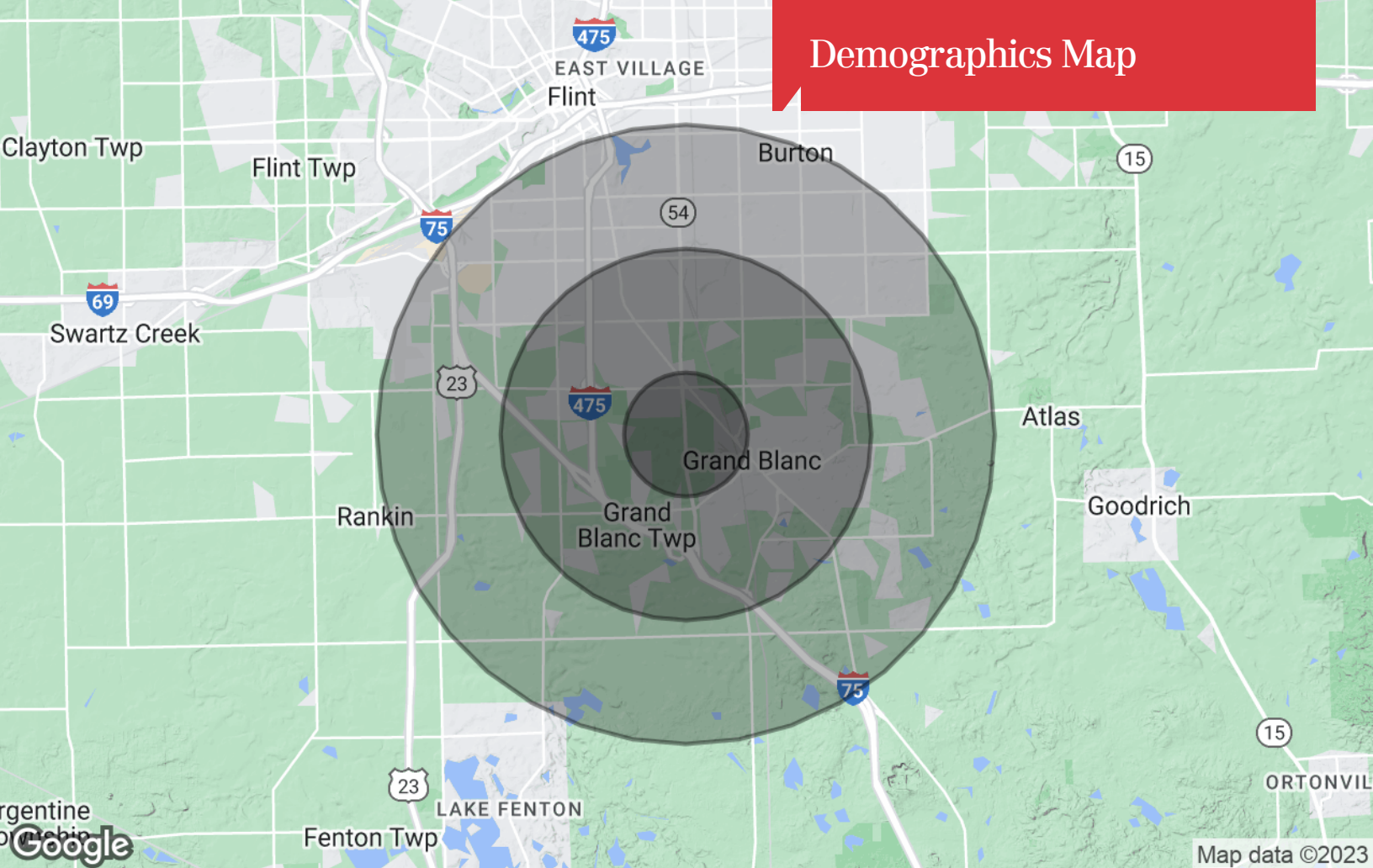
Grand Blanc

Grand  
Blanc Twp

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# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,339	40,273	104,482
MEDIAN AGE	35.8	36.1	35.8
MEDIAN AGE (MALE)	35.1	34.5	34.1
MEDIAN AGE (FEMALE)	36.5	37.7	37.3

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,675	15,814	41,451
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$62,581	\$64,175	\$60,137
AVERAGE HOUSE VALUE	\$156,397	\$174,644	\$162,450

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	81.8%	86.7%	83.9%
% BLACK	12.5%	9.4%	12.9%
% ASIAN	4.5%	2.8%	1.9%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.3%	0.3%	0.5%
% OTHER	0.9%	0.8%	0.7%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.1%	3.1%	2.8%

\* Demographic data derived from 2020 ACS - US Census