

48,000 SF

INDUSTRIAL/WAREHOUSE/DISTRIBUTION



FOR LEASE

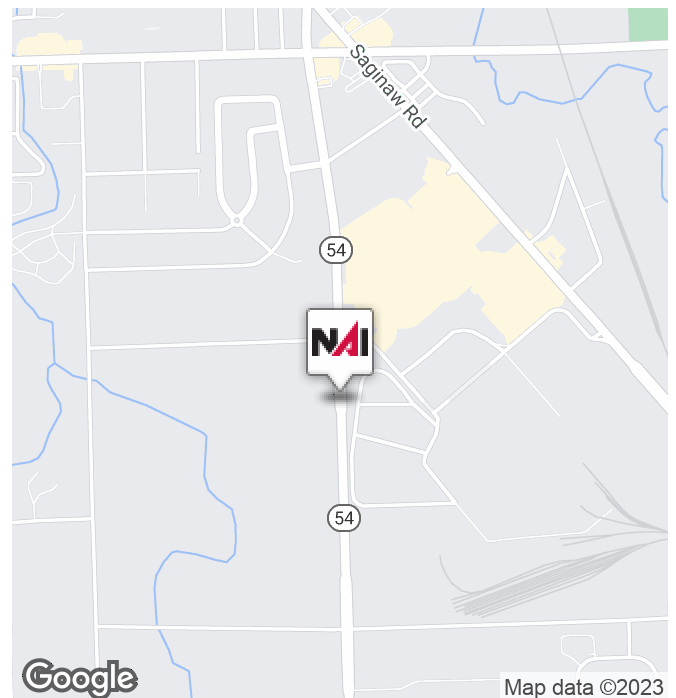


6434 S Dort Highway

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 floor
- Easy access to US-23 and I-75



NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Brad Margolis

Vice President | 248.351.4367

bmargolis@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

48,000 SF

INDUSTRIAL/WAREHOUSE/DISTRIBUTION



FOR LEASE



NAI Farbman

Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Brad Margolis
Vice President | 248.351.4367
bmargolis@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

48,000 SF INDUSTRIAL/WAREHOUSE/DISTRIBUTION



FOR LEASE



Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Brad Margolis
Vice President | 248.351.4367
bmargolis@farbman.com

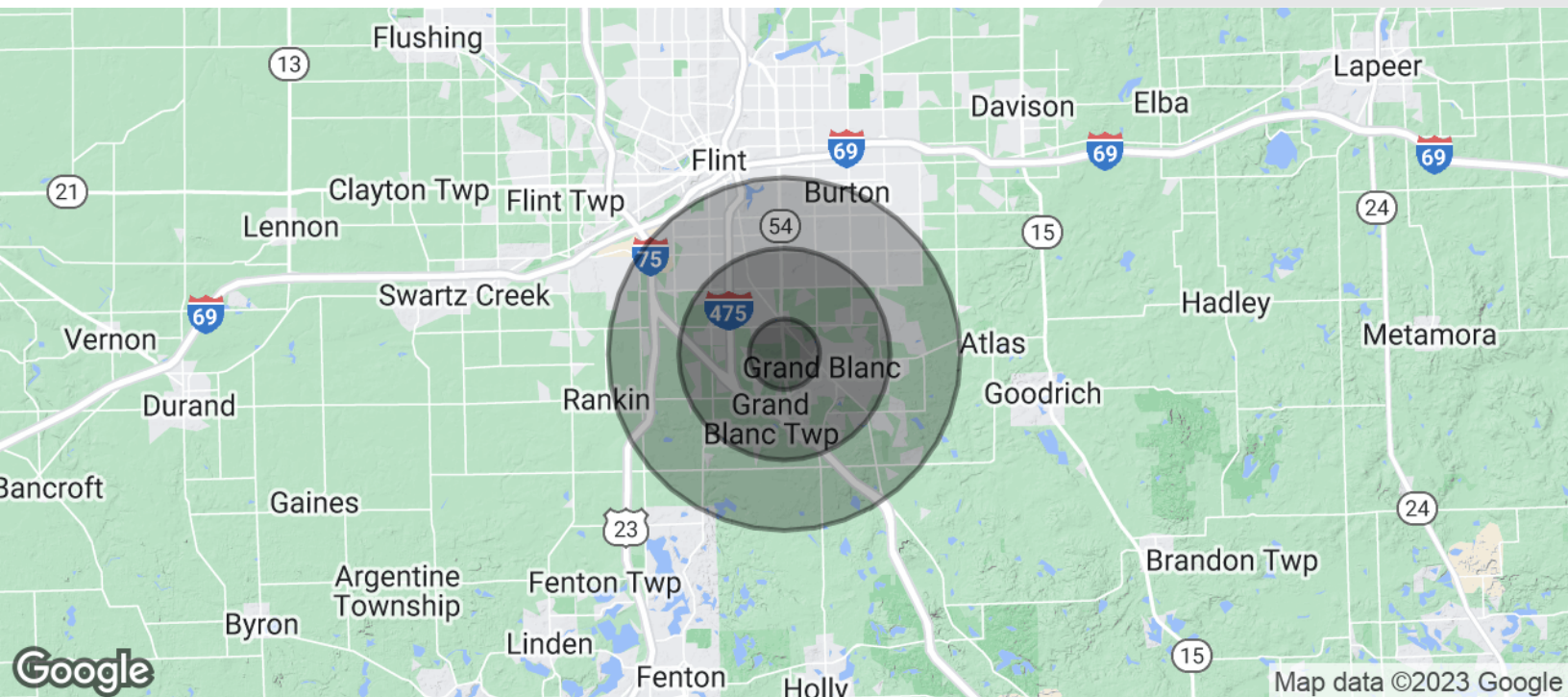
NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

48,000 SF

INDUSTRIAL/WAREHOUSE/DISTRIBUTION



FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,339	40,273	104,482
Average Age	35.8	36.1	35.8
Average Age (Male)	35.1	34.5	34.1
Average 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

* Demographic data derived from 2020 ACS - US Census



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Brad Margolis

Vice President | 248.351.4367

bmargolis@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.