

3031 Airpark Dr N
Flint, MI 48507

6,259 SF
Occupant In-Place

**FOR SALE/
LEASE**



3031 Airpark Dr N
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Property Highlights

1

Occupant In-Place

2

Low Default Risk

3

Flint Revitalization Campaign

For more information, please contact:

BRIAN CRAWFORD

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CRABILL & COMPANY

(734) 261-8200

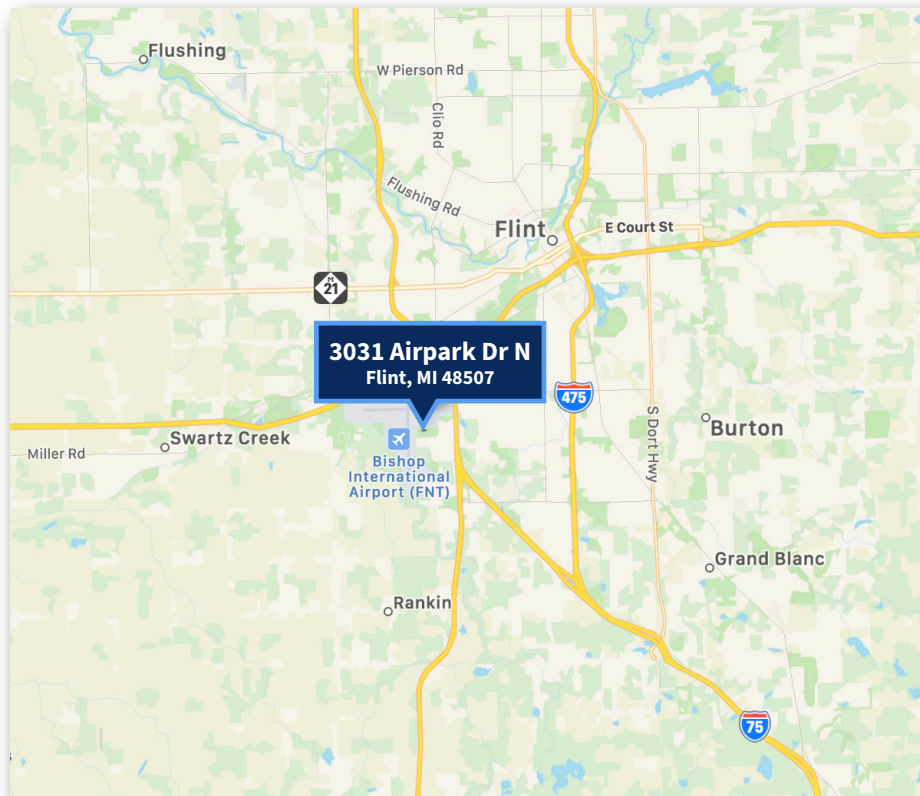
33640 Schoolcraft Rd.

Livonia, MI 48150

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Tenant Information

Occupied Industrial Investment:
3031 Airpark Dr N, Flint MI (ProMedica Tenant)

Purchase Price	\$625,000	(6,259 sq ft @ \$100/sq ft)
Gross Annual Rents	\$46,950	(100% occupied, \$7.50/sq ft NNN)
NOI	\$11,241	← Key metric: Stable healthcare income
Cap Rate	8.26%	(Flint industrial avg.)
Cash-on-Cash Return	8-12%	(leveraged; 18% unleveraged)
Debt Coverage Ratio	1.30x	
5-Year Projected IRR	12-15%	(w/ rent growth & cap compression)

1. Tenant Strength: ProMedica (national chain) = AAA credit, long lease (assume 3-5 yrs remaining). Low default risk.
2. NOI & Cap Rate: 8.26% beats multifamily (7-8% in MI); validates price.
3. Market Tailwinds: Flint's revitalization (downtown/riverfront projects) + airport proximity = 3-5% annual appreciation.

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Floor Plan



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